

## PLANNING APPLICATIONS COMMITTEE 30 APRIL 2014

		<u>Item No:</u>
<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
	14/P0006	30/01/2014
<b>Address/Site:</b>	61 Home Park Road, Wimbledon Park, SW19 7HS	
<b>(Ward)</b>	Wimbledon Park	
<b>Proposal:</b>	Demolition of existing dwellinghouse and erection of replacement 6 bedroom detached dwellinghouse (with part basement and accommodation within the roof space) together with off-street parking and associated landscaping	
<b>Drawing No's:</b>	EX_01, EX_02, P_02 A, P_03 A, P_04 A, P_05 A, Design and Access Statement, Arboricultural Impact Assessment, Method Statement, and Tree Protection Plan, Sustainability Statement, and Basement Construction Method Statement.	
<b>Contact Officer:</b>	Sabah Halli (0208 545 3297)	

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### RECOMMENDATION

**GRANT Permission subject to Conditions**

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### CHECKLIST INFORMATION

- Heads of Agreement: None
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: No
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 15
- External consultations: No

- Controlled Parking Zone: Yes (P1)

## 1. **INTRODUCTION**

This application is being brought to the Planning Applications Committee for determination due to the number of objections received.

## 2. **SITE AND SURROUNDINGS**

- 2.1 The application site comprises a two storey (with lower ground floor accessed from the front) detached property located along a well-established residential road of other detached properties of varying designs and materials. The property has been extended at second floor level previously.
- 2.2 In common with many of the dwellings along Home Park Road, the garden slopes upwards towards the rear. The side and rear boundaries are well vegetated with hedgerows and some trees.
- 2.2 The application site is located in sub-area 2 'Wimbledon Park' of the Wimbledon North Conservation Area.
- 2.3 There are no Tree Preservation Orders within the site but any trees are protected by virtue of the Conservation Area designation.
- 2.4 The site is located within a Controlled Parking Zone.

## 3. **CURRENT PROPOSAL**

- 3.1 This application comprises the proposed demolition of existing detached, 5 bedroom, two storey dwelling with part lower ground floor and the erection of a replacement detached, 6 bedroom, two storey dwelling with lower ground floor/basement.
- 3.2 The proposed dwelling would be set back at the front more than the existing dwelling and would be set further in from both side boundaries than the existing dwelling. It would project 2.5m further to the rear than the existing dwelling and would include a small, centrally located, single storey rear element (2.4m in depth, 5.6m in width, and 3m in height).
- 3.3 In terms of height, the dwelling follow the downward gradient of Home Park Road and would be lower in ridge height than no.63 and higher than no.59.
- 3.4 The basement level would have the same footprint than the main dwelling and would provide a gym, boot room, plant area, games room, spa, and

double garage. It would be at ground level at the front and below ground at the rear due to the changing levels. At the rear, it would receive natural light from a rear light well and staircase.

- 3.5 Accommodation at ground floor level would comprise a living room, hall, kitchen/dining/family room and would also directly access the garden to the rear. The first floor level would comprise 4 bedrooms (2 en-suite), and the roof level would comprise 2 bedrooms, a bathroom, and storage area.
- 3.6 Parking would comprise a lower ground floor double garage and two parking spaces within the front curtilage.
- 3.7 The proposed dwelling would be of a simple, more traditional design and be constructed of handmade facing brickwork, handmade plain clay tiles, painted softwood windows, painted hardwood doors. Boundary treatments would remain as existing.

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

13/P0394 - APPLICATION FOR DISCHARGE OF CONDITION 19 (DEMOLITION) ATTACHED TO LBM PLANNING APPLICATION 12/P0151 DATED 24/04/2012 RELATING TO THE DEMOLITION OF EXISTING DWELLINGHOUSE AND ERECTION OF REPLACEMENT 5 BEDROOM DETACHED DWELLINGHOUSE (WITH BASEMENT ACCOMMODATION AND ACCOMMODATION WITHIN THE ROOFSpace) TOGETHER WITH OFF-STREET PARKING AND ASSOCIATED LANDSCAPING - Withdrawn

12/P0184 - APPLICATION FOR CONSERVATION AREA CONSENT FOR THE DEMOLITION OF EXISTING DWELLINGHOUSE AND ERECTION OF REPLACEMENT 5 BEDROOM DETACHED DWELLINGHOUSE (WITH BASEMENT ACCOMMODATION AND ACCOMMODATION WITHIN THE ROOFSpace) TOGETHER WITH OFF-STREET PARKING AND ASSOCIATED LANDSCAPING – Consent granted.

12/P0151 - DEMOLITION OF EXISTING DWELLINGHOUSE AND ERECTION OF REPLACEMENT 5 BEDROOM DETACHED DWELLINGHOUSE (WITH BASEMENT ACCOMMODATION AND ACCOMMODATION WITHIN THE ROOFSpace) TOGETHER WITH OFF-STREET PARKING AND ASSOCIATED LANDSCAPING – Approved 24.04.12 and expires 24.04.15

11/P2103 - APPLICATION FOR A ROOF AND LOFT EXTENSION, 2 X REAR ROOF DORMERS, SINGLE STOREY REAR INFILL EXTENSION,

FRONT, SIDE AND REAR FENESTRATION ALTERATIONS,  
ENLARGED BASEMENT, AND NEW FRONT ROOF DORMER  
(AMENDMENT TO THE APPROVED PLANNING APPLICATION  
11/P1259 TO INCLUDE FRONT DORMER) - Approved

11/P1259 - INSTALLATION OF 2 REAR DORMERS, 1 FRONT ROOF  
LIGHT, RAISING OF RIDGE AND EAVES HEIGHT OF EXISTING ROOF,  
SINGLE STOREY REAR INFILL EXTENSION, SINGLE STOREY REAR  
EXTENSION/ENCLOSURE, REPLACEMENT FRONT PORCH, RE-  
ROOFING, AND RENDERING OF EXISTING PROPERTY,  
ENLARGEMENT OF EXISTING BASEMENT, AND ALTERATIONS AND  
REPLACEMENT OF ALL WINDOWS - Approved

MER690/84 - EXTENSIONS AT SECOND FLOOR LEVEL - Approved

## 5. **CONSULTATION**

The application has been advertised by press notice, site notice, and letters of notification to the occupiers of neighbouring properties. Seven representations have been received:

- The proposed dwelling would project significantly deeper into the rear garden than any of the adjoining properties and would alter the character of the rear gardens
- The dwelling would block light and outlook to no.63 because of the rear projection
- The proposed development is an overdevelopment of the site
- The proposed basement is another deep structure within Home Park Road and disrupt the flow of ground water. The combination of this basement and one at no.65 would risk introduce unstable conditions.
- The British Geological Survey Georeports categorises this area as having 'significant' ground instability
- The proposed basement encroaches on the root protection of a tree (T3) within the curtilage of no.63
- If the application is approved restrictions should be applied to the parking construction related vehicles , weekend working etc

### Re-consultation

The amount of rear projection has been reduced by 1.2m and the ridge height has been reduced by 0.6m. Neighbours have been advised and any additional comments will be reported verbally at Committee.

Transport Officer - Home Park Road is a local access road and is situated within controlled parking zone (CPZ) P1. The site has moderate public transport accessibility (PTAL 3). The new build includes two off street parking spaces including a basement garage. This is adequate for the area. They are using the existing access so there is no transport objection; however conditions and informative in respect of construction vehicles and work affecting a public highway will apply.

Tree Officer – No comments.

Conservation Officer – The existing house is of no particular architectural merit, therefore subject to a replacement that enhances the Conservation Area it would be difficult to resist demolition.

## 6. **POLICY CONTEXT**

The relevant policies within the Adopted Unitary Development Plan (October 2003) are:

HS.1 (Housing Layout and Amenity), BE.1 (Conservation Areas, New Development, Change of Use, Alterations and Extensions), BE.2 (Conservation Areas, Demolition), BE.15 (New Buildings and Extensions; Daylight, Sunlight, Privacy, Visual Intrusion and Noise), BE.16 (Urban Design), BE.16 (Urban Design), BE.22 (Design of New Development), NE.11 (Trees-Protection), (Trees, Hedges and Landscape features), and F.2 (Financial Obligations)

The relevant policies within the Adopted Merton Core Strategy (July 2011) are:

CS13 (Open Space, Nature Conservation, Leisure and Culture), CS 14 (Design), CS 15 (Climate Change), and CS 20 (Parking, Servicing, and Delivery)

New Residential Development – SPG  
Design – SPG  
Planning Obligations – SPD  
Wimbledon North Conservation Area Character Assessment

The relevant policies in the London Plan (2011) are:

3.3 (Increasing Housing Supply];  
3.4 (Optimising Housing Potential];  
3.5 (Quality and Design of Housing Developments)  
3.11 (Affordable Housing Targets)  
5.7 (Renewable Energy)  
8.2 (Planning Obligations).

London Plan Housing SPG

National Planning Policy Framework (2012)

## 7. **PLANNING CONSIDERATIONS**

7.1 The main planning considerations concern the principle of the demolition of the existing dwelling and the erection of a new replacement dwelling, the design and appearance of the proposed dwelling, and its effect upon neighbour amenity and the Wimbledon North Conservation Area.

### 7.2 Principle of Development

7.3 The Character Assessment for Sub-Area 2 (Wimbledon Park) does not identify the house at no.61 as making a positive contribution to the character and appearance of the conservation area. The Council's Conservation Officer has stated that they do not consider the property to be of any particular architectural merit and therefore subject to a replacement that enhances the Conservation Area, it would be difficult to resist demolition.

7.4 The principle of the demolition of the existing dwelling has already been established as acceptable through the approval of a replacement house with semi-basement and rooms within the roofspace (12/P0151 and 12/P0184). This planning permission is still extant and capable of implementation and is therefore a strong material planning consideration.

7.5 Policy BE.2 states that acceptable and detailed plans for a replacement scheme will be required even if it will involve total or substantial demolition of an unlisted building in a conservation area that makes little or no contribution to the character or appearance of that area.

### 7.6 Design and Impact on Conservation Area

7.7 The extant permission adopts a similar design approach as the existing house. The current application proposes a dwelling with a more traditional appearance. It would sit within a residential road where there is a mix of designs.

7.8 The scheme has been amended in since its original submission in the following ways:

- Reduction in ridge height by 0.6m
- Reduction in rear projection of main dwelling 1.2m
- Moving forward of dwelling by 0.6m

7.9 The Character Assessment for Sub area 2 notes:

*‘Despite much recent infill development, there remains a strong sense of rhythm in the residential layout of Home Park Road, emphasised by the landscaped gaps that help blend the built development and the formal landscape of the historic parkland, together with a sympathetic relationship between development and natural contours of the ground’.*

7.10 The dwelling is set 0.6m further in from the side boundary with no.59 and 1m further in from the side boundary with no.63 than the existing house and approved house. It also has a hipped roof form compared to the gabled ends of the existing and approved houses which creates a greater sense of space between it and the adjoining properties and allow more views of the vegetation and greenery within the site, characteristic of this sub-area of the Conservation Area.

7.11 Following a reduction in ridge height, it is considered that the dwelling would have a satisfactory height relationship between itself and both adjoining properties and would follow the downwards gradient of that part of Home Park Road.

7.12 In light of the above, the proposed development is considered to be acceptable in terms of its design, layout, and form, and would preserve the character and appearance of the Wimbledon North Conservation Area, in line with policies BE.1, BE.16 (Urban Design), and BE.22 (Design of New Development).

7.13 Impact on Residential Amenity

7.14 The provisions of policy BE.15 and the relevant Supplementary Planning Guidance’s (SPGs) require there would not be a detrimental impact on the residential amenities of the occupiers of the adjoining properties as a result of a proposed development.

7.15 Having been reduced in depth by 1.2m compared to the original submission, the dwelling would project 3m and 2.8m rearward of the main rear walls no.59 and no.63 respectively, whilst also being set in 1.2m and 2m respectively from those side boundaries (which is a bigger gap than existing). Given these relationships, it is considered that the impact on the

neighbouring properties in terms of outlook, daylight and sunlight would be insufficient to warrant refusal or further amendment. To the front the dwelling would be broadly in line with 63 and would be 0.6m further forward than no.59 (and slightly further with the projecting bay).

- 7.16 There is a small flat roofed area proposed to the single storey rear extension and this would be conditioned to prevent use as a balcony. Only one first floor side window is proposed and this would serve a bathroom and be obscure glazed. There would therefore be no loss of privacy to the occupiers of the adjoining properties from the proposed side window or flat roofed areas.
- 7.17 Conditions are proposed prohibiting the insertion of any new windows/doors without planning permission, requiring the first floor side window to be obscure glazed and removing permitted development rights in order to protect residential amenity.
- 7.18 In light of the above, the proposals would not result in any unacceptable loss of amenity to occupiers of neighbouring properties and the proposal accords with policy BE.15 (New Buildings and Extensions; Daylight, Sunlight, Privacy, Visual Intrusion and Noise).
- 7.19 Standard of Accommodation
- 7.20 Table 3.3 of the London Plan (2011) advises a minimum of 183m<sup>2</sup> gross in internal floor area for new dwellings. The GIA of the proposed dwelling would be in keeping with this guidance.
- 7.21 The proposed internal layout is considered acceptable and each habitable room is considered would have a satisfactory light and circulation area.
- 7.22 Amenity space is to be provided by a rear garden and this complies with the 50m<sup>2</sup> minimum size of the Council's SPG.
- 7.23 Impact of the Basement
- 7.24 The existing dwelling has a lower ground floor level and the approved replacement house has a lower ground/basement level extending under the whole footprint. The proposed house similarly has a lower ground floor level which becomes basement at the rear.
- 7.25 There has been a marked increase in the number of applications within the Borough including basements and in situations where there are changes in level across the site it is becoming routine, given the concerns that arise in relation to stability and impact on groundwater and surface water conditions, to require a site investigation, construction method

statement and drainage/flood risk assessment in advance of consideration of the application, with suitable conditions attached to the grant of permission. A site investigation has been undertaken and the submitted construction method statement advises how the basement would be constructed. Three boreholes were made which indicate that groundwater may be encountered to the rear of the site 1.6m below the existing patio level> no groundwater was encountered at the front of the site. From the investigations, the consultants conclude that the proposed basement can be constructed without adversely affecting neighbours. A condition would be attached requiring the approval of a detailed construction method statement and drainage details prior to development commencing.

7.26 Parking and Traffic Issues

7.27 The car parking standards detailed within Schedule 6 of the UDP are maximum standards and should therefore not be exceeded unless it can be demonstrated that a higher level of parking is needed.

7.28 The proposed parking provision comprises a garage and front drive and this is considered acceptable. The proposed access arrangements are also considered to be acceptable.

7.29 Trees/Landscaping

7.30 No trees are required to be removed as part of the proposal. The footprint of the proposed house in relation to Tree T5 within the front garden area is no closer than existing. In relation to T3, which is a category B Ash located within the curtilage of 63 Home Park Road, the footprint of the house has now been moved 1.2m further away and the tree report concludes that its roots would be unaffected. Some regular pruning may be required relative to the rear elevation of the new house. Tree protection conditions will be required as well as a scheme of landscaping..

7.31 **MAYORAL COMMUNITY INFRASTRUCTURE LEVY**

7.32 The proposed development is liable to pay the Mayoral Community Infrastructure Levy, the funds for which will be applied by the Mayor towards the Crossrail project. The CIL amount is non-negotiable and planning permission cannot be refused for failure to agree to pay CIL.

**8 MERTON'S COMMUNITY INFRASTRUCTURE LEVY**

8.1 Merton's Community Infrastructure Levy was implemented on 1<sup>st</sup> April 2014. This enables the Council to raise, and pool, contributions from developers to help pay for things such as transport, decentralised energy, healthcare, schools, leisure and public open spaces - local infrastructure

that is necessary to support new development. Merton's CIL has replaced Section 106 agreements as the principal means by which developer contributions towards providing the necessary infrastructure should be collected.

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

9.1 The proposal is for minor residential development and an Environmental Impact Assessment is not required in this instance.

9.2 The application does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms on EIA submission.

9.3 The new dwelling would be required to be built to Lifetime Homes standards and would be required to achieve Code 4 of the Code for Sustainable Homes.

10. **CONCLUSION**

10.1 It is considered that the proposed demolition of the existing property and replacement dwelling are acceptable in conservation and design terms, and would preserve the character and appearance of the conservation area. The proposed new dwelling is considered to be an improvement on the previously approved new dwelling in terms of appearance and the greater gaps between buildings produced by both increasing the gaps of the side walls from the boundaries and utilising a hipped rather than a gabled roof form. It is also considered that the proposed development would not result in an impact on the residential amenities of the occupiers of the adjoining properties sufficient to warrant refusal.

**RECOMMENDATION**

**GRANT PERMISSION**

Subject to the following conditions:

1. A1 Commencement of Development (full application)
2. A7 Plans
3. B1 External Facing Materials (To be approved)

4. B4 Details of Site/Surface Treatment
5. B5 Details of Walls/Fences
6. B6 Levels
7. C1 No Permitted Development (Extensions)
8. C2 No Additional Windows (In side elevations of new building)
9. C4 Obscured Glazing (First floor side window)
9. C8 No Use of Flat Roof
10. D9 No external Lighting
11. Non-Standard Condition: No development shall commence until a detailed construction method statement and drainage details indicating precisely how the approved dwelling will be built to have regard of local ground and water conditions has been submitted to the Local Planning Authority and approved in writing by the Local Planning Authority. The approved development shall then be carried out as per the details of the Construction Method statement.

Reason: To safeguard the adjoining properties along Home Park Road, located within the Wimbledon North Conservation Area, to comply with policies BE.1 and BE.2 of the Adopted Merton Unitary Development Plan

11. D11 Hours of Construction
12. F1 Landscaping/Planting Scheme
14. F2 Landscaping (Implementation)
15. F5P Tree Protection
16. Non-Standard Condition: No work shall be commenced until details of the proposed design, materials and method of excavation and construction of the basement and foundations to be used for the approved development shall be submitted to and approved in writing by the LPA and the work shall be carried out in accordance with the approved details. Such details shall have regard to the BS 5837:2012 and shall form part of the Arboricultural Method Statement.

Reason: To protect and safeguard the existing retained trees in accordance with policy CS13 of the Adopted Merton Core Strategy (July 2011).

- 17. F7 Trees - Notification of Start
- 18. F9 Hardstanding
- 19. H1 New Vehicle Access – Details to be submitted
- 20. H4 Provision of vehicle parking
- 21. H9 Construction Vehicles
- 22. J.1 Lifetime homes
- 23. L2P Code for Sustainable Homes – Pre-Commencement (New build residential)
- 24. L3P Code for Sustainable Homes – Pre-Occupation (New Build Residential)

Informatives:

INF12 Works affecting the public highway

Note 1