

## PLANNING APPLICATIONS COMMITTEE 22 MARCH 2018

### APPLICATION NO.                      DATE VALID

17/P3581

25/09/2017

**Address/Site**                      24 The Grange, Wimbledon SW19 4PS

**Ward**                                      **Village**

**Proposal:**                      Erection of a single storey extension to east and south west elevations, a two storey extension to west elevation, excavation of basement and reconfiguration of second floor and erection of dormer windows, including amalgamation of the coach house at 24A The Grange with 24 The Grange

**Drawing Nos**                      P\_01, P\_02, P03, P\_04, P\_05, P\_06, p\_07, P\_08, P-09, P\_10, P\_11, P\_12, P\_13, P14, P15, P\_16, BED-001, LMP-001, LPP-001, Design and Access Statement, Ground Conditions-Factual Report, Structural Design Report

**Contact Officer:**                      Richard Allen (8545 3621)

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### RECOMMENDATION

**GRANT Planning Permission subject to conditions**

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### CHECKLIST INFORMATION

- Heads of agreement: No
- Is a screening opinion required: No
- Is an Environmental Impact Statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice- Yes
- Site notice-Yes
- Design Review Panel consulted-No
- Number neighbours consulted – 4
- 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 a substantial detached Edwardian dwelling house, that is a locally listed building, situated on the west side of The Grange. There is an existing motor house/coach house to the north east of the site with residential accommodation at first floor level and to the rear of the garage. There is also a recently constructed garage to the south west of the dwelling and two outbuildings within the rear garden. The majority of other houses in The Grange are substantial detached houses with the exception of number 25 The Grange which shares a boundary with the motor house and dates from the 1930's. The application site is within the Merton (Wimbledon West) Conservation Area.

## **3. CURRENT PROPOSAL**

- 3.1 The current proposal involves the erection of a single storey extension to the south west elevation, a two storey extension to west elevation, excavation of basement and reconfiguration of second floor, erection of dormer windows and single storey side extensions to the south east elevation.
- 3.2 The proposed single storey rear extension to the south west elevation would extend 2.5 metres beyond the existing rear elevation of the building and would be 13.5 metres in width. The extension would have a shallow pitched roof with an eaves height of 3 metres and overall roof height of 4.4 metres.
- 3.3 It is proposed to infill the space between the existing motor house and the house (on the west elevation of the building) and erect a first floor extension with a pitched roof above and two dormer windows to the rear (garden) elevation. A new access to the self-contained accommodation would be formed in the new recess on the front elevation that links the extended motor house with the main house.
- 3.4 The existing garage to the east elevation would be removed and a single storey side extension constructed to provide an enlarged living room. The proposed extension would be 5.5 metres in width, 6.5 metres in length and would have an eaves height of 3.2 metres and would have a hipped roof with an overall height of 5.5 metres. The side extension would be set back from the front elevation of the building by 4 metres.
- 3.5 Beneath the existing house and extended motor house it is proposed to construct a basement. A light well would be formed at the rear of the house in front of the side extension to the living room with a staircase providing access from the basement to the rear garden. The proposal would involve the amalgamation of the existing coach house at 24A The Grange with the main house.
- 3.6 Off-street parking would be maintained within the front curtilage and a new boundary wall and fencing would be constructed, together with associated landscaping works.

#### 4. **PLANNING HISTORY**

- 4.1 In May 1969 planning permission was granted for the conversion of the double garage with two rooms above into single garages, self-contained maisonette and erection of car port (Ref.MER318/69).
- 4.2 In March 1971 revisions to planning permission MER318/69 was approved (Ref.MER65/71).
- 4.3 In December 1971 planning permission was granted for the conversion of the garages into a single garage and self-contained maisonette with porch and car port (Ref.MER1031/71).
- 4.4 In April 1991 planning permission and conservation area consent was granted for the demolition of existing conservatory and car port and erection of a new single garage, link wall to existing house and erection of car port (LBM Refs.91/P0129 and 91/P0134).
- 4.5 in December 2016 a Certificate of Lawfulness was issued in respect of the continued use of the stable block as an existing residential dwelling (LBM Ref.16/P4287).

#### 5. **CONSULTATION**

- 5.1 The application has been advertised by Conservation Area site and press notice procedure and letters of notification to occupiers of neighbouring properties. In response 15 letters of objection have been received. The grounds of objection are set out below:-

-The proportionality of the house and coach house will be lost by building up to the boundary. The extension to the rear is acceptable but not the linking of the coach house to the main house. The coach house should remain separate.

-The large basement may cause problems to adjoining owners.

-When test boreholes were being dug the vibrations affected neighbouring properties. Basement construction would cause problems for neighbours.

-The proposal to link the residential accommodation above the motor house with the main house will result in the loss of a separate residential unit.

-The alterations to the motor house will bring the front elevation forward by 1 metre will bring the building line forward of number 25.

-the proposal will result in the loss of two garages in an area short of parking.

-The east façade of number 24 is particularly fine and this would be greatly changed.

-The proposed changes would constitute a massive over development of the property.

-On the east side only a 1 metre gap would remain between the extended house and the boundary. This is inadequate for a house of this size with a large garden.

-The proposal will result in the loss of space between buildings.

-The development will compromise privacy to neighbouring properties.

## 5.2 The Wimbledon Society

At the moment the motor house (to the right of the house when viewed from the street) is separate from the main building. With the proposed extension/alteration this separation will be lost and with it the historical context of house and motor house. The extension not only closes the gap between the house and garage on the ground floor but closes up the first floor gap. This does not follow the Council's Sites and Policies Plan policy DM D2. Part of the charm of 24 is the staircase window on the left hand side of the house. The proposed side extension would obscure this view. A very large basement is also proposed and would cover the entire current ground floor of the house. Although a basement structural report has been submitted there is no hydrology report. There is also a large Beech tree by the boundary of 24 The Grange and the Society are concerned that this may be damaged by construction work.

## 5.3 Conservation Officer

The Conservation Officer has no objections to the proposal which has been subject to pre-application discussions.

## 5.4 Tree Officer

The tree officer has no objections to the proposed development subject to the existing (neighbouring) trees being protected during the development.

## 6. **POLICY CONTEXT**

### 6.1 Adopted Merton Core Strategy (July 2011)

CS14 (Design), CS15 (Climate Change) and CS20 (Parking).

### 6.2 Sites and Policies Plan (July 2014)

D2 (Design Considerations in all Developments), DM D3 (Alterations and Extensions to Existing Buildings) and DM D4 (Managing Heritage Assets).

### 6.3 The London Plan (March 2015)

The relevant policies within the London Plan are 7.4 (Local Character) and 7.4 (Local Character).

## 7. **PLANNING CONSIDERATIONS**

### 7.1

The main planning considerations concern the design/visual impact on conservation area, impact on locally listed building, basement construction, neighbour amenity, the loss of residential unit together with tree and parking issues.

### 7.2 Design/Conservation Issues

The site lies within the Merton (Wimbledon West) Conservation Area (designated heritage asset). Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering applications within a Conservation Area, Local Planning Authorities must pay special attention to the desirability of preserving, or enhancing the character and appearance of

the area. In accordance with this, Policy DM D4 outlines that development should preserve or enhance the significance of the heritage asset.

- 7.3 The NPPF advises local authorities to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment. The following considerations should be taken into account when determining planning applications.
- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation; The wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
  - The desirability of new development in making a positive contribution to local character and distinctiveness;
  - Opportunities to draw on the contribution made by the historic environment to the character of a place.
- 7.4 According to Paragraph 129 of the NPPF, LPAs should also identify and assess the significance of a heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.
- 7.5 The site lies within the sub-area known as The Grange within the Conservation Area. The road is described as containing some of the most substantial, distinguished and individual houses in the conservation area, many of which are either statutorily or locally listed (Council's Character Assessment).
- 7.6 The proposed extensions have been designed to be subordinate to the original dwelling house. The extension to the west wing would incorporate the existing detached coach/motor house into the main house by the construction of a link between buildings. Several representations have been made concerning the loss of the gap between the main house and the coach house and the erection of a first floor 'infill' section between buildings. However the existing gap between buildings is partially screened by the high fencing between the coach/motor house and the main house and the 'infill' section would be subservient to the main house. The design and detailing of the extension to the west elevation is considered to be acceptable. Concern has also been expressed about the loss of views of the large window to the east (side) elevation. The window itself would be retained however the existing detached garage would be replaced with a single storey extension to the existing living room. The design of the side extension is considered to be acceptable. The rear dormer window and roof ridge alterations would not alter the character of the host dwelling to the extent that it would cause harm to the Conservation Area. (. Although a basement is proposed beneath the main house and part of the coach/motor house, the basement would not be visible from the frontage once constructed and would not affect the character or appearance of the Merton (Wimbledon West) Conservation area. The

proposal is therefore acceptable in terms of policies CS14 and DM D2, DM D3 and DM D4.

**7.7 Impact on Locally Listed Building**

The proposed extensions and alterations have been sympathetically designed to reflect the character of the original building. The extensions would be subordinate and would not overwhelm the host building by being set back from the front elevation and would be constructed in materials sympathetic to the original building. The Council's Conservation Officer has raised no objections to the proposal. The proposal is therefore considered to be acceptable in terms of policy DM D4.

**7.8 Basement Construction**

The current proposal involves the construction of a basement and the provision of a light well to the rear elevation of the dwelling house behind the extended living room. The applicant has submitted a Basement Impact Assessment and Factual Report. The documents conclude that the basement can be constructed in a safe manner and that the provision of accommodation at basement level would not increase flood risk. The basement construction would be carried out in accordance with these reports. The proposal is therefore considered to be acceptable in terms of policy DM D2 (Design Considerations in all Developments).

**7.9 Neighbour Amenity**

The proposed alterations and extensions would not affect neighbour amenity as the extensions largely follow the footprint of existing buildings and structures. The proposed extension to the north west elevation would infill the space between the original dwelling house and the coach house and there would be no new windows facing onto number 25 The Grange. The single storey extension would go up to the boundary with number 25. Taking into account its single storey appearance and limited depth, it is not considered to cause any material harm. The new single storey extension would be set off the boundary with 23 The Grange and would be partially screened from number 23 The Grange by existing trees. Overall, the proposal would not cause material harm to any neighbouring occupier. The construction process can be monitored through the use of planning conditions. The proposal is therefore considered to be acceptable in terms of policy DM D2 (Design Considerations in all Developments).

**7.10 Loss of Residential Unit**

In December 2016 a Certificate of Lawfulness was issued in respect of the continued use of the former stable block at 24A The Grange as a residential dwelling. The former stable block is detached from the main house and comprises a garage at ground floor level with split level accommodation at the rear and above the garage and has the appearance of a 'coach house'. The proposal would incorporate the existing accommodation at 24A The Grange into the main house and would therefore result in the loss of a residential unit (albeit a small unit). However, the proposal would incorporate the accommodation into the main dwelling, maintaining a self-contained unit that would be physically linked to the main house which could be used for ancillary

accommodation. The loss of the dwelling is considered to be acceptable in this case due to the prevailing character of the area being large family homes and the ancillary appearance of the Coach House on the site. The design of the alterations to link 24A The Grange into the main house are considered to be acceptable in scale and appearance and the proposal is considered to be acceptable in this instance.

7.7 Trees

The Council's Tree officer has no objections to the proposed development subject to tree protection conditions being imposed on any grant of planning permission. There are no trees of significance proposed to be removed as part of the proposal.

7.8 Parking

The existing vehicle access onto The Grange would be maintained and an off-street parking maintained within the front curtilage. The proposal is therefore considered to be acceptable in terms of 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 proposed extensions and alterations are considered to be acceptable in design terms and the proposal would preserve the character and appearance of the Merton (Wimbledon West) Conservation Area. The proposal would not cause harm to neighbour amenity and tree protection conditions would protect the retained mature trees. The basement is considered to be acceptable and would comply with Council policy. The proposed extensions and alterations would not be harmful to the locally listed building and the overall character of the building would be maintained. Accordingly it is recommended that planning permission be granted.

**RECOMMENDATION**

**GRANT PLANNING PERMISSION**

Subject to the following conditions:-

1. A.1 (Commencement of Development)
2. A.7 (Approved Drawings)
3. B.1 (Approval of Facing Materials)
4. B.4 (Site Surface Treatment)

5. B.5 (Boundary Treatment)
6. C.2 (No Permitted Development –Door and Windows)
7. D.11 (Hours of Construction)
8. The details and measures for the protection of the existing retained trees as specified in the approved document 'BS 5837:2012 Tree Survey, Arbouricultural Impact Assessment, Arbouricultural Method Statement and Tree Protection Plan' dated May 2017 including drawing titled 'Tree Protection Plan with the filename Bathgate TPP rev.mpd shall be fully complied with. The methods for the protection of the existing retained trees shall fully accord with all measures specified in the report. The details and measures as approved shall be retained and maintained until the completion of site works.

Reason for condition: To protect and safeguard the existing and retained trees in accordance with the following Development Plan Policies for Merton: policy 7.21 of the London plan (2015), policy CS13 of Merton's Core Planning Strategy (2011) and policies DM D2 and DM O2 of the Merton Sites and Policies Plan (2014).

9. F1 (Landscaping)
10. F8 (Site Supervision-Trees)
11. Prior to commencement of development a Basement Construction Method Statement and Hydrology Report shall be submitted to and be approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason for condition: In the interest of neighbour amenity and to comply with policy DM D2 of the Adopted Merton Sites and Policies Plan (2014).

12. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage has been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system (SuDS) to ground, watercourse or sewer in accordance with drainage hierarchy contained within the London Plan Policy 5.13 and the advice contained within the National SuDS Standards. Where a sustainable drainage scheme is to be provided, the submitted details shall:
  - i. provide information about the design storm period and intensity, the method employed to delay (attenuation provision of no less than 15m<sup>3</sup> of storage) and control the rate of surface water discharged from the site to no greater than 5l/s and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
  - ii. include a timetable for its implementation;



iii. include a CCTV survey of the existing surface water outfall and site wide drainage network to establish its condition is appropriate.

Reason: To ensure satisfactory means of surface water drainage, to reduce the risk of flooding and to comply with the following Development Plan policies for Merton: policy 5.13 of the London Plan 2011, policy CS16 of Merton's Core Planning Strategy 2011 and policy DM F2 of Merton's Sites and Policies Plan 2014.

13. The development shall be constructed in accordance with the details set out in the approved Basement Impact Assessment produced by Chelmer Global Ltd Ref.BIA/9330 dated November 2017.

Reason for condition: To ensure that the basement is constructed to a satisfactory standard and in accordance with Policy DM D2 (Design Considerations in all Developments) of the Adopted Merton Sites and Policies Plan (2014).

14. INF1 (Party Wall Act)

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[Click here](#) for full plans and documents related to this application.

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