

PLANNING APPLICATIONS COMMITTEE
15th October 2015

Item No:

UPRN

APPLICATION NO.

DATE VALID

15/P2351

01/07/2015

Address/Site:

6 Murray Road, West Wimbledon, SW19 4PB

(Ward)

Hillside

Proposal:

Demolition of existing house and erection of a six bedroom detached house with basement accommodation.

Drawing Nos:

EX_01, P_01(A), P_02(A), P_03, P_04, P_05, P_06, Basement impact assessment from esi environmental specialists (Ref: 63995R1), Drainage strategy from Martin J. Harvey dated 11th June 2015, Subterranean impact assessment from AND Designs Ltd dated 7th June 2015.

Contact Officer:

David Gardener (0208 545 3115)

RECOMMENDATION

GRANT Planning Permission Subject to Conditions

CHECKLIST INFORMATION

- Heads of agreement: None
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice: Yes
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 29
- External consultations: None

1. INTRODUCTION

- 1.1 The application has been brought before the Planning Applications Committee due to the number of representations received as a result of public consultation.

2. SITE AND SURROUNDINGS

- 2.1 The application site comprises a two-storey four bedroom dwellinghouse, arranged over two floors, which dates from the 1960s. The house is located on the northeast side of Murray Road, Wimbledon.
- 2.2 The northeast part of Murray Road mainly consists of large detached houses. The surrounding houses are primarily traditional in character although they are individually designed in terms of style, material, size and shape.
- 2.3 The application site is located in the Wimbledon West Conservation Area and has a PTAL rating of 2, which means it has poor access to public transport. The site is also located in a controlled parking zone (CPZ).

3. CURRENT PROPOSAL

- 3.1 The current application is for full planning permission to demolish the existing house and erect a six bedroom detached house.
- 3.2 The proposed house would be arranged over four floors, with accommodation at basement, ground, first floor and roof levels. It would have a traditional design, featuring a hipped roof, double height bay window, and gable which addresses the street. Materials would comprise facing brickwork and clay tile roof. Dormers would be located on the front, rear and southeast facing roof slope.
- 3.3 The house would have an eaves height of 6.3m and a maximum height of 9.7m. The ground floor element at the rear of the house would have a maximum depth of 3.1m (not including bay window) and a height of 3.1m. Off-street parking for a single car is provided at the front of the house.

4. PLANNING HISTORY

The following planning history is relevant:

- 4.1 WIM6459 - Erection of a dwelling house with an integral garage on land within the curtilage and adjacent to 8 Murray Road having frontage onto Murray Road of 40ft. Granted - 11/10/1962;
- 4.2 MER733/73 - Single storey extension with roof terrace over and dormer windows. Granted - 16/08/1973;
- 4.3 Pre –application advice for the demolition of the existing house and erection of a new six bedroom detached house was sought in May 2015 (Ref: 15/P1724/NEW)

5. POLICY CONTEXT

- 5.1 The following policies from the Adopted Sites and Policies Plan and Policies Maps (July 2014):

DM D2 (Design considerations in all developments), DM D3 (Alterations and extensions to existing buildings), DM D4 (Managing Heritage Assets), DM F2 (Sustainable urban drainage systems (SuDS) and; Wastewater and Water Infrastructure), DM O2 (Nature conservation, trees, hedges and landscape features)

- 5.2 The relevant policies in the Adopted Core Strategy (July 2011) are: CS.8 (Housing Choice), CS.9 (Housing Provision), CS.14 (Design), CS.20 (Parking, Servicing and Delivery)
- 5.3 The relevant policies in the London Plan (July 2011) are: 3.3 (Increasing Housing Supply), 3.5 (Quality and Design of Housing Developments), 3.8 (Housing Choice), 5.3 (Sustainable Design and Construction)
- 5.4 The following Supplementary Planning Guidance (SPG) is also relevant: New Residential Development (September 1999)
- 5.5 Wimbledon West Conservation Area Character Appraisal (Sub Area 19: Murray Road (South))

6. CONSULTATION

- 6.1 The application was publicised by means of Conservation Area press and site notice procedure and individual letters to occupiers of neighbouring properties. In response, eight letters of objection and six letters of support have been received. The letters of objection are on the following grounds:
- Impact of basement on water table and underground water flows;
 - Disruption from construction work;
 - Precedent for basements will be created on Murray Road;
 - No need for an additional basement;
 - Lack of off-street parking;
 - Overlooking;
 - The house will look out of context with the street;
 - Impact on foundations of adjoining houses.
- 6.2 The letters of support are on the following grounds:
- The new basement is acceptable;
 - The proposed house is of a very high standard of design and is sympathetic to its surroundings;
 - Acceptable in terms of its size;
 - Complies with planning policies;
 - Existing house is unattractive and proposed house is significant improvement.

- 6.3 The Flood and structural engineers have assessed the proposal and are satisfied with the details submitted so far. They have requested further conditions area attached with any approval.

7. PLANNING CONSIDERATIONS

The main planning considerations in this instance concern the demolition of the existing house, the impact that the proposed house would have on visual and residential amenity, the standard of accommodation to be provided and any impact on parking/highways and trees.

7.2 Demolition of existing house

- 7.21 Policy DM D4 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that proposals that will lead to substantial harm to the significance of, or the total loss of heritage assets will only be granted in exceptional circumstances. The loss of a building that makes a positive contribution to a conservation area should also be treated as substantial harm to a heritage asset.

- 7.22 The current house has been identified in the Wimbledon West Conservation Area Character Appraisal as making a neutral contribution to the conservation area. The house is not considered to be of any architectural quality and is typical of a number of houses built during this period, lacking the rich detailing common to other properties in the conservation area. It should be noted that the current house is the only house on this side of Murray Road in Sub Area 19, which is not locally listed or makes a positive contribution to the conservation area. Nos. 4 and 8 are both locally listed with No.4 dating from 1911 and featuring facing brickwork, gable roof which addresses the street, and a number of tall brick chimneys and other charming details. No.8 is a detached two and a half storey five bay house dating from 1909. This is a classically styled house with curved rendered eaves and half gables to each end dominated by large brick chimneys.

- 7.23 The proposal would therefore not be required to meet the criteria for demolition set out in Policy DM D4. Nevertheless, demolition would not be supported unless, a suitable replacement scheme that preserved or enhanced the character of the conservation area was proposed.

7.3 Design and Impact on Conservation Area

- 7.31 Policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that proposals for development will be required to relate positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings, whilst using appropriate architectural forms, language, detailing and materials which complement and enhance the character of the wider setting.

- 7.32 In relation to the street and surrounding properties it is not considered that the proposed house will be excessive in terms of its height, bulk or massing, with

both Nos. 4 and 8 considerably larger. This part of Murray Road has a gentle gradient that slopes down from north to south, which means the proposed house will step down in relation to Nos.8 and No.4. The house will be located at least 1.1m from each side boundary, which combined with the large gap to No.8 and the low eaves height and long side facing sloping roof of No.4 means adequate gaps will be retained with views to greenery to the rear of the site, which is a positive characteristic of the conservation area. In this respect there is very little difference between the current and proposed houses with the proposed house actually slightly narrower than existing.

- 7.33 The current house, which dates from 1962 is not a very high quality design and appears as an anomaly, sitting between two very attractive period houses. The proposed house is considered to be a very high quality design that would enhance the character and appearance of the conservation area. Although there is no dominant style on Murray Road, it is considered that the new house will be compatible with the character of the buildings found throughout the wider Wimbledon West Conservation Area. The proposed house will feature a hipped roof, double height front bay and gable roof, which addresses the street. Facing materials will comprise handmade brickwork and clay tiles and the windows will be painted timber. The proposed dormers are not too bulky, as they are set well back from the roof eaves and in from the flank walls.

7.3 Standard of Accommodation

- 7.31 The London Plan was published in July 2011 and sets out a minimum gross internal area standard for new homes as part of policy 3.5. It provides the most up to date and appropriate minimum space standards for Merton.
- 7.32 In addition, adopted policy CS.14 of the Core Strategy and DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) encourages well designed housing in the borough by ensuring that all residential development complies with the most appropriate minimum space standards and provides functional internal spaces that are fit for purpose. New residential development should safeguard the amenities of occupiers by providing appropriate levels of sunlight & daylight and privacy for occupiers of adjacent properties and for future occupiers of proposed dwellings. The living conditions of existing and future residents should not be diminished by increased noise or disturbance.
- 7.33 As the proposed house would comfortably exceed the minimum space standards set out in the London Plan, with each habitable room providing good outlook, light and circulation, it is considered the proposal would provide a satisfactory standard of accommodation. In addition, the proposed house would provide over 400sqm of private amenity space, which is well in excess of the minimum of 50sqm required in policy DM D2. The proposed house would therefore comply with policy 3.5 of the London Plan (July 2011), CS.14 of the Core Planning Strategy (July 2011) and DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014).

7.4 Residential Amenity

- 7.41 Policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that proposals for development will be required to ensure provision of appropriate levels of sunlight and daylight, quality of living conditions, amenity space and privacy, to both proposed and adjoining buildings and gardens. Development should also protect new and existing development from visual intrusion.
- 7.42 It is considered that the proposal would not have an unacceptable impact on the amenity of Nos. 4 and 8 Murray Road. With regards to No.4 the house will project approx. 4.3m further back at ground floor level and 1.2m at first floor level beyond the rear elevation of No.4. This is considered to be acceptable in this instance given the house will be 1.2m from the side boundary. It should also be noted that No.4 is located southeast of the proposed house, which means it will have little impact on daylight/sunlight levels, and sits in a very wide plot, with a thick layer of foliage located along the side boundary further reducing any visual impact when viewed from No.4.
- 7.43 With regards to No.8 it should be noted that a detached garage block is located along the side boundary between the proposed house and the main house at No.8. The main house of No.8 itself is located 5.7m from the flank wall of the proposed house. It is considered that the proposal will not be visually intrusive or overbearing when viewed from No.8 given the location of the garage between both properties combined with the fact that the rear wall of the proposed house at first floor level will only project 60cm beyond the ground floor bay window at No.8. A condition will be attached requiring that windows in the side elevation of the house at first and second floor levels are obscure glazed and fixed shut below 1.7m internal floor height to protect privacy levels at Nos. 4 and 8.
- 7.44 Overall, it is considered that the proposal would not be visually intrusive and overbearing when viewed from adjoining properties or result in an unacceptable level of daylight/sunlight loss. The proposal therefore accords with policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014).

7.5 Basement Construction

- 7.51 With regards to the basement, the applicant has submitted a subterranean impact assessment report, drainage strategy and surface water and groundwater report. These were carried out by suitably qualified structural and civil engineers and soil and groundwater specialists. The reports were informed by on site borehole investigation. They set out the proposed basement construction method and sequencing showing how the stability of ground conditions will be maintained in relation to adjoining properties. In relation to surface water, the impermeable area will increase which will increase the volume of runoff, therefore attenuation will be required. Initial site investigation shows that soakaways and impermeable paving may be suitable subject to infiltration testing, and if not the surface water will be attenuated to

'brownfield 'run off rates. In summary, subject to a suitable condition being attached, the additional runoff will be drained to an appropriate drainage system that will have a minimal effect on adjacent properties and drainage systems. In relation to groundwater, the proposed basement depth would extend 0.9m below the water table. The site investigation data in relation to the ground conditions indicates that it is unlikely that there would be a noticeable rise in groundwater flows or change in the groundwater level, although monitoring and appropriate mitigation should be employed during the construction phase. No springs or surface water features have been identified in the vicinity of the proposed development.

- 7.52 The council's structural and flood engineers have assessed the proposal and are satisfied with the details submitted subject to the imposition of suitable conditions on any planning approval relating to groundwater, surface water drainage, and a detailed method statement being submitted and approved by the LPA prior to commencement of development. It is therefore considered that the proposal would accord with policies DM D2 and DM F2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014)

7.6 Parking and Traffic

- 7.61 The proposal will provide a single off-street car parking space, which is the same as the current house and as such is considered to be acceptable. It should be noted that the proposed frontage would feature a lot of greenery and the addition of any further off-street parking would be to the detriment of this.
- 7.62 Although the site is located in a controlled parking zone it is considered that a S106 requiring the development is permit free is not necessary in this instance given the proposal would not result in a net increase in residential units. The application site also has poor access to public transport with a PTAL rating of only 2 and it should be noted that policy CS.13 of the Core Planning Strategy only supports permit free developments in areas within CPZ's benefiting from good access to public transport (PTAL 4-6). The proposal therefore accords with policy CS.20 of the Core Planning Strategy.

7.7 Trees and Landscaping

- 7.71 The application site is within a conservation area and as such trees are protected through policy DM O2. There are trees located in the rear and front garden of the application site as well as at No.4 close to the boundary with the application site. The applicant has provided a tree survey and arboricultural implications assessment which shows that only one category 'C' tree (T10), which is located on the application site has a canopy close to the flank wall of the proposal. This however can be easily kept in check by periodical remedial pruning. It is therefore considered that the proposal would not damage or destroy any tree and as such accords with policy DM O2.

8. SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

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

9. LOCAL FINANCIAL CONSIDERATIONS

- 9.1 The proposal would result in a net gain in gross floor space and as such will be liable to pay a Community Infrastructure Levy (CIL). The funds will be spent on the Crossrail project, with the remainder spent on strategic infrastructure and neighbourhood projects.

10. CONCLUSION

- 10.1 It is considered that the proposed house would be acceptable in terms of its size and design and would not have an unacceptable impact on the Murray Road streetscene or the wider Merton (Wimbledon West) conservation area. The house is also considered to have an acceptable impact on neighbouring properties, traffic/parking and trees. Overall it is considered that the proposal would comply with all relevant planning policies and as such planning permission should be granted.

RECOMMENDATION

(1) GRANT PLANNING PERMISSION subject to the following conditions:

1. A.1 (Commencement of Development)
2. B.1 (External Materials to be Approved)
3. B.4 (Details of Site/Surface Treatment)
4. B.6 (Levels)
5. C.1 (No Permitted Development (Extensions))
6. C.2 (No Permitted Development (Windows and Doors))
7. C.4 (Obscured Glazing (Opening Windows))
8. C.8 (No Use of Flat Roof)
9. C.10 (Hours of Construction)
10. F.1 (Landscaping/Planting Scheme)
11. F.2 (Landscaping (Implementation))
12. F.4 (Tree survey approved)
13. F.9 (Hardstandings)

14. No part of the development hereby approved shall be occupied until evidence has been submitted to the council confirming that the development has achieved not less than the CO2 reductions (ENE1), internal water usage (WAT1) standards equivalent to Code for Sustainable Homes level 4. Evidence requirements are detailed in the "Schedule of evidence Required for Post Construction Stage from Ene1 & Wat1 of the Code for Sustainable Homes Technical Guide. Evidence to demonstrate a 25% reduction compared to 2010 part L regulations and internal water usage rates of 105l/p/day must be submitted to, and acknowledged in writing by the Local Planning Authority, unless otherwise agreed in writing.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with the following Development Plan policies for Merton: policy 5.2 of the London Plan 2011 and policy CS15 of Merton's Core Planning Strategy 2011.

15. Prior to the commencement of the development details of the provision to accommodate all site operatives, visitors and construction vehicles and loading / unloading arrangements during the construction process shall be submitted and approved in writing with the Local Planning Authority. The approved details must be implemented and complied with for the duration of the construction process.

Reason: To safeguard the amenities of the occupiers of neighbouring properties.

16. J.1 (Lifetime Homes)

17. No development approved by this permission shall be commenced until a scheme to reduce the potential impact of groundwater ingress both to and from the proposed development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall address the risks both during and post construction.

Reason: To ensure the risk of groundwater ingress to and from the development is managed appropriately and to reduce the risk of flooding in compliance 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 policies, DM D2 and DM F2 of Merton's Sites and Policies Plan 2014.

18. 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.

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.

19. No development approved by this permission shall be commenced until a detailed method statement has been submitted produced by the contractor and reviewed/agreed by a chartered engineer.