PLANNING APPLICATIONS COMMITTEE
17 April 2008

Item No: 11

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<td>(1) 07/P3883</td>
<td>19/12/07</td>
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<td>(2) 07/P3885</td>
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Address/Site 9 Wilberforce Way, Wimbledon SW19

(Ward) Village

Proposal:

(1) Demolition of the existing house and erection of a two storey detached dwellinghouse (with accommodation at basement level and within the roofspace)

(2) Conservation Area Consent for the demolition of the existing house in connection with the redevelopment of the site by the erection of a detached dwellinghouse.


Contact Officer: Richard Allen (8545 3621)

RECOMMENDATION

GRANT Planning Permission and Conservation Area Consent subject to conditions

1. INTRODUCTION

1.1 This application has been brought to the Planning Applications Committee for determination due to the number of representations received.

2. SITE AND SURROUNDINGS

2.1 The application site comprises a two-storey detached property situated on the north side of Wilberforce Way. The surrounding area is residential in character comprising mainly of detached properties set within large gardens. The application site is within the Merton (West Wimbledon) Conservation Area.
3. **CURRENT PROPOSAL**

3.1 The current proposal involves the demolition of the existing dwellinghouse and the erection of a two storey detached dwellinghouse (with accommodation at basement level and within the roofspace). The proposed building would be 16 metres in width (at its widest point) and would have an overall depth of 14.8 metres. Due to the irregular shape of the site, the rear section of the building would be 12.5 metres in width. The proposed building would also be set off each side boundary by between 1 and 2.5 metres. The proposed house would be set back from the site frontage by between 17 and 18 metres. The main section of the proposed house would have an eaves height of 5 metres and would have a pitched roof with feature gables with an overall height of 8.2 metres.

3.2 Internally, at lower ground floor level a two bedroom, a gym, study, entertainment room and utility areas would be provided. At ground floor level an entrance hall, a reception/dining room and kitchen would be provided. At first floor level three bedroom would be provided, whilst at second floor level two bedrooms and a study would be provided.

3.3 A traditional design approach has been adopted for the proposed house with a hipped roof, feature gables on both front and rear elevations and feature dormer windows. Vehicular access would be retained from Wilberforce Way with off street parking on the driveway.

4. **PLANNING HISTORY**

4.1 The existing dwellinghouse dates from the late 1950's, planning permission was granted for the erection of four dwelling houses in October 1958 (Ref.WIM 3995).

4.2 In October 1967 planning permission was granted for the erection of a single storey side extension (Ref.MER 800/67).

4.3 In July 2007 applications for planning permission and conservation area consent were submitted for the demolition of the existing dwellinghouse and erection of a replacement dwelling (LBM Refs.07/P2262 AND 07/P2275). The applicant withdrew the applications on 3 October 2007.

5. **CONSULTATION**

5.1 The application has been advertised by site notice procedure and letters of notification to occupiers of neighbouring properties. In response 7 letters of objection have been received which are summarised below:

- The proposed house is put of keeping with the surrounding area.
- The house would be very large and intrusive.
The house is not appropriate for Wilberforce Way and the Conservation Area.
The proposal will result in the loss of spaciousness.
The development would set a precedent.
The proposal represents and over development of the site.
The proposed house is too close to its neighbours.
The proposed house would result in loss of privacy.
The building would overshadow 8 Wilberforce Way and obstruct windows to 10 Wilberforce Way.
The occupiers of 10 Wilberforce Way state that when an acceptable scheme is submitted to the Council, conditions regarding the hours of construction and control of working arrangements and tree protection conditions should be imposed on any grant of planning permission.

5.2 The Wimbledon Society
The Wimbledon Society have stated that the site has a very narrow frontage and the proposed inclusion of a dormer window on the front elevation would be inappropriate and dominant.

5.2 Transport Planning
Transport Planning state that the existing access would be used and the proposal is unlikely to have a detrimental effect on the highway conditions or local amenity.

5.3 English Heritage
English Heritage has no comments on the proposed demolition.

5.4 Tree Officer
The Tree Officer has no objections to the proposal subject to tree protection conditions being imposed on any grant of planning consent.

5.5 Amended Plans
The design of the front section of the building was amended to address concerns of officer’s regarding the impact of the proposed building upon the amenities of the occupiers of 10 Wilberforce Way. The left hand side of the front elevation of the proposed house (as originally submitted) was considered to project too far forward relative to the side wing of number 10 Wilberforce Way and would have an unneighbourly relationship with that property which would impact quite severely on the outlook from the front facing windows of that wing. Following discussions with officers, the architect amended the design of the proposed house by reducing the depth of the left hand side of the building by 2 metres. The proposed house has also been repositioned on the plot to provide a larger front garden, provide an enclosed bin store and side window to the basement has been removed. The design of the front porch has also been revised, and an open porch in ‘Arts and Crafts’ style has replaced the enclosed porch originally proposed.

5.6 A reconsultation has been undertaken and one further letter of objection has been received from the occupiers of ‘Mannerhead’, Southside Common, who state that after careful consideration their objections to the proposal remain in that the proposal does not respect the design, form and scale of the existing
buildings and spaces. Although the existing building does not make a positive contribution to the conservation area, neither does the proposed house. The proposed house would also result in the loss of privacy.

5.7 The occupiers of 10 Wilberforce Way state that the architect has taken into account the majority of their concerns and that the amended plans are now acceptable subject to conditions.

6. POLICY CONTEXT

6.1 The relevant policies contained within the Adopted UDP (October 2003) are HP.1 (Housing Targets), 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.22 (Design of New Development), PK.2 and PK.3 (Parking).

6.2 The relevant policies contained in the London Plan (February 2004) are 3A.1 (Increasing London’s Supply of Housing), 3A.2 (Borough Housing Targets) and 3A.4 (Housing Choice)

7. PLANNING CONSIDERATIONS

7.1 The main planning considerations concern the principle of demolition, the affect of the proposal upon neighbour amenity, and upon the character and appearance of the Merton (West Wimbledon) Conservation Area together with design, tree and parking issues.

7.2 Principle of Demolition
The existing dwellinghouse is of little architectural merit and is not a building that is considered to contribute positively to the character and appearance of the Merton (West Wimbledon) Conservation Area. Indeed the Conservation Area Character Assessment indicates the building as one that only makes a neutral contribution to the character of the conservation area. Policy BE.2 can therefore be satisfied provided that the proposals for the replacement building are detailed and acceptable.

7.3 Neighbour Amenity Issues
The design of the proposed house has been amended to reduce the forward projection of the building in relation to number 10 Wilberforce Way, and the siting of the proposed house on the plot has been adjusted to provide an enlarged front garden. The reduction in depth of the building in relation to 10 Wilberforce Way has addressed the neighbours concerns regarding the impact of the proposed building upon number 10 Wilberforce Way. The amended plans have removed amenity concerns and the proposal now complies with policy BE.15.
7.4 **Design and Conservation Area Issues**

The proposal has been amended to address amenity concerns and this has resulted in the proposed building being repositioned on the site. This has resulted in a slightly deeper front garden which improves the setting of the building and the redesign of the front porch to a more traditional 'Arts and Crafts' style, more in keeping with buildings elsewhere within the conservation area. The proposal can now be said to be acceptable in terms of policies BE.1 and BE.22.

7.5 **Tree Issues**

Tree protection conditions would be required to ensure that trees both within the site and on adjoining land are protected during the development.

7.6 **Access/Parking Issues**

The existing vehicular access would be re-used and there is adequate parking space within the curtilage of the site for off street parking for the proposed development and the proposal accords with policies PK.2 and PK.3.

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

8.1 The application involves the erection of a replacement dwelling house on land within an established residential area. The proposal has a sustainability score of +10

8.2 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 proposal involves the demolition of an existing dwellinghouse and the erection of a replacement two storey house (with accommodation at basement level and within the roofspace). The existing building is of little architectural merit and there are no objections to its demolition. The amended design of the proposed replacement house is considered to be acceptable and would not affect neighbour amenity. The proposal would therefore preserve and enhance the character and appearance of the Merton (Wimbledon West) Conservation Area. Accordingly, it is recommended that planning permission be granted.

**RECOMMENDATION**

(1) 07/P3883

**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 Details of Refuse Storage
5. C.1 Restriction on Window Openings (East and West Side Elevations)
6. C.10 Hours of Construction
7. D.1 Provision Of Car Parking (Drawing No. 2007/V/012B)
8. H.1 Landscaping Scheme
9. H.5 Tree Protection
10. I.7 External Lighting
11. I.10 Wash Down Facilities

Informative

It is current Council policy for the Council’s contractor to construct new vehicular accesses and to reinstate the footway across redundant accesses. The developer is to contact the Council’s Highways team, prior to the commencement of construction, to arrange for any works to be done. If the developer wishes to undertake this work the Council will require a deposit and the developer will need to cover all the Council’s costs (including supervision of the works). If the works are of a significant nature, a Section 278 Agreement (Highways Act 1980) will be required and the works must be carried out to the Council’s specification.

Reason for Approval
The proposal involves the demolition of an existing dwellinghouse and the erection a replacement dwellinghouse on a site within a conservation area. The design of the proposed replacement house is considered to be acceptable and the proposal would protect neighbour amenity and preserve and enhance the character and appearance of the Merton (Wimbledon West) Conservation Area. The proposal accords with policies contained with the Councils adopted Unitary Development Plan and London Plan Policies. The policies listed below were relevant to this proposal.

Adopted Merton UDP (October 2003)
HP.1 (Housing Targets)
HS.1 (Housing Layout and Amenity)
(2) 07/P3885

GRANT CONSERVATION AREA CONSENT

Subject to the following condition:-

1. J.2 Conservation Area Works

Reason for Approval
The proposal involves the demolition of an existing dwellinghouse in connection with the redevelopment of the site by the erection of a replacement dwellinghouse. The existing building is of little architectural merit and there are no objections to its demolition. The proposal accords with policies contained with the Councils Adopted Unitary Development Plan and London Plan Policies. The policy listed below was relevant to this proposal.

Adopted Merton UDP (October 2003)
BE.2 (Conservation Areas-Demolition)
Wilberforce Way

Key:
1 = Bedroom
2 = Ensuite
3 = Kitchen
4 = Reception
5 = Stair Well
6 = Dining
7 = Services Room
8 = Bathroom
9 = Store / Utility
10 = Light Well
11 = Study
12 = Boot Room
13 = Services
14 = Guest Bedroom
15 = Study
16 = Dressing Room
17 = Cloak Room
18 = Gymn.
19 = Entertainment
20 = Cellar
21 = Utility

Scale: 1:100
Scale: 1:50
Scale: 1:20

NOTES RELATING TO THIS DRAWING
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ARCHITECTURE
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LONDON BOROUGH OF MERTON

3 MAR 2008

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Wilberforce Way

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Wilberforce Way

Scale: 1:100
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NEW PROJECTING PORCH ROOF, TILED TO MATCH MAIN HOUSE AND HAVING WHITE PAINTED PROPORTION TIMBERS, SUPPORT FRAME AND RAILINGS TO ENCLOSe AND SUPPORT COVERED PORCH AREA. EXACT DETAIL SUBJECT TO PRE-CONSTRUCTION AGREEMENT ALONG WITH PLANNING DEPARTMENT.

MONROE OF MERTON

AMEND

This drawing is the copyright of Eurohaus. Only those with whom we have contracted may copy or use it. No liability is accepted for unauthorised use.
Materials
- Facing brick, (sample to be submitted for LPA approval prior to construction).
- Man made clay or slate tiles, sample to be submitted for LPA approval prior to construction.
- Eaves painted timber.

Windows
- Painted timber with casement opening format. Windows on side walls generally to be frosted glass except at ground and basement level.

Rooflights
- Conservation type natural timber framed with clear glass.

Front Door
- Stained timber.

Railing
- Black metal on stone coping.

Guttering
- Black cast iron.

See Landscape plan for finishes surrounding house.

Scale: 1:100
Scale: 1:50
Scale: 1:20

Wilberforce Way
New inward opening windows with black metal Juliet balcony immediately in front of them.
Materials

Walls - Facing brick, (sample to be submitted for LPA approval prior to construction).

Roof - Mann made clay or slate tiles sample to be submitted for LPA approval prior to construction.
Eaves painted timber.

Windows - Painted timber with casement opening format.
Windows on side walls generally to be frosted glass except at ground and basement level.

Rooflights - Conservation type natural timber framed with clear glass.

Front Door - Stained timber.

Railings - Black metal on stone coping.

Guttering - Black cast iron.

See Landscape plan for finishes surrounding house.
Materials

Walls - Facing brick, (sample to be submitted for LPA approval prior to construction).

Roof - Man made clay or slate tiles (sample to be submitted for LPA approval prior to construction).

Eaves painted timber.

Windows - Painted timber with casement opening format. Windows on side walls generally to be frosted glass except at ground and basement level.

Rooftops - Conservation type natural timber framed with clear glass.

Frost Door - Stained timber.

Railings - Black metal on stone coping.

Guttering - Black cast iron.

See Landscape plan for finishes surrounding house.
APPLICATION SITE

Wilberforce Way