

PLANNING APPLICATIONS COMMITTEE 15 SEPTEMBER 2016

	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
	16/P1714	26/04/2016
Address/Site	32 Mount Road, Wimbledon Park SW19 8EW	
(Ward)	Wimbledon Park	
Proposal:	Demolition of existing garage and erection of 1 x 2 bedroom dwelling house.	
Drawing Nos	Site Location Plan, 15.009-111A, 112B, 113B, 114B, 115B, 116A, 120, Design and Access Statement and Flood Risk Assessment	
Contact Officer:	Richard Allen (8545 3621)	

RECOMMENDATION

GRANT Planning Permission subject to conditions

CHECKLIST INFORMATION

- Heads of agreement: Yes
- Is a screening opinion required: No
- Is an Environmental impact statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice- No
- Site notice-Yes
- Design Review Panel consulted-No
- Number neighbours consulted –
- External consultants: None
- Density: n/a
- Number of jobs created: n/a
- Archaeology Priority Zone: No

1. INTRODUCTION

- 1.1 This application has been brought to the Planning Applications Committee due to the number of objections received.

2. SITE AND SURROUNDINGS

- 2.1 The application site comprises part of the existing curtilage of 32 Mount Road, a two storey end of terrace property with rooms within the roof space situated on the south side of Mount Road, on the corner with Lucien Road. The parcel of land sits between the flank wall of no.32 and the side boundary fence with Lucien Road. It comprises part of a hardstanding, a detached prefabricated garage and part of the garden area. The application site is not within a conservation area. However, the site is within a controlled parking zone (CPZ P3).

3. CURRENT PROPOSAL

- 3.1 The proposed house would be 5.3 metres in width and 9.8 metres in overall length at ground floor level and 8.3 metres in length at first floor level. The building would have eaves heights of between 5.1 and 5.3 metres. Internally, at ground floor the proposed house would comprise a living room, kitchen/dining room divided by an entrance hall. Entrance to the house would be from the Lucien Road frontage.
- 3.1 At first floor level a double bedroom, bathroom and boxroom/study would be formed with a second bedroom within the roof space. The proposed house would be a contemporary version of the 1920/30's houses in the area, constructed in facing brickwork and render with a pitched roof and rear dormer window.
- 3.2 A single off-street parking space would be provided within the front curtilage.

4. RELEVANT PLANNING HISTORY

- 4.1 03/P2074 – Erection of a single storey rear extension, a roof extension to the side and rear and a side extension on 3 levels
REFUSED under delegated powers for the following reason:
The proposal would, by reason of its size, siting and bulk, be an unduly dominant and incongruous form of development which would be unsympathetic to the form, scale, bulk and proportions of the original building and be detrimental to the character and appearance of the area.
- 4.2 05/P0944 – Erection of rear roof extension including change of main roof from hip to gable GRANTED July 2005 and renewed under 10/P1291 in June 2010 .
- 4.3 13/P2100 – Application for Lawful Development Certificate for hip to gable and rear roof extension-GRANTED Aug 2013.
- 4.4 The hip to gable and rear dormer extension has been implemented.

5. **CONSULTATION**

- 5.1 The application has been advertised by site notice procedure and letters of notification to occupiers of neighbouring properties. In response 13 letters of objection have been received. The grounds of objection are set out below:-

- Mount Road is already saturated with property and there are also plans for the redevelopment of Haslemere Industrial Estate to create residential units. Further residential development in the area would put pressure on schools, doctor's surgeries and parking.
- The plot is too small, box bedroom too small.
- The site is highly visible and the three storey dwelling will be too dominant.
- Materials are out of character, diagonal black and white tiled panels have no precedent
- strain on limited parking
- loss of garden area for Mount Road
- loss of privacy to 41 Lucien Road and 32 Mount Road.
- Would result in the loss of a tree
- .siting of entrance onto Lucien road out of character
- proposal to extend the existing house to the side refused, this proposal for a new house should also be refused.
- loft bedroom does not have sufficient head height
- plans do not show relationship to neighbouring buildings clearly

- 5.2 Transport Planning
No objections

6. **POLICY CONTEXT**

- 6.1 Adopted Merton Core Strategy (July 2011)
CS8 (Housing Choice), CS9 (Housing Provision), CS14 (Design), CS15 (Climate Change) and CS20 (Parking).
- 6.2 Sites and Policies Plan (July 2014)
DM H2 (Housing Mix), DM H3 (Support for Affordable Housing), DM D2 (Design Considerations in all Developments), DM D3 (Alterations and Extensions to Existing Buildings), DM F2 (Sustainable Drainage) and DM T3 (Car Parking and Servicing Standards).
- 6.3 The London Plan (March 2015) as Amended by the Mayor of London's Housing Standards, Minor Alterations to the London Plan (March 2016)
The relevant policies within the London Plan are 3.3 (Increasing London's Supply of Housing), 3.4 (Optimising Sites Potential), 3.5 (Quality and Design of Housing), 3.8 (Housing Choice), 5.3 (Sustainable Design and Construction), 7.4 (Local Character) and 7.6 (Architecture).
- 6.4 Mayor's Housing SPG (March 2016)
- 6.5 DCLG Technical Housing Standards – nationally described space standard.

7. **PLANNING CONSIDERATIONS**

- 7.1 The main planning considerations concern the principle of the residential development, design, standard of residential accommodation, neighbour amenity, tree and parking issues.

7.2 Principle of Residential Development

There has been similar development of corner plots in the vicinity of the application site. The principle of residential development is considered to be acceptable subject to consideration of all other material planning considerations.

7.3 Design/Impact on Street Scene

In general, the pattern of development (either as originally built or as extended) in relation to corner sites within the vicinity is for flank walls to adjoin or sit very close to the side boundary with the pavement. Notably, the parcels of lands adjacent to the ends of terraces at both of the corner junctions between Mount Road and Brooklands Avenue have been developed in this way. The flank wall of the original house on the opposite corner of Lucien Road sits very close to pavement edge and original houses further down Lucien Road directly abut the side boundary. The proposed development would be set back from the front elevation of no.32 and would be set back again at the site corner. There are also 2 setbacks away from the side boundary at first floor level.

- 7.3 Although the proposed house has been designed in a contemporary style, it still references the adjoining terrace in respect of roof form, the provision and the proportions of the central front bay window, and the use of a brick base with render above. Although the entrance is sited on the Lucien Road frontage, this is not considered to be unacceptable in design terms, providing an active frontage to the street. The size of the rear dormer has been scaled back to sit centrally within the roof plane and is far preferable to the full width box dormers erected under permitted development on the adjoining houses and will be far less prominent than the existing dormer at 32, given its size and siting. In light of concerns expressed by residents about the use of black and white tiling panels on the side elevation (intended by the architect to reference the tiled paths of the facing Edwardian properties) this has been removed at first floor level, but is retained within the recessed porch and window areas at ground floor to give emphasis to these features.

- 7.4 In relation to the previously refused application for a side extension in 2003, the current proposal is very different in design and massing. The refused extension to 32 did not step down in height or setback from the front of 32 and in fact had eaves higher than the existing house on the front elevation. It also directly abutted the side boundary at all levels and included a large mansard extension directly on the boundary.

7.5 Standard of Residential Accommodation

The proposed house would have a gross internal floor area of 89.2m² which is considered to be acceptable in relation to DCLG and London Plan

standards. Although some objections refer to the 2nd floor bedroom as having a ceiling height of 1.5m, this is not the case. The agent has referred to the fact that they have not counted floorspace below 1.5m in height at this level as part of the GIA in accordance with DCLG requirements. The internal layout is considered to be acceptable and the proposed dwelling would have 53m² of amenity space provided within the rear garden, with 68.6 sqm retained for the existing house at 32. The proposal therefore accords with policies CS14 and DMD2.

7.6 Neighbour Amenity Issues

The proposed house would not affect the amenities of 32 Mount Road and the rear elevation of the house would face towards the side elevation and front garden of 41 Lucien Road. The proposal is therefore considered to be acceptable in terms of policy DM D2 (Design Considerations in all Developments).

7.7 Tree Issues

There is an existing tree within the rear of the site. A number of objections have been received referring to the possible removal of the tree. However, the applicant has confirmed that the tree is to be retained.

7.8 Parking

A single off-street car parking space would be provided within the front curtilage of the site. The parking provision is considered to be acceptable in this location and the proposal accords with policy CS20.

8. **SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS**

8.1 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly there is no requirement for an EIA submission.

9. **CONCLUSION**

9.1 The design of the proposed house is considered to be acceptable, acknowledging its context in terms of materials, form and inclusion of the front bay feature. It also provides an acceptable standard of accommodation and does not have any unacceptable impacts on adjoining properties. It is recommended that planning permission be granted.

RECOMMENDATION

GRANT PLANNING PERMISSION

and subject to the following conditions:-

1. A.1 Commencement of Development

2. A.7 Approved Drawings
 3. B.1 (Approval of Facing Materials)
 4. C.2 (No Permitted Development Doors/Windows)
 5. C6 (Refuse and Recycling – Details to be Submitted)
 6. D.11 (Hours of Construction)
 7. SUDS measures
 8. Energy usage in line with Code 4
 9. Removal of pd rights –extensions
 10. Landscaping details
 11. Cycle storage
 13. INF.1 Party Wall Act
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Please [click here](#) for full plans and documents related to this application.

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