

Merton Council

Planning Applications Committee

Membership

Councillors

Linda Kirby (Chair)

John Bowcott (Vice-Chair)

David Dean

Abigail Jones

Philip Jones

Andrew Judge

Najeeb Latif

Peter Southgate

Geraldine Stanford

Imran Uddin

Substitute Members:

Stephen Crowe

Joan Henry

Daniel Holden

John Sargeant

Laxmi Attawar

A meeting of the Planning Applications Committee will be held on:

Date: 17 November 2016

Time: 7.15 pm

**Venue: Council chamber - Merton Civic Centre, London Road, Morden
SM4 5DX**

This is a public meeting and attendance by the public is encouraged and welcomed. If you wish to speak please see notes after the list of agenda items. For more information about the agenda and the decision making process contact democratic.services@merton.gov.uk or telephone 020 8545 3357

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Planning Applications Committee

17 November 2016

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| 1 | Apologies for absence | |
| 2 | Declarations of Pecuniary Interest | |
| 3 | Minutes of the previous meeting | 1 - 8 |
| 4 | Town Planning Applications - Covering Report | 9 - 12 |
| | Officer Recommendation:
The recommendations for each individual application are detailed in the relevant section of the reports | |
| 5 | 6 Beltane Drive, Wimbledon, SW19 5JR | 13 - 32 |
| | Application Number: 15/P4601 Ward: Village
Recommendation: GRANT planning permission subject to conditions | |
| 6 | 40 Dane Road, Colliers Wood, SW19 2NB | 33 - 46 |
| | Application Number: 15/P3217 Ward: Abbey
Recommendation: GRANT Planning Permission subject to conditions | |
| 7 | 15 Denmark Rd, Wimbledon SW19 4PG | 47 - 70 |
| | Application Number: 16/P1418 Ward: Hillside
Recommendation: Grant planning permission subject to planning conditions. | |
| 8 | 17 Merton Hall Rd, Wimbledon Chase, SW19 3PP | 71 - 78 |
| | Application Number: 16/P1092 Ward:
Dundonald | |
| | ITEM NOW WITHDRAWN FROM AGENDA | |
| 9 | 134 Merton Rd, Wimbledon, SW19 1EH | 79 - 96 |
| | Application Number: 16/P1872 Ward: Trinity
Recommendation: GRANT planning permission subject to planning conditions and the completion of a S106 agreement covering the following heads of terms:
1) Restriction on future occupiers obtaining parking permits
2) The applicant agreeing to meet the Council's costs of preparing drafting and monitoring the section 106 obligations. | |
| 10 | 58 Mostyn Road, Merton Park, London, SW19 3LN | 97 - 106 |
| | Application Number: 16/P2148 Ward: Merton Park

Recommendation: GRANT planning permission subject to planning conditions. | |

- | | | |
|----|---|-----------|
| 11 | 7 Ridgway Place, Wimbledon, SW19 4EW

Application Number: 16/P2451 Ward: Hillside
Recommendation: GRANT Planning Permission subject to conditions | 107 - 120 |
| 12 | 5 Rushmere Place, Wimbledon, SW19 5RP

Application Number: 16/P2487 Ward: Village
Recommendation: GRANT Planning Permission subject to conditions | 121 - 128 |
| 13 | Kings College School, Southside Common, SW19 4TT

Application Number: 16/P3126 Ward: Village
Recommendation: GRANT permission subject to conditions | 129 - 150 |
| 14 | 20 Sunnyside, Wimbledon, SW19 4SH

Application Number: 16/P0112 Ward: Village
Recommendation: GRANT Planning Permission subject to conditions | 151 - 162 |
| 15 | 52-54 Wandle Bank, Colliers Wood, SW19 1DW

Application Number: 15/P4741 Ward: Abbey
Recommendation: GRANT Planning Permission subject to conditions and S106 agreement | 163 - 212 |
| 16 | Wellington House, 60-68 Wimbledon Hill Rd, SW19 7PA

Application Number: 16/P2942 Ward: Hillside
Recommendation: GRANT Planning Permission Subject to Conditions and S106 Agreement | 213 - 238 |

ITEM WITHDRAWN FROM THIS AGENDA

- 17 Planning Appeal Decisions
Officer Recommendation:
That Members note the contents of the report.
REPORT TO FOLLOW
- 18 Planning Enforcement - Summary of Current Cases
Officer Recommendation:
That Members note the contents of the report.
REPORT TO FOLLOW

Declarations of Pecuniary Interests

Members are reminded of the need to have regard to the items published with this agenda and, where necessary to declare at this meeting any Disclosable Pecuniary Interest (as defined in the The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012) in any matter to be considered at the meeting. If a pecuniary interest is declared they should withdraw from the meeting room during the whole of the consideration of that matter and must not participate in any vote on that matter. If members consider they should not participate because of a non pecuniary interest which may give rise to a perception of bias, they should declare this, withdraw and not participate in consideration of the item. For further advice please speak with the Council's Assistant Director of Corporate Governance.

Declarations of Pecuniary Interests – Members of the Design and Review Panel (DRP)

Members of the Planning Applications Committee (PAC), who are also members of the DRP, are advised that they should not participate in an item which has previously been to DRP where they have voted or associated themselves with a conclusion reached or recommendation made. Any member of the PAC who has also sat on DRP in relation to items on this PAC agenda must indicate whether or not they voted in such a matter. If the member has so voted they should withdraw from the meeting.

NOTES

- 1) **Order of items:** Please note that items may well be not considered in the order in which they are shown on the agenda since the items for which there are many observers or speakers are likely to be prioritised and their consideration brought forward.
- 2) **Speakers:** Councillors and members of the public may request to speak at the Committee. Requests should be made by telephone to the Development Control Admin. Section on 020-8545-3445/3448 (or e-mail: planning@merton.gov.uk) no later than 12 Noon on the last (working) day preceding the meeting. For further details see the following procedure note.
- 3) **Procedure at Meetings:** Attached after this page is a brief note of the procedure at Planning Application Committee meetings in relation to
 - a. requests to speak at meetings; and
 - b. the submission of additional written evidence at meetings. Please note that the distribution of documentation (including photographs/drawings etc) by the public during the course of the meeting will not be permitted.
- 4) **Copies of agenda:** The agenda for this meeting can be seen on the Council's web-site (which can be accessed at all Merton Libraries). A printed hard copy of the agenda will also be available for inspection at the meeting.

Procedure at meetings of the Planning Applications Committee

- 1 Public speaking at the Planning Applications Committee
- 2 Submission of additional written evidence at meetings

1 Public speaking at the Planning Applications Committee

- 1.1 The Council permits persons who wish to make representations on planning applications to speak at the Committee and present their views. The number of speakers for each item will be at the discretion of the Committee Chair, but subject to time constraints there will normally be a maximum of 3 objectors (or third party) speakers, each being allowed to speak for a maximum of 3 minutes.
- 1.2 Following the issue of the agenda, even if a person has previously indicated their wish to address the Committee, they should contact either
 - the Planning Officer dealing with the application (or e-mail: planning@merton.gov.uk) or
 - the Development Control Admin. Section on 020-8545-3445/3448 (9am – 5pm); or
 - the Development Control hotline 020-8545-3777 (open 1pm – 4pm only).
- 1.3 Requests to speak must be received by 12 noon on the day before the meeting, and should include the person's name, address, and daytime contact phone number (or e-mail address) and if appropriate, the organisation they represent; and also clearly indicate the application, on which it is wished to make representations.
- 1.4 More speakers may be permitted in the case of exceptional circumstances/major applications, but representatives of political parties will not be permitted to speak. (See also note 1.10 below on Ward Councillors/Other Merton Councillors.)
- 1.5 If a person is aware of other people who wish to speak and make the same points, then that person may wish to appoint a representative to present their collective views or arrange that different speakers raise different issues. Permission to speak is at the absolute discretion of the Chair, who may limit the number of speakers in order to take account the size of the agenda and to progress the business of the Committee.
- 1.6 Applicants (& agents/technical consultants): Applicants or their representatives may be allowed to speak for the same amount of time as the sum of all objectors for each application. (For example, if objectors are allowed to speak for three minutes each, then if there was only one objector, the applicant may be allowed to speak for a maximum of 3 minutes; but if there were 2 objectors, the applicant may be allowed to speak for a maximum of 6 minutes and so on.)
- 1.7 Unless applicants or their representatives notify the Council to the contrary prior to the Committee meeting, it will be assumed that they will be attending the meeting and if there are objectors speaking against their application, will take the opportunity to address the Committee in response to the objections.

- 1.8 When there are no objectors wishing to speak, but the application is recommended for refusal, then the Applicants or their representatives will also be allowed to speak up to a maximum of 3 minutes.
- 1.9 Applicants will not be allowed to speak if their application is recommended for approval and there are no objectors speaking. An exception will be made if an applicant (or their representative) wishes to object to the proposed conditions; and in this case they will be allowed to speak only in relation to the relevant conditions causing concern.
- 1.10 Speaking time for Ward Councillors/Other Merton Councillors: Councillors, who are not on the Committee, may speak for up to a maximum of 3 minutes on an application, subject to the Chair's consent, but may take no part in the subsequent debate or vote. Such Councillors, however, subject to the Chair's consent, may ask questions of fact of officers.
- 1.11 Such Councillors, who are not on the Committee, should submit their request to speak by 12 noon on the day before the meeting (so that their name can be added to the list of speaker requests provided to the Chair). Such requests may be made to the Development Control Section direct (see 1.2 above for contact details) or via the Councillor's Group office.
- 1.12 Points of clarification from applicants/objectors: If needed, the Chair is also able to ask applicants/objectors for points of clarification during the discussion of an application.

2 Submission of additional written evidence at meetings

- 2.1 The distribution of documentation (including photographs/drawings etc) during the course of the Committee meeting will not be permitted.
- 2.2 Additional evidence that objectors/applicants want to provide Committee Members (i.e. Councillors) to support their presentation (when speaking) must be submitted to Merton Council's Development Control Section before 12 Noon on the day before the relevant Committee meeting.
- 2.3 If an applicant or objector wishes to circulate additional information in hard copy form to Committee Members, they are required to provide 16 hard copies to the Planning Officer dealing with the application before 12 Noon on the day before the meeting.
- 2.4 Any queries on the above should be directed to:
 - planning@merton.gov.uk or;
 - the Development Control hotline 020-8545-3777 (open 1pm – 4pm only).
 - Contact details for Committee Members and all other Councillors can be found on the Council's web-site: <http://www.merton.gov.uk>

Agenda Item 3

All minutes are draft until agreed at the next meeting of the committee/panel. To find out the date of the next meeting please check the calendar of events at your local library or online at www.merton.gov.uk/committee.

PLANNING APPLICATIONS COMMITTEE

13 OCTOBER 2016

(7.15 pm - 10.32 pm)

PRESENT Councillor Linda Kirby (Chair), Councillor John Bowcott,
Councillor David Dean, Councillor Philip Jones,
Councillor Andrew Judge, Councillor Najeeb Latif,
Councillor Peter Southgate, Councillor Geraldine Stanford and
Councillor Imran Uddin

ALSO PRESENT Neil Milligan
Sue Wright
Jonathan Lewis
Chris Chowns
Lisa Jewell

1 APOLOGIES FOR ABSENCE (Agenda Item 1)

Apologies for absence were received from Councillor Abigail Jones

2 DECLARATIONS OF PECUNIARY INTEREST (Agenda Item 2)

There were no declarations of pecuniary interest.

Councillor John Bowcott made a statement to inform the Committee that he had Chaired the Design Review Panel meeting that considered one of the applications on the agenda (Item 7) but he did not take part in the debate or vote on the proposal.

Councillor David Dean made a statement to inform the Committee that his son was a member of Wimbledon RFC (Item 5). Although this wasn't a pecuniary interest, Councillor Dean left the Chamber for the duration of this item.

Neil Milligan, Planning Manager, declared that he had once played Rugby at Wimbledon RFC.

3 MINUTES OF THE PREVIOUS MEETING (Agenda Item 3)

RESOLVED:

That the minutes of the meeting held on 15 September 2016 are agreed as an accurate record.

4 TOWN PLANNING APPLICATIONS - COVERING REPORT (Agenda Item 4)

The published Agenda and Supplementary Agenda tabled at the meeting form part of the Minutes:

a) Supplementary Agenda: A list of modifications for agenda items 6, 8, 9, and 10 were published as a supplementary agenda.

b) Verbal Representations: The Committee received verbal representations detailed in the minutes for the relevant item.

c) Order of the Agenda – The Chair amended to order of items to the following: 8,10,7,5,6,9,11,12, 13 and 14

5 WIMBLEDON RFC, BARHAM ROAD, SW20 (Agenda Item 5)

Proposal: Application for variation of Condition 2 (Approved Plans) attached to LBM Planning Permission Ref.14/P1995 (Dated 24/7/2016) relating to the variation of approved plans in respect of an increase in height of the single storey side extension.

The Committee noted the officer's report and presentation and verbal representations from two objectors to application and the applicant.

Members asked officers to clarify the situation, Officers explained that the single storey building had been built at a height 400mm higher than the scheme approved in 2014. Local residents who objected had measured this to be 900mm, but Planning Officers were sure that it was 400mm. The reason for this increase in height was that a parapet wall had been added to accommodate a water drainage system from the flat roof. Members also noted that the set back of the extension had been reduced from 2m to 1.5m, when comparing the actual building to the approved plans. However Officers did not think that this change caused sufficient detriment to neighbours as to warrant a refusal.

RESOLVED

1. The Committee voted to GRANT variation of conditions
2. The Committee requested that Officers look at the approved Conditions regarding the use of the Flat Roof and if necessary add a condition to prevent access, except for maintenance

6 20 BELVEDERE GROVE, WIMBLEDON, SW19 7RL (Agenda Item 6)

Proposal: Erection of rear extensions at ground, first and second floor levels and construction of basement beneath rear extensions

The Committee noted the officer's report and presentation and additional information in the Supplementary agenda. The Committee received verbal presentations from an objector to the application and the applicant.

Officers asked members to note the Planning Inspectors comments in his appeal decision, appended to the agenda report, which stated that the previous application did not have an unacceptable impact on the immediate neighbours. He did, however, think that the previous application lacked 'spaciousness' around the building and that

this had a negative effect on the setting within the Conservation Area. The current application has a new roof design that is reduced in bulk and massing and respects the proportions of the building. This roof would have a significantly different appearance from the street, and that this addressed the issues of 'spaciousness'.

Members asked officers about the type of piles to be used in the construction of the basement, Officers said they would add a condition requesting the use of vibration reducing piles

RESOLVED

The Committee voted to GRANT permission subject to conditions

7 247 THE BROADWAY, WIMBLEDON, SW19 1SD (Agenda Item 7)

Proposal: Demolition of existing office building and construction of a new five storey office building (Class B1 use) together with associated car/cycle parking and landscaping.

The Committee noted the officers report and presentation and additional information in the Supplementary Agenda. The Committee received verbal representations from three objectors to the application, the Agent and Architect to the application, and Councillors Katy Neep and Charlie Chirico.

Objectors made comments including:

- Out of keeping with the surrounding buildings
- Too high - 2 storeys higher than neighbours
- Will take sunlight and light from Trinity Church, especially in the winter months
- Not a good design – unsympathetic with cheap garish materials
- DRP said glass and metal cladding is too much of a contrast with the other buildings in the area
- Will be overbearing on an area that is currently a vibrant and dynamic family area
- Goes against social cohesion in the area
- Set too far forward
- Want to see some greenery

In reply the Planning Officer Commented that the Church is not residential and therefore it cannot be given the same protection as a residential property would be for daylight and sunlight. There are a variety of materials used in the design which is a modern design and not in a conservation area

The Agent to the application made comments including:

- It is a Policy Compliant development and residents said that they wanted offices only.
- There is an existing permission for this land but it is a mixed use development.
- Light levels for the Church are not required because it is not residential

The Architect to the application made comments including:

- It is simple light contemporary building
- The external cladding is glass and can be in much softer colours than shown on plans
- The building has an active frontage that references Wimbledon Town Centre
- It is designed to revitalise the area
- It is 'smart' building with a very good BREEAM rating
- It is not as tall as the YMCA building

Councillor Katy Neep made comments including:

- Does not comply with Merton Core Strategy
- Modern block out of context with its surroundings in terms of its height, bulk and mass
- Will not enhance the area – particularly when consider how the area is used by the community
- Visibly higher than surrounding buildings and so not in keeping
- We do have a Masterplan for this area that is not yet in place

Councillor Chirico made comments including:

- To say it's not as high as YMCA is not acceptable, as this building is in the middle of a community hub
- Applicant said they looked to Town Centre when designing this building but this is not the Town Centre,
- It is a key part of The Broadway where key services are provided
- Want to see a low rise, high quality development with brick not glass

Officers asked the Committee to note that there is currently no approved masterplan or height guidelines for development in this area.

Members asked about the DRP (Design Review Panel) comments – they asked for a reduction in height by one storey and also said that it was too different from its neighbours. Officers said that the sixth storey had been reduced and incorporated but not removed, it would not be seen from the street but could be seen from the gardens of properties on the other side of the road.

Members asked about the existing approved scheme and noted that the scheme being considered tonight was taller and bigger but a more attractive design. The new scheme mirrored the extant scheme at the back.

Members Commented:

- They did not want to see anything larger than the extant scheme
- This application was too big and too high
- Design of building not good enough to overcome the other objections
- The extant scheme was proportional and balanced, this scheme is not
- This proposal does not relate to its neighbours; it ignores its neighbours. DRP commented that it did not take heed of its neighbours
- DRP commented that this Scheme is too different from its neighbours
- Would like to see some greenery

RESOLVED

The Committee agreed to:

1. REFUSE the application for the following reasons:
 - Unacceptable height, size, bulk, and massing of the proposed building
 - Design does not relate to neighbouring buildings
2. DELEGATE to the Director of Environment & Regeneration the authority to make any appropriate amendments in the context of the above to the wording of the grounds of refusal including references to appropriate policies

8 144 CENTRAL ROAD, MORDEN SM4 5RL (Agenda Item 8)

Proposal: Change of Use from Class A4 (Public House) to Class A5 (Hot Food Takeaway) together with shopfront alterations and installation of air condensers and extraction flue

The Committee noted the officer's report and presentation and additional information in the Supplementary agenda. The Committee received a verbal representation from an objector and the agent to the application.

Members asked officers about the extraction and condenser units and the potential for noise nuisance. The Planning Officer explained that Environmental Health had approved the units based on manufacturer's data and therefore condition 9 required all plant to be maintained and operated in accordance with the manufacturer instructions

Members asked about the opening hours of the previous Public House use and noted that these finished at 11pm. Members asked for the opening hours of the proposal to be reduced to 11pm. Members also asked for a condition to be added regarding maintaining cleanliness in the vicinity of the proposed business.

RESOLVED

The Committee voted unanimously to GRANT permission subject to conditions in the report and additional conditions to be attached:

- Hours of opening be reduced to 11am-11pm
- Cleanliness of the external area to be maintained by applicant

9 1A COURTHOPE ROAD, WIMBLEDON, SW19 7RH (Agenda Item 9)

Proposal: Demolition of existing four storey building and erection of new four storey building with accommodation arranged over five levels including semi-basement and accommodation within the roof space comprising 9 x two bedroom self-contained flats together with associated car parking and landscaping.

The Committee noted the officer's report and presentation, a verbal presentation from an objector to the application and the agent to the application.

Members commented that the proposed building was preferable to the existing building. There was sympathy for local residents owing to the length of the construction period but members noted that conditions required a construction method statement which would aim to reduce the issues residents were concerned about.

Members commented that other Planning Authorities levy additional fees for basements given the additional inspection requirements and asked officers to consider this.

RESOLVED

The Committee voted unanimously to GRANT permission subject to completion of a S.106 Agreement and conditions

10 91 OAKLEIGH WAY, MITCHAM, CR4 1AW (Agenda Item 10)

Proposal: Erection of a single storey rear extension, rear roof extension and hip to gable roof extension, 2 x rooflights to the front roof slope. New roof over existing front porch and bay window, and erection of ancillary outbuilding in the rear garden.

The Committee noted the officers report and presentation and the information contained in the Supplementary Agenda. The Committee received verbal representations from an Objector and the Agent to the application.

The Objector raised residents' concerns including:

- Why was the main entrance on the first floor
- The Plans do not allow for a single dwelling

- The written description does not match what is shown in the plans.

Members commented on the number of bedrooms proposed and that the house was unlikely to be able to provide enough amenity space if all bedrooms were occupied.

Members commented on the lack of annotation on the plans and that it was difficult to understand how the internal layout could be used as a family house, and how the incidental use of the outbuilding would relate to the main dwellinghouse.

Members commented that the design of the roof and extension seemed overbearing compared to the plot size. The extension and outbuilding left very little amenity space for residents.

RESOLVED

The Committee agreed to:

1. REFUSE the application for the following reasons:
 - Unacceptable bulk, mass and design of the roof
 - Design of the outbuilding
2. DELEGATE to the Director of Environment & Regeneration the authority to make any appropriate amendments in the context of the above to the wording of the grounds of refusal including references to appropriate policies

11 42 PARKSIDE GARDENS, WIMBLEDON, SW19 5ET (Agenda Item 11)

Proposal: Installation of eight photovoltaic solar panels (retrospective)

The Committee noted the officers report and presentation, a verbal representation from an Objector and from the Agent to the application. The Planning Officer explained that the original application had only sought green roofs on 2 of the lower roofs, not the main flat roof of the building, but that a revision had been approved showing all the flat roofs as green roofs. The house as built has green roofs on 3 of the lower roofs and therefore has more green roof elements than the original approval. If the panels were 6.5 cm lower they could be added under permitted development rights. The objector raised residents' concerns, as detailed in the report. The Agent explained that the panels were sited to minimise the effect on the surroundings.

RESOLVED

The Committee voted to GRANT Planning permission subject to conditions

12 19 WILMORE END, SOUTH WIMBLEDON, SW19 3DE (Agenda Item 12)

Proposal: Erection of a two storey side extension, extending beyond front wall of dwellinghouse.

The Committee noted the officer's report and presentation.

Members asked officers about the Parking and Delivery Management Plan for the Construction of the development and noted that this plan would suggest that smaller vehicles and loads would be better suited to this development given its access arrangements. The Transport Planning Officer did not advise that parking be conditioned for the construction phase.

RESOLVED

The Committee voted unanimously to GRANT permission subject conditions

13 PLANNING APPEAL DECISIONS (Agenda Item 13)

RESOLVED

The Committee received the Report

14 PLANNING ENFORCEMENT - SUMMARY OF CURRENT CASES (Agenda Item 14)

RESOLVED

The Committee received the Report

Agenda Item 4

Committee: PLANNING APPLICATIONS COMMITTEE

Date: 17 NOVEMBER 2016

Wards: ALL

Subject: TOWN PLANNING APPLICATIONS – Covering Report

Lead officer: James McGinlay - Head of Sustainable Communities

Lead member: COUNCILLOR LINDA KIRBY, CHAIR OF PLANNING APPLICATIONS COMMITTEE

Contact officer: For each individual application, see the relevant section of the report.

Recommendations:

A. The recommendations for each individual application are detailed in the relevant section of the reports

1. PURPOSE OF REPORT AND EXECUTIVE SUMMARY.

1.1. These planning application reports detail site and surroundings, planning history, describe the planning proposal, cover relevant planning policies, outline third party representations and then assess the relevant material planning considerations.

2. DETAILS

2.1 This report considers various applications for Planning Permission and may also include applications for Conservation Area Consent, Listed Building Consent and Advertisement Consent and for miscellaneous associated matters submitted to the Council under the Town & Country Planning Acts.

2.2. Members' attention is drawn to Section 38(6) of the Planning and Compulsory Purchase Act 2004 which requires that if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

2.3 In Merton the Development Plan comprises: The London Plan (March 2015) the Merton LDF Core Planning Strategy (July 2011), the Merton Sites and Policies Plan (June 2014), and The South West London Waste Plan (March 2012). The National Planning Policy Framework ("NPPF") which came into effect in March 2012 and the National Planning Policy Guidance, published in

March 2014 are also of particular relevance in the determination of planning applications.

- 2.4 Members' attention is also drawn to Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (1990 Act), regarding applications for Listed Building Consent which places a statutory duty on the Council as local planning authority to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".
- 2.5 With regard to Conservation Areas, Section 72(1) of the 1990 Act provides that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance" of the conservation area when determining applications in those areas.
- 2.6 Each application report details policies contained within the Development Plan. For ease of reference and to introduce some familiarity, the topics covered by the policies are outlined in brackets. In the event that an application is recommended for refusal the reasons will cover policies in the Development Plan.
- 2.7 Members will be aware that certain types of development are classed as "Permitted Development" and do not require planning permission.
- 2.8 The Council's Scheme of Management provides for officers to determine generally routine, applications, including householder applications, applications for new housing that have not been the subject of local interest at consultation stage and with which there is an associated S106 undertaking, provided that it would not contain any heads of terms or contributions that are not a standard requirement of the Local Plan or (for proposals where a standard requirement has been subject to modification through negotiation or otherwise) depart significantly from the standard requirement of the Local Plan; and applications for advertisement consent.

3. SUSTAINABLE DEVELOPMENT AND ENVIRONMENTAL IMPACT ASSESSMENT

- 3.1 There is a need to comply with Government guidance that the planning process should achieve sustainable development objectives. It is for this reason that each report contains a section on sustainability and environmental impact assessment requirements.
- 3.2 Resolution 42/187 of the United Nations General Assembly defined sustainable development as "development which meets the needs of the present without compromising the ability of future generations to meet their own needs. The NPPF states that "the purpose of the planning system is to contribute to the achievement of sustainable development" and that "there are three dimensions to sustainable development: economic, social and environmental".

3.3 The NPPF states that “pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life”, and that “at the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking”.

3.4 It is also important that relevant applications comply with requirements in respect of environmental impact assessment as set out in the Town & Country Planning (Environmental Impact) Regulations 2011 (As amended). Each report contains details outlining whether or not an environmental impact assessment was required in the consideration of the application and, where relevant, whether or not a screening opinion was required in the determination of the application. Environmental impact assessments are needed in conjunction with larger applications in accordance with relevant regulations. In some cases, which rarely occur, they are compulsory and in others the Council has a discretion following the issue of a screening opinion. In practice they are not needed for the large majority of planning applications.

4 ALTERNATIVE OPTIONS

4.1. None for the purposes of this report, which is of a general nature outlining considerations relevant to the reports for specific land development proposals.

5 CONSULTATION UNDERTAKEN OR PROPOSED

5.1 Not required for the purposes of this report.

6 TIMETABLE

6.1. As set out in the body of the report.

6 FINANCIAL, RESOURCE AND PROPERTY IMPLICATIONS

6.1. None for the purposes of this report unless indicated in the report for a particular application.

7 LEGAL AND STATUTORY IMPLICATIONS

7.1. As set out in the body of the report.

8 HUMAN RIGHTS, EQUALITIES AND COMMUNITY COHESION IMPLICATIONS

8.1. These applications have been considered in the light of the Human Rights Act (“The Act”) and in particular, the First Protocol of Article 1 (Protection of Property); Article 6 (Rights to a Fair Trial) and Article 8 (Private and Family Life) which came into force on 2 October 2000.

8.2. Consideration has been given to the impact of each application on the people living and working in the vicinity of that particular application site and to the impact of the proposals on the persons who have made written representations on the planning merits of the case. A full assessment of material planning considerations has been included in each Committee report.

- 8.3. Third party representations and details of the application proposals are summarised in each Committee report. It may be that the policies and proposals contained within the Development Plan and/or other material planning considerations will outweigh the views of third parties and/or those of the applicant.

9 CRIME AND DISORDER IMPLICATIONS

- 9.1. As set out in the body of the report.

10 RISK MANAGEMENT AND HEALTH AND SAFETY IMPLICATIONS

- 10.1. As set out in the body of the report.

11 APPENDICES – THE FOLLOWING DOCUMENTS ARE TO BE PUBLISHED WITH THIS REPORT AND FORM PART OF THE REPORT

- 11.1 None for the purposes of this report.

12. BACKGROUND PAPERS

- Background papers – Local Government (Access to Information) Act 1985
- Planning application files for the individual applications.
- London Plan (2015)
- Merton LDF Core Planning Strategy (2011)
- Merton Sites and Policies Plan (2014)

- Appropriate Government Circulars and Guidance Notes and in particular the NPPF and NPPG.
- Town Planning Legislation.
- The Mayor of London's Supplementary Planning Guidance.
- Merton's Supplementary Planning Guidance.
- Merton's Standard Planning Conditions and Reasons.
- Town & Country Planning (Environmental Impact Assessment) Regulations 2011 (As amended).

**PLANNING APPLICATIONS COMMITTEE
17 NOVEMBER 2016**

APPLICATION NO. **DATE VALID**
15/P4601 16/12/2015

Address/Site 6 Beltane Drive, Wimbledon, SW19 5JR

Ward Village

Proposal: **DEMOLITION OF EXISTING HOUSE AND THE ERECTION OF
A NEW 5 BED DWELLINGHOUSE**

Drawing Nos 106_D_01_ Location plan, site plan and topography survey.
 106_D_02_ Existing plans and elevations
 106_D_03_ Proposed plans
 106_D_04_ Proposed elevations and sections
 106_05 Material/finishes board

RECOMMENDATION Grant planning permission subject to conditions.

CHECKLIST INFORMATION

- Heads of agreement – N/A.
- Is a screening opinion required: No.
- Is an Environmental Impact Statement required: No.
- Press notice: Yes.
- Site notice: Yes.
- Design review panel consulted: No.
- Number of neighbours consulted: 20.
- External consultations: No
- Archaeology: Not in a Priority Zone.
- Flooding: In flood zone 1.
- PTAL Score – 1b (poor).
- CPZ – Yes (Zone VNE).

Contact Officer: Tim Lipscomb (020 8545 3496)

1. INTRODUCTION

1.1 The matter is brought before the Planning Applications Committee due to the number of objections received.

2. SITE AND SURROUNDINGS

2.1 The site comprises a detached, two-storey dwellinghouse located at the furthest end of the cul de sac forming Beltane Drive. It has a freestanding double garage sitting forward of the main house and facing directly into the cul de sac with the main house sat behind the front garden at right angles to it,

partially screened from public view by trees and landscaping within the front garden area.

- 2.2 The existing dwelling has a gabled roof with a shallow pitch, with the gable ends facing the side boundaries and has a similar architectural form to other detached dwellings in the street, having been constructed at a similar time.
- 2.3 5 Beltane Drive, opposite the site on the other side of the cul de sac, has been recently demolished and a replacement house constructed. To the south, the neighbouring house, no 7, is a detached L-shaped house. As no 6 is at the end of the cul de sac, its other boundaries are with the gardens of properties in neighbouring roads.
- 2.4 The long northern side garden boundary abuts the end of the rear gardens of 3 / 4 storey townhouses fronting on to Queensmere Road. The existing house at no 6 Beltane Drive sits in a slightly elevated position above the rear ground floor level of these properties, due to the change of levels between the site and the rear gardens of these dwellings, as the land slopes down away from the site from south to north.
- 2.5 The rear boundary of the site adjoins the curtilage of Queensmere House. The rear boundary with Queensmere House is screened by trees. There are a number of mature trees within the site and in neighbouring gardens. Although there is little screening of the flank of no 6 directly along the rear boundaries with houses in Queensmere Road, there is a very significant oak tree within the garden of 46 Queensmere Road, in line with the flank of no 6.
- 2.6 The area has a suburban character and the immediate environs of the site is of a spacious layout of dwellings with generous plots, although the character to the north is markedly changed with taller dwellings (townhouses) arranged in terraced rows.
- 2.7 The site is not located within a Conservation Area. The building is not locally or statutorily listed. The site is adjacent to an Archaeological Priority Zone (beyond the eastern boundary of the site). The site is within Flood Zone 1 (low probability of flooding).

3. CURRENT PROPOSAL

- 3.1 The application is for the demolition of the existing house and the erection of a replacement five bedroom dwelling. It would have the appearance of a two-storey dwelling when viewed from the front and a three storey dwelling from the rear, utilising the change in levels and partially excavating into the slope.
- 3.2 The proposed dwelling would therefore have a part basement/lower ground floor sitting under the rear portion of the ground floor footprint only, opening onto a rear terrace with a small change in levels up to the main garden area. The lower ground floor would contain a living area and swimming pool. The ground floor would be partially elevated at the rear and would comprise the main living space with a rear balcony sitting over part of the lower ground floor. The first floor would contain 4 bedrooms.

- 3.3 The proposed dwelling would have a ridge height of 7.7m, when viewed from the front elevation. The proposed dwelling would have a maximum depth of 13.8m at first floor level and a maximum depth including single storey elements of 18.28m and a width of 13.2m.
- 3.4 The dwelling would have glazed gable features to the front and rear elevations with a crown flat roof at ridge level, which would accommodate PV solar panels. PV solar panels would also be incorporated into the roofslope of the south facing elevation. The main materials are brickwork and slate tiles.
- 3.5 Refuse and recycling stores are shown to the northern side of the dwelling.
- 3.6 Access and parking arrangements would remain unchanged.
- 3.7 Amended plans were submitted on 13/06/2016. These revised plans showed a proposed dwelling with a shorter first floor flank wall to the north elevation, reduced from a depth of 14.016m to 12.5m along with a greater separation to the boundary at first floor level, increased from 1.25-1.9m to 2.9-3.5m.

4. PLANNING HISTORY

- 4.1 There have been a number of applications for works to at and around the site. In addition, the site has the following planning history:
- 4.2 09/P0917 - ERECTION OF A TWO STOREY EXTENSION AT THE SIDE AND FRONT OF THE EXISTING HOUSE INVOLVING REMOVAL OF THE EXISTING GARAGE, UTILITY ROOM AND STORE ROOM. Refused 22/06/2009.
- 4.3 09/P0921 - ERECTION OF NEW DETACHED BUILDING WITH GROUND FLOOR GARAGE AND GAMES ROOM AT FIRST FLOOR LEVEL ANCILLARY TO RESIDENTIAL USE OF 6 BELTANE DRIVE. Grant Permission subject to Conditions 18/06/2009.

5. POLICY CONTEXT

- 5.1 London Plan (2015) policies (as amended by Minor Alterations to the London Plan March 2016):
 - 3.4 Optimising housing potential
 - 3.5 Quality and design of housing developments
 - 3.8 Housing choice
 - 5.1 Climate change mitigation
 - 5.2 Minimising carbon dioxide emissions
 - 5.7 Renewable energy
 - 5.13 Sustainable drainage
 - 6.3 Assessing effects of development on transport capacity
 - 6.9 Cycling
 - 6.13 Parking
 - 7.2 An inclusive environment
 - 7.4 Local character
 - 7.6 Architecture
 - 7.14 Improving air quality
 - 7.19 Biodiversity and access to nature

7.21 Trees and woodlands

5.2 LDF Core Planning Strategy (July 2011)

CS6	Wimbledon Sub-Area
CS8	Housing Choice
CS11	Infrastructure
CS14	Design
CS15	Climate Change
CS16	Flood Risk Management
CS18	Active Transport
CS20	Parking, Servicing and Delivery
CS21	Open Space, Nature Conservation, Leisure and Culture

5.3 Sites and Policies Plan and Policies Map (July 2014)

DM H4	Demolition and redevelopment of single dwelling house
DM O2	Nature Conservation, Trees, hedges and landscape features
DM D1	Urban design and the public realm
DM D2	Design considerations in all developments
DM D4	Managing heritage assets
DM EP4	Pollutants
DM F1	Support for flood risk management
DM F2	Sustainable urban drainage systems (SuDS) and; Wastewater and Water Infrastructure
DM T1	Support for sustainable transport and active travel
DM T2	Transport impacts of development
DM T3	Car parking and servicing standards
DM T5	Access to the Road Network

5.4 Other guidance:

Mayor's Housing SPG March 2016
DCLG: Technical housing standards – nationally described space standard March 2015
Merton's New Residential Development SPG 1999
Merton's Design SPG 2004

6. CONSULTATION

6.1 Standard 21-day site notice procedure and individual letters to neighbouring occupiers. Letters of representation have been received from 14 addresses, 2 from neighbours in Beltane Close and 12 from townhouses in Queensmere Road who face towards the side boundary and side flank wall of 6 Beltane Drive, objecting on the following grounds:

Original proposal:

- The proposed house is too large and would not be in keeping with the character of the area, does not respect the siting, rhythm, scale or massing of surrounding properties.
- The boundary with the gardens of Queensmere Road is not well screened as implied in the application.
- Overbearing and visually intrusive, loss of daylight, sunlight and privacy to rear facing rooms and gardens, perception of being overlooked,

obstruction of view/loss of outlook/sense of enclosure when viewed from the neighbouring gardens to the north in Queensmere Road.

- Loss of light and overshadowing to 7 Beltane Drive
- Impact of basement and swimming pool on ground conditions, flooding and drainage concerns, land and structural stability, lack of SUDS information.
- .Smell of chlorine/ noise from plant.
- Traffic generation during construction, concerned that working hours will cause unacceptable disturbance, extent of excavation and vehicle movements required to dispose of the excavated material, dust generation, precedent of basement swimming pool an issue for integrity of the clay basin and water drainage from Beverley Brook.
- The house would be even larger if extensions were added in the future.
- Impact on trees and concerns that arboricultural information submitted is not accurate.
- No contact has been made with the occupiers of No.44 Queensmere Road in relation to the need for a Party Wall Act Agreement.
- Lack of archaeological report - site within Archaeological Priority Zone
- Impact on bats in relation to proposed removal of Tree T2, concerns regarding bats occupying the loft space of the existing dwelling.
- Concern that detached garage constructed under 09/P0921 is larger than was permitted and therefore this development should be scrutinised at every stage.

Amended proposal:

Amended plans submitted on 13/06/2016 – 16 additional letters of objection (29 in total from 14 addresses, on the following grounds:

- The revised plans show an increase in size of the structure to the rear part of the proposed house, side elevation is too big and would be visually intrusive, proposed trellis would provide inadequate screening.
- Concerns regarding loss of outlook, loss of daylight and sunlight, overbearing form and loss of privacy to neighbouring properties.
- Object to the proposed pool – noise, heat, air pollution and smell.
- Concerns regarding the impact on the tree (T5) at No.44 Queensmere Road, Tree No.5 should be protected, Oak Tree T2 should not be removed.
- Light pollution.
- Concerns as the garage built in 2009 was supposed to have the same eaves height as the garage a No.5 but when built, was larger than this garage. Similar issues may occur with this application.
- Concerns regarding disruption throughout construction process (noise, dust, pollution, traffic, access and parking), construction works should not be allowed on Saturdays, no construction management plan.
- Request noise impact assessment report and a foul sewage and utilities assessment
- The proposed dwelling would be much larger than others in the area, design would not blend in with the street.
- Concerns regarding drainage.
- Concerns over precedent of swimming pool.

- Concern regarding structural stability of basement due to underlying soft ground.

6.2 Highways:

Original and amended proposal:

There are no highways comments on this development except the general INF 8, INF 9, INF 12, H9 and H12.

6.3 Tree and Landscape Officer:

The submitted arboricultural report has been amended to a satisfactory level and I would expect the information shown concerning the protection of trees to be re-produced in a more detailed document (see below). I would recommend attaching the following planning conditions:

F5D - Tree Protection

F8 – Site Supervision – change to monthly reports.

Foundations/Basement; No work shall be commenced until details of the method of excavation, proposed design, materials and method of construction of the basement have been 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 be referred to in the Arboricultural Method Statement and Tree Protection Plan.

6.4 Sustainable Merton:

No objection, subject to a condition to ensure that the proposed development achieves CO2 reductions and internal water usage standards equivalent to Level 4 of the Code for Sustainable Homes level.

6.5 Flood Risk/Drainage Engineer:

A Desk Study Assessment has been undertaken by AF Howland Associates Ltd (ref: CPJS/16.147 dated 18th May 2016). This is based on a Groundsure study, existing available historic borehole records and site inspection and survey. No intrusive site specific ground investigation has been undertaken to date and this is recommended to be undertaken before commencement of development.

The building would need to be designed to resist pressures arising from the assumed 'perched' groundwater regime. This should assume full hydrostatic pressure to ground level. The proposed structure should be designed to resist any potential hydrostatic uplift forces which may be imparted by the presence of groundwater. The basement should be designed as a watertight element.

As the basement may be at risk from flooding from groundwater and localised surface water accumulations, therefore, it is recommended that it is designed to minimise any ingress of groundwater. It is recommended that it is designed in accordance with BS8102:2009.

A series of flood risk reduction mitigation measures should be incorporated into the final design and these could include a pump system to remove excess water should the basement of the property flood. Additional mitigation measures will include:

- Fixtures and fittings for the basement will be located to ensure that if any flood water does enter the building, the impact of floodwater on the property will be minimal;
- Electricity sockets for the basement will be 600mm above the finished floor level and wired from the ceiling down;
- Non return valves will be employed in the drainage design for the basement, to prevent back up of flow;
- Water resistant paint to be used for internal walls.
- The basement will have an internal staircase to upper floors, to a safe place of refuge.

I would recommend that the above measures as set out in the FRA are implemented by way of appropriate condition. This could be worded as follows:

Condition:

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 as highlighted in the submitted Geotechnical Report.

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.

Furthermore, please see below a recommended condition regarding surface water drainage scheme:

No development approved by this permission shall be commenced until a detailed 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. The final drainage scheme will dispose 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 (5.12, 5.13 and SPG) and the advice contained within the National SuDS Standards. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- provide information about the design storm period and intensity, the method employed to delay (attenuate) and control the rate of surface water discharged from the site at a maximum rate of 5 l/s. Appropriate measures must be taken to prevent pollution of the receiving groundwater and/or surface waters;*
- include a timetable for its implementation; and*

iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

6.6 Structural Engineer:

I have reviewed the outline CMS and I am happy with the submitted info. The below documents have to be submitted before any works commence on site.

- a) Demolition Method Statement - prepared by the Contractor undertaking the demolition works. A survey has to be conducted to identify any hazardous materials such as materials containing asbestos, lead etc. The method statement should include the management, handling and safe disposal of such materials.
- b) Construction Method Statement – prepared by the Contractor undertaking the trench sheeting/piling works which is reviewed and agreed by the Structural Engineer.
- c) Construction and temporary work drawings.
- d) Detailed drawing of the basement retaining wall and slab.

7. **PLANNING CONSIDERATIONS**

7.1 The main planning considerations concern the principle of the demolition of the existing building and its replacement, the design of the replacement house including provision of basement level accommodation, together with neighbouring amenity, impact on trees, biodiversity, parking and sustainability issues.

7.2 **Principle of development**

7.2.1 The site is a brownfield site within a residential area and as such the principle of replacement housing development in this location is acceptable in land use terms, subject to the policies of the Development Plan.

7.2.2 The existing dwelling house is not within a conservation area, not locally listed and not statutorily listed. Therefore, there is no in principle objection to the demolition of the existing building subject to a satisfactory replacement building.

7.3 **Character of the Area**

7.3.1 Policy DMD2 seeks to ensure a high quality of design in all development, which relates positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings and existing street patterns, historic context, urban layout and landscape features of the surrounding area. Core Planning Policy CS14 supports this SPP Policy. Policy DMD2 also seeks to ensure that trees are protected from adverse impacts from development.

7.3.2 The proposed replacement dwelling would have a similar ridge height to the existing dwelling and when viewed from the front, the bulk and mass of the proposed replacement dwelling would fit comfortably into the streetscene and the detailed design would add a degree of variety into the locality. Although its

flank walls are relatively deep, they would not be visually prominent from the public realm.

7.4 Lower Ground/Basement Accommodation

7.4.1 The proposed development includes a lower ground/basement below the rear part of the ground floor footprint. In relation to policy DM D2, the proposed basement would be wholly confined within the curtilage of the application property and does not exceed 50% of either the front, rear or side garden of the properties and result in the unaffected garden being a usable single area.

The design of the light wells has ensured that any harmful impact on visual amenity is avoided, as they would be modest and visually unobtrusive.

7.4.2 The Council's Flood Risk Engineer has commented on the scheme and raises no objection subject to conditions to secure the provision of surface and foul water drainage and a scheme to reduce the potential impact of water ingress both to and from the proposed development. The Council's Structural Engineer has commented on the proposals and raises no objection subject to the submission of additional information relating to the detailed construction of the proposed basement, which can be secured by way of condition. A sustainable urban drainage scheme would be required to be provided.

7.4.3 The proposal is considered to comply with the specific requirements of Policy DM D2 in relation to basements.

7.4.4 A condition would be imposed in relation to noise from plant or machinery relating to the basement and swimming pool use.

7.5 Neighbouring Amenity

7.5.1 Policy DM D2 seeks to ensure that development does not adversely impact on the amenity of nearby residential properties.

7.5.2 Impact on Queensmere Road :

7.5.3 The proposed dwelling would result in a north facing flank wall measuring 12.5m (at first floor level), as opposed to the existing flank wall which measures 7.6m in depth at first floor level. The flank wall would therefore be 4.9m wider than existing. At first floor level, the proposed dwelling would be sited 2.9m to 3.5m away from the boundary with Queensmere Road compared to the existing separation distance of 1.25-1.9m.

7.5.4 The Council's SPG on New Residential Development (1999) states that where a flank wall is proposed adjacent to the ends of gardens of existing dwellings, a 4m separation for 2 storey buildings would be sought between the flank wall and the curtilage of the garden of the existing dwelling.

7.5.5 There is a gap of over 30m between the northern boundary of the site and the rear of properties along Queensmere Road, with a gap of 2.9-3.5m between the proposed dwelling and the boundary. This is marginally less than the 4m separation distance advised by the SPG. It is noted that the house would sit in an elevated position compared to the houses in Queensmere Road with little or

no screening from vegetation other than the oak tree within the garden of no 46. However, the distance between the boundary and the rear of these properties is substantial. In addition, the existing two storey flank wall sits gable end on to the boundary in closer proximity than the first floor element of the proposed house whereas the proposed first floor would stand further from the boundary, and would have a roof that slopes away from the boundary rather than a gable end.

7.5.6 Although the flank wall is substantially wider than the existing, it is further away than the existing house. Combined with the other factors outlined above, on balance, officers consider that there would be insufficient impact on outlook to warrant refusal.

7.5.7 The separation distances are such that there would be no grounds for refusal based on impact on daylight or sunlight.

7.5.8 The ground floor windows and door are all obscure glazed and would be largely screened by boundary fencing. The two first floor windows are to bathrooms and are both high level and obscure glazed. The four rooflights are shown as high level windows to the first floor bathrooms and bedrooms. In order to avoid any future potential overlooking, it is nonetheless considered that they should be conditioned to be obscure glazed. The proposed fenestration is not considered to have an unacceptable impact on privacy subject to a condition for obscured glazing and a condition to preclude the insertion of additional windows to this elevation.

7.5.9 Impact on No.7 Beltane Drive

7.5.10 The neighbouring property, No.7 Beltane Drive, has a side facing bedroom window at first floor level to the north facing elevation. Having regard to the separation distance (5.6m), it is considered that the impact on light to this window would not be materially harmful. The windows in the south facing flank of the proposed house would all be conditioned to be obscure glazed to avoid impact on privacy.

7.5.11 The proposed dwelling would project beyond the rear building line of No.7 by some 2.1m at upper levels, with a separation distance to the boundary of 1.5m. There would be some impact on outlook from the rear of No.7, but officers consider that this would be insufficient to warrant refusal. The site is to the north of 7 Beltane Drive and as such there would be no overshadowing or loss of sunlight.

7.5.12 The proposed balcony to the front elevation, whilst limited in depth, has the potential to result in overlooking to the side. Having regard to the separation distance to the northern boundary, it is considered that there would not be material overlooking. However, the balcony is significantly closer to the southern boundary and, as such, a condition to secure screening to this side of the balcony is recommended. Screening would also be required to the rear terrace.

7.5.13 The issues raised in objection letters have been carefully considered. However, the application is for a replacement dwelling which has been amended to be reduced in size from the original submission. Whilst the replacement dwelling

would be larger than the existing, it is considered that it would not result in material harm to residential amenity for the reasons set out in this report.

7.6 Standard of accommodation

- 7.6.1 London Plan Policy 3.5 states that all new housing developments should be of the highest quality internally, externally and in relation to their context. In order to ensure that such development provide an adequate level of internal amenity, Table 3.3 of the London Plan sets out the minimum floor areas which should be provided for new housing.
- 7.6.2 The detailed design of the proposed development must have regard to the requirements of the London Plan (2015), as amended by Minor Alterations to the London Plan March 2016, the Mayor's Housing SPG 2016 and the DCLG publication: Technical housing standards – nationally described space standard March 2015, in terms of unit and room sizes and provision of external amenity space.
- 7.6.3 Sites and Policies Plan Policy DM D2 seeks to ensure good quality residential accommodation with adequate levels of privacy, daylight and sunlight for existing and future residents, the provision of adequate amenity space and the avoidance of noise, vibration or other forms of pollution.
- 7.6.4 The proposal includes basement accommodation. However, the main primary habitable living space would be provided at ground and first floor levels. Therefore, whilst the area annotated as 'basement living' would appear to receive sufficient light levels, it is not relied upon to provide the primary habitable areas for the occupants.
- 7.6.5 The proposed development would comfortably satisfy the requirements of the London Plan in terms of unit and room sizes and amount of external amenity space and the proposal is considered to be acceptable in terms of the standard of accommodation.

7.7 Highway, traffic and parking considerations

- 7.7.1 Core Strategy Policy CS 20 considers matters of pedestrian movement, safety, servicing and loading facilities for local businesses and manoeuvring for emergency vehicles as well as refuse storage and collection.
- 7.7.2 Core Strategy Policy CS 18 promotes active means of transport and the gardens of the houses provide sufficient space for the storage of cycles without the need to clutter up the front of the development with further cycle stores.
- 7.7.3 The proposal involves the replacement of a single family dwellinghouse and as such the increase in traffic generation would be minimal.
- 7.7.4 The proposal provides for the parking of several cars on the driveway and garage and it is considered that adequate space for parking is provided. In addition, there is sufficient storage space to accommodate bicycle storage on site.

7.7.5 A condition to secure details of a Working Method Statement is recommended to ensure that the impacts on neighbouring properties and the wider area throughout the construction process are limited.

7.8 Refuse and recycling

7.8.1 A space for refuse and recycling storage is shown adjacent to the proposed dwelling. There would be sufficient space to accommodate the storage area and the positioning, next to the dwelling, would ensure that the refuse and recycling storage would not appear overly prominent when viewed from the street.

7.9 Biodiversity

7.9.1 Policy DMO2 seeks, amongst other things, to protect land of ecological value. The NPPF has a presumption in favour of sustainable development, seeking positive improvements in the quality of the built, natural and historic environment including moving from a net loss of biodiversity to achieving net gains for nature.

7.9.2 A number of neighbouring occupiers have made representations on the application and have stated that there are bats living in the oak tree to the frontage of the site and in the roof of the existing dwelling.

7.9.3 Section 40 of the Natural Environment and Rural Communities Act 2006 places a duty on all public authorities in England and Wales to have regard, in the exercise of their functions, to the purpose of conserving biodiversity. In addition, bats are a European Protected Species and are protected under the Wildlife and Countryside Act 1981.

7.9.4 As the possible presence of bats has been raised by third parties it suggests that there is a reasonable likelihood of bats being present on the site.

7.9.5 The applicant has submitted a Bat Survey - Preliminary Roost Assessment, carried out by a suitably qualified person. This survey concludes that the main dwelling has a negligible habitat value for roosting bats, as such there is a likely absence of bats and no further surveys are required. The survey goes on to conclude that the Oak tree to the frontage of the site (T2) could provide a roosting habitat for bats and may be affected by pollarding on safety grounds. Therefore, further survey works would be needed prior to any works to this tree. The submitted amended Arboricultural Report makes reference to this tree and sets out that this tree is not intended to be removed, despite its U category rating.

7.9.6 Therefore, it is considered that the application has sufficiently demonstrated that there would be no be an adverse impact on protected species or biodiversity and the proposal is considered to comply with SPP Policy DMO2.

7.10 Trees

7.10.1 Core strategy Policy CS13 expects development proposals to incorporate and maintain appropriate elements of open space and landscape features such as trees which make a positive contribution to the wider network of open spaces

whilst SPP Policy DMO2 seeks to protect trees that have a significant amenity value as perceived from the public realm. Policy DMD2 also seeks to ensure that trees are protected from adverse impacts from development.

- 7.10.2 An amended Arboricultural report has been submitted and it is considered to represent a fair assessment of the trees on site. Two trees are intended to be removed (T1 and T7), a Cypress and a Hawthorn. Both these trees have a C category rating. In addition, pruning and reducing works are advised for trees T6 and T8.
- 7.10.3 The loss of trees T1 and T7 is not objectionable as they have a limited amenity value. The submitted information shows that the retained trees on site would not be harmed. The amended arboricultural report confirms that Tree T2 is to be retained.
- 7.10.4 The Council's Tree and Landscape Officer has commented on the proposal and does not raise objection in relation to the impact on trees, subject to conditions to ensure that trees are not damaged throughout the construction process. In particular, subject to appropriate conditions, she is happy that tree T5 Common Oak, in the garden of the adjoining property should not be adversely affected.
- 7.10.5 The application is considered to have sufficiently demonstrated that the impact on important trees would be acceptable and therefore the proposal complies with Policies DM D2 and DMO2 of the Sites and Policies Plan.

7.11 Sustainable design and construction

- 7.11.1 New buildings must comply with the Mayor's and Merton's objectives on carbon emissions, renewable energy, sustainable design and construction, green roofs, flood risk management and sustainable drainage. The most relevant London Plan policies are 5.1 (Climate Change Adaptation), 5.2 (Minimising Carbon Dioxide Emissions) and 5.3 (Sustainable Design and Construction) which seek to minimise energy usage and reduce carbon dioxide emissions.
- 7.11.2 Policy DMH4 requires applications for replacement dwellinghouses that they have exceeded the minimum sustainability requirements outlined in Core Planning Strategy CS15.
- 7.11.3 On 25 March 2015 the Government issued a statement setting out steps it is taking to streamline the planning system. Relevant to the proposals, the subject of this application, are changes in respect of sustainable design and construction, energy efficiency and forthcoming changes to the Building Regulations. The Deregulation Act was given the Royal Assent on 26 March 2015. Amongst its provisions is the withdrawal of the Code for Sustainable Homes.
- 7.11.4 Until amendments to the Building Regulations come into effect the government expects local planning authorities not to set conditions with the requirements of Code level 4. Where there is an existing plan policy which references the Code for sustainable Homes, the Government has also stated that authorities may continue to apply a requirement for a water efficiency standard equivalent to the new national technical standard.

7.11.5 The application is accompanied by an Energy and Sustainability Statement. The Council's Climate Change Officer has commented on the proposals and is satisfied that the proposals would meet Merton's policy requirements, subject to a condition to ensure that the proposed development achieves CO2 reductions and internal water usage standards equivalent to Level 4 of the Code for Sustainable Homes.

7.11.6 Therefore, the proposal is considered to be acceptable in terms of sustainable design and construction and would comply with Policy DMH4 in this regard.

7.12 Community Infrastructure Levy

7.12.1 The proposed development would be subject to the Community Infrastructure Levy (CIL), as there is an increase in floor area of over 100sqm. This would require a contribution of £220 per additional square metre of floorspace to be paid to Merton Council and an additional £35 per additional square meter to be paid to the Mayor.

7.13 SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

7.13.1 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms of an Environmental Impact Assessment (EIA).

7.14 Other matters

7.14.1 The majority of issues raised in the objection letters are addressed in the body of this report. However, in addition, the following response is offered:

- The requirement for a Party Wall Act Agreement is a private, civil matter between landowners and does not affect the acceptability of the proposed development in planning terms.
- The site is not within an Archaeological Priority Zone and as such there are no archaeological requirements.
- The garage permitted under 09/P0921, is not part of the current application and it would be a matter for Planning Enforcement as to whether it has been constructed in accordance with the approved plans.
- The submitted arboricultural report confirms that no works are proposed to Tree T2.
- It is considered to not be reasonable or necessary to impose a requirement for a noise impact assessment or acoustic assessment for this application for a single replacement dwelling. The use of the site for a single family residence would not result in significant noise levels over and above the existing. If permitted a condition would be imposed to limit hours of construction and to control the parking of contractors vehicles in order to minimise effects during the construction.
- It is considered to not be reasonable or necessary to request that a foul sewage and utilities assessment be submitted as this is only a requirement for proposed developments which would require a large capacity of waste disposal.

8. CONCLUSION

8.1 The principle of redevelopment is acceptable. The proposed replacement dwelling would be larger than the existing but it would stand further from the boundary with a roof sloping away from the boundary. On balance, the impact on outlook is considered to be acceptable and any impact on daylight and sunlight would be within acceptable limits, given the siting and separation distances involved. Any potential impact on privacy can be controlled through the imposition of suitable conditions. The design would add variety to the streetscene. The impact on trees is considered to be acceptable following amendment to the scheme and it has been demonstrated that the proposal would be acceptable in terms of biodiversity. The Council's Structural and Flood Engineers are happy with the information provided subject to suitable conditions.

9. Recommendation:

9.1 Grant planning permission subject to conditions.

9.2 Conditions:

1. A.1 Commencement of development for full application
2. A.7 Approved plans: 106_D_01_, 106_D_02_, 106_D_03_, 106_D_04_ and 106_05.
3. B3 External Materials as Specified
4. B4 Details of surface treatment
5. B5 Details of Walls/Fences
6. C01 No Permitted Development (Extensions)
7. C07 Refuse & Recycling (Implementation)
8. C08 No Use of Flat Roof
9. C04 Obscured Glazing (Opening Windows). Before the development hereby permitted is first occupied, the en-suite bathroom windows in the first floor of the north facing elevation, the master bedroom windows in the first floor of the south facing elevation and the rooflights in both north and south elevations shall be glazed with obscured glass and shall be maintained as such thereafter.

Reason: To safeguard the amenities and privacy of the occupiers of adjoining properties and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

10. C02 No Permitted Development (Windows and Doors).

Reason: To safeguard the amenities and privacy of the occupiers of adjoining properties and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

11. Front Balcony and rear terrace(screening details to be provided).
12. D10 External Lighting
13. D11 Construction Times
14. F01 Landscaping/Planting Scheme
15. F05 – Tree Protection
16. F08 - Site Supervision
17. Foundations/Basement. No development shall be commenced until details of the method of excavation, proposed design, materials and method of construction of the basement have been 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 be referred to in the Arboricultural Method Statement and Tree Protection Plan.

Reason: To protect and safeguard the existing 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 policy O2 of Merton's Sites and Policies Plan 2014.

18. F09 Hardstandings
19. H02 Vehicle Access to be provided
20. H04 Provision of Vehicle Parking
21. H05 Visibility Splays
22. H12 – Delivery and Servicing Plan to be submitted
23. H10 Construction Vehicles, Washdown Facilities etc (major sites)
24. A Non Standard Condition. No development approved by this permission shall be commenced until a detailed 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. The final drainage scheme will dispose 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 (5.12, 5.13 and SPG) 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 (attenuate) and control the rate of surface water discharged from the site at a maximum rate of **5 l/s**. Appropriate measures must be taken to prevent pollution of the receiving groundwater and/or surface waters;

- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DMF2 and the London Plan policy 5.13.

25. A Non Standard Condition. 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 as highlighted in the submitted Geotechnical Report.

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 Polices Plan 2014.

26. L2 Code for Sustainable Homes - Pre-Commencement (New build residential).

27. A Non Standard Condition. No development, including ground works and site preparation works shall commence until the following documents have been submitted to and approved in writing by the Local Planning Authority:

- a) Demolition Method Statement - prepared by the Contractor undertaking the demolition works. A survey has to be conducted to identify any hazardous materials such as materials containing asbestos, lead etc. The method statement should include the management, handling and safe disposal of such materials.
- b) Construction Method Statement – prepared by the Contractor undertaking the trench sheeting/piling works which is reviewed and agreed by the Structural Engineer.
- c) Construction and temporary work drawings.
- d) Detailed drawing of the basement retaining wall and slab.

The development shall be carried out in accordance with the approved details.

Reason: In order to comply with the requirements of Policy DM D2 of the Adopted Merton Sites and Policies Plan 2014.

28. Plant and machinery

INFORMATIVES

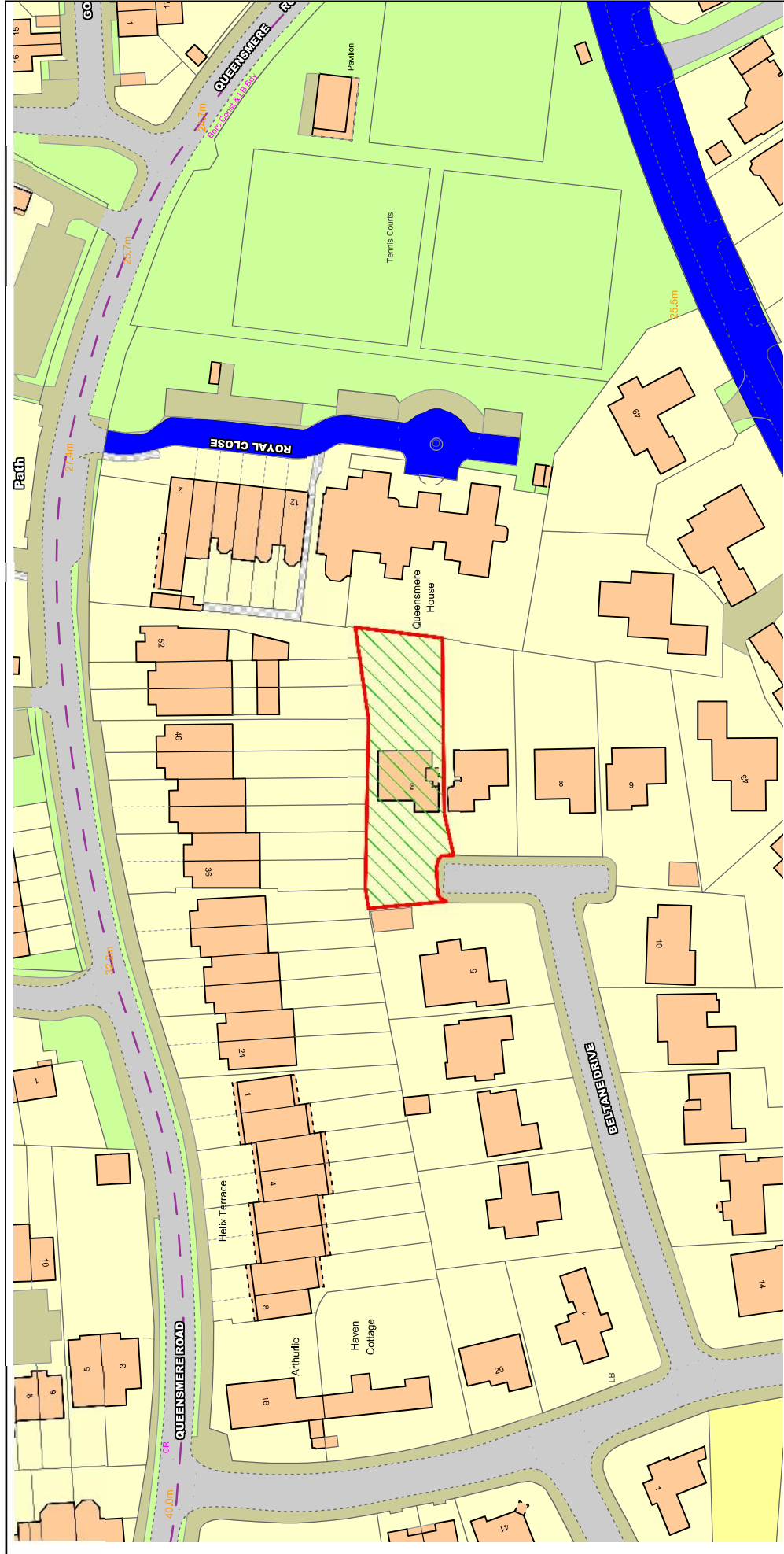
1. INF 15 Discharge conditions prior to commencement of work

2. INF 01 Party Walls Act
 3. INF 07 Hardstandings
 4. INF 08 Construction of Accesses
 5. INF 09 Works on the Public Highway
 6. INF 00 Non-Standard/ Blank Informative
 7. INF 11 Drainage
-

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PLANNING APPLICATIONS COMMITTEE
17 November 2016

	APPLICATION NO.	DATE VALID
	15/P3217	17/11/2015
Address/Site:	40 Dane Road, Colliers Wood, London, SW19 2NB	
Ward:	Abbey	
Proposal:	Demolition of the existing building and the construction of a three storey block of flats (4x1 bed and 3 x studio flats).	
Drawing Nos:	Site location plan, drawings; Site location plan, drawings; 1497-001A P7,1497-002A P9,1497-003A P6,1497-004A P7,1497-005A P8,1497-006A P7 &1497-007A P5	
Contact Officer:	Leigh Harrington (020 8545 3836)	

RECOMMENDATION

GRANT Planning Permission subject to conditions

CHECKLIST INFORMATION

- Heads of agreement: Yes. Signed unilateral agreement submitted for car free
- 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 – 64
- External consultants: Metropolitan Police, Environment Agency, Greater London Archaeological Advice Service
- Density: n/a
- Number of jobs created: n/a
- Density: 200 units per ha

1. INTRODUCTION

- 1.1. The application is brought before PAC due to the level of objection to the proposal.

2. SITE AND SURROUNDINGS

- 2.1. This is a 0.0335 hectare roughly square site located on the south side of Dane Road in Colliers Wood. The site is currently cleared having previously been occupied by a language school. The site is surrounded on both sides and directly opposite by houses whilst the site to the rear in Station Road, currently a retail furniture warehouse, has recently been granted permission following consideration by Merton's Planning Applications Committee for a residential development comprising houses and flats.
- 2.2. The site is not within a Conservation Area but is located within Controlled Parking Zone SW and is located within an Archaeological Priority Zone.
- 2.3. The application site enjoys reasonable access to public transport (PTAL level 3).

3. CURRENT PROPOSAL

- 3.1. The demolition of the previous language school building has already been undertaken.
- 3.2. On the ground floor the building will align with the existing building line along Dane Road. A central entrance between a pair of bay fronted windows will lead to an entrance hall serving two ground floor one bedroom units at the front and a third at the rear as well as a stairway to the upper floors. A refuse area would be set behind the front wall and a passageway would allow access to the rear of the site where secure cycle storage will be situated. Each ground floor unit has its own outdoor private amenity area directly accessed from the units.
- 3.3. The first floor of the block of flats would comprise a further one bedroom unit and a studio unit, both with winter garden amenity spaces at the rear.
- 3.4. The second floor of the proposal provides space for two further studio units within a rear dormer style top floor.
- 3.5. The first two floors would be finished in red brick with contrasting colour banding whilst third floor accommodation is to be set within a tiled roof and the design details, sizing and positioning of the fenestration has been amended to reflect that in the adjoining terrace for the windows and the ground floor front bays.
- 3.6. The scale in terms of the height and depth and the quantum of development has been reduced since the scheme was originally submitted in response to officer and neighbour concerns.
- 3.7. The proposal before members now includes a roof ridge line that is a continuation of the existing ridge line such that it now matches the height,

slope and orientation of the existing roof of the terrace. By doing so, the upper floor depth of the building matches that of the existing terrace on the flanks whilst in the centre it protrudes just over 2m beyond that rear wall whilst on the ground floor. The central element extends back from that wall line by 6.1m although on the flanks the development is a similar depth to that of each neighbouring property's own rear extension.

4. PLANNING HISTORY

- 4.1. 1953 Permission granted for the erection of a warehouse with consents in 1955 and 1956 for the cutting and storage of metal rods.
- 4.2. MER119/74 Planning permission granted for erection of an office extension.
- 4.3. MER969/82 Section 53 Determination for use of the premises for the processing, mixing and grinding of yeast, herbs and spices.
- 4.4. 1988 Permission granted for single storey and first floor rear extensions.
- 4.5. 01/P1450 Planning permission granted for change of use from B1 to D1 language school. (No other use within D1 without consent).
- 4.6. 15/P0606/NEW Pre application advice for the demolition of the existing building and erection of residential dwellings consisting of 3 x 1 bedroom flat, 3 x 2 bedroom flats and 1 x 3 bedroom flat.
- 4.7. 15/P2108/NEW Pre application advice for the erection of a 4 storey building to provide 6 x residential dwellings and D1 use on the ground floor.

5. CONSULTATION

- 5.1. The planning application was publicised by means of site notices and letters were sent to 64 neighbouring occupiers, In response 11 objection letters have been received from local residents raising the following issues:
 - Three storeys is too high for the area.
 - The depth & rear massing are too great, nothing else is this big.
 - 4 Storey building will block out light to windows and gardens, be visually intrusive and harmful to outlook.
 - Balconies at rear will overlook neighbour.
 - Did not receive any pre application consultation from the applicant even though listed in the Community consultation document.
 - The density would be too great with up to 24 residents.
 - Front dormer windows are out of keeping with the area.
 - Not enough parking.
 - Drawings are misrepresentative.
 - Noise from communal garden.
 - Smells from refuse stores.

- Disturbance during construction.
- 5.2. The scheme was revised and the proposal was re-consulted upon in December 2015 and 5 comments were made that it was still too high, too obtrusive, overlooking, loss of light and had inadequate parking spaces.
- 5.3. The revised scheme currently before members was re-consulted upon again and 2 responses were received raising concerns relating to:
- Building still too high at the rear
 - Intrudes on privacy
 - Increased pressure on parking
 - The density is too high
 - The site is very close to a conservation area
 - Alley access to the rear cycle store presents a security risk for neighbours
- 5.4. The Metropolitan Police Safer by Design Officer recommended that security gates be fitted to prevent uncontrolled access to the rear where the cycle stores should be securable within stands that allowed for locking to take place in at least two points. Low roofs should not provide climbing points, the rear garden fence should include trellis and the refuse stores should not provide seating areas.
- 5.5. Transport Planning. Officers confirmed that the proposed cycle storage was policy compliant, that based on census data it was expected that the development would likely generate three additional vehicles but as this was in a CPZ the development will not generate a significant negative impact on the performance and safety of the surrounding highway network and as such the officer supported a recommendation for approval. Highways officers raised no objections but requested a condition be added to reinstate the existing dropped kerb
- 5.6. Environmental Health officers were consulted on the proposals and had no objections subject to the imposition of suitable conditions in relation to possible site contamination given its previous commercial uses.
- 5.7. Greater London Archaeological Advisory Service raised no objection but given the sites location near a Scheduled Ancient Monument (Merton Priory) they requested conditions relating to a written scheme of Investigation and an archaeological evaluation being undertaken post demolition and prior to any below ground work.
- 5.8. The Environment Agency were consulted and stated that as there was a low environmental risk involved they had no comment to make.

6. POLICY CONTEXT

- 6.1. The London Plan (March 2015)

The relevant policies within the London Plan are 3.3 (Increasing Housing Supply), 3.4 (Optimising Housing Potential), 3.5 (Quality and Design of Housing Development), 3.8 (Housing Choice), 5.1 (Climate Change), 5.3 (Sustainable Design and Construction), 5.13 (Sustainable drainage), 6.9 (Cycling), 6.13 (Parking), 7.4 (Local Character), 7.5 (Public realm), 7.6 (Architecture), 7.15 (Reducing and managing noise), 7.8 (Heritage assets) 7.21 (Trees and woodlands).

6.2. Merton Core Strategy (July 2011)

CS8 (Housing Choice), CS9 (Housing Provision), CS11 (Infrastructure), CS13 (Open space), CS14 (Design), CS15 (Climate Change), CS16 (Flood risk management), CS17 (Waste Management), CS18 (Active Transport), CS19 (Public Transport), CS20 (Parking, Servicing and Delivery).

6.3. Merton Sites and Policies Plan (July 2014)

DM D1 (Urban Design and the Public Realm), DM D2 (Design considerations in all developments), DM D3 (Alterations and extensions to buildings), DM D4 (Heritage assets), DM C1 (protection of community uses), DM EP 2 (Reducing and mitigating against noise), DM EP 4 (Pollutants), DM F2 (Sustainable urban drainage systems), DM O2 (Nature conservation), DM T1 (Support for sustainable transport and active travel), DM T2 (Transport impacts of development), DM T3 Car parking and servicing standards

6.4. London Plan Housing SPG (2016)

7. PLANNING CONSIDERATIONS

7.1. The main planning considerations include the loss of the site for D1 use (the building has been demolished), housing targets, standard of accommodation, design, impact on neighbouring amenity & parking and servicing.

7.2. The language school formed part of the Borough's social infrastructure. Policy 3.16 in the London Plan states 'Proposals which would result in a loss of social infrastructure in areas of defined need for that type of social infrastructure without realistic proposals for re-provision should be resisted. Policy CS 11 in the Merton LDF Core Strategy also resists the net loss of social and community facilities particularly where a need has been identified This policy is followed through in Policy DM.C1 in the Merton Sites and Policies Plan (2014) which states that; any redevelopment proposals resulting in a net loss of existing community facilities will need to demonstrate that the loss would not create, or add to, a shortfall in provision for the specific community uses.

7.3. Given the building has been demolished the first question to be addressed is whether there is a need to re-provide similar D1 floor space as part of any redevelopment proposals. When permission was granted in 2001 for the language school its use was restricted by condition so as to prevent use for other D1 community uses. The building could therefore not be used for example as a surgery without permission having first been obtained. Thus, the loss of the floor space relates specifically to this specialist use for which there

is no defined planning need locally and does not contribute to a shortfall of specific social or community needs.

- 7.4 Sites and Policies policy DM.C1 also requires that when considering proposals for redevelopment that there is no viable demand for any other community uses on the site.
- 7.5 Applications proposing a loss of a community facility would be expected to show that full and proper marketing has been undertaken to demonstrate that community uses (D1 Use Class) are no longer viable on the site. The applicants submitted marketing evidence which has been reviewed by the Council's Policy section who were of the opinion that the loss of the Language school use was justifiable given the restricted lawful use set out in 7.3 above.
- 7.6 The principle of residential development on the site
Policy CS. 9 within the Council's Adopted Core Strategy [July 2011] and policy 3.3 of the London Plan [March 2015] state that the Council will work with housing providers to provide a minimum of 4,107 additional homes [411 new dwellings annually] between 2015 and 2025. The lawful use of the site previously was as a language school for which there is no identified need and the site is adjacent to the residential developments of Dane Road and Station Road. Consequently, subject to suitable conditions, officers consider that the site would be acceptable for residential occupation as a continuation of the surrounding residential area. This proposal will provide 4 new 1 bedroom flats and 3 new studio flats and there is an identified need for new housing and is therefore considered to accord with these policies.
- 7.7 Standard of accommodation and amenity space
The London Plan (2015) (Policy 3.5) and its supporting document, The London Housing Supplementary Planning Guidance 2016 provide detailed guidance on minimum room sizes and amenity space. These recommended minimum Gross Internal Area space standards, reflecting the nationally prescribed space standards are based on the numbers of bedrooms and therefore likely number of future occupiers. The units either meet or exceed this standard, with all habitable rooms receiving satisfactory levels of daylight. With the exception of the two top floor units each unit meets or exceeds the minimum requirement for private amenity space. Although the top two units do not have their own private amenity space most roof space flats do not benefit from such provision and without such space there is less overlooking and loss of privacy for neighbouring occupiers and therefore on balance, officers do not consider this would warrant a refusal of planning permission in these circumstances.
- 7.8 Design
London Plan policy 7.4, Sites and Policies Plan policies DM D1 and DM D2: as well as LBM Core Strategy Policy CS14 aim to ensure that proposals are well designed and in keeping with the character of the local area. The proposals have undergone significant revision in response to officer concerns. The originally proposed fourth floor has been removed from the scheme and the roof design altered such that it now follows the height and orientation of the

neighbouring ridgeline and the front dormers have also been removed so that the roof now has the appearance of other roofs in the road with Velux windows. Similarly the orientation and positioning of the fenestration and the ground floor bays has been revised such that officers now consider the proposals sits more comfortably within the streetscape. The scale, bulk and massing of the rear element has also been revised such that it now fits in with the extensions to the rear of the adjoining properties. The building will be constructed from brick on the first two floors to reflect facing materials in the area and, in officer's opinion, create a more attractive design than might have been the case with render.

7.9 Neighbour Amenity

London Plan policy 7.6 and SPP policy DM D2 require that proposals do not have a negative impact on neighbour amenity in terms of loss of light, visual intrusion or noise and disturbance. Objectors had considerable concerns with the impact of the original scheme upon their amenity, in particular the size and positioning of the upper floor. The upper floor depth has now been reduced so that the rear wall on the boundary is now to the same the depth of the adjoining building and is only slightly deeper than the other neighbour at 42 Dane Road with the deepest part again being set away from neighbours by 3.8m and 4.69m respectively. thereby reducing visual intrusion and loss of light to neighbouring properties.

The originally proposed rear balconies have been removed and replaced with Juliet's and therefore the issue of overlooking is considered to have been addressed and at ground level both neighbouring properties now have single storey rear extensions that equate to the depth of this proposal. Officers now consider that these changes significantly reduce any impact on neighbour's amenity such that this would not justify grounds for refusal.

7.10 Traffic, Parking and Servicing

The issue of parking pressure from the new flats was raised in objections to the initial proposals however current central government and Mayoral guidance seeks to encourage use of sustainable travel modes and to reduce reliance on private car travel. To this end they are only guidelines on the maximum level of parking that should be provided rather than a minimum. The site is located within a CPZ and consequently the occupiers can be restricted from obtaining parking permits for use within that area

7.11 The development would have sufficient space in the rear of the site to store cycles. The proposed level of cycle parking for the flats exceeds the London Plan minimum standards by one space and is consequently considered acceptable. There is a requirement for the cycle storage to be secure and therefore a condition requiring details to be approved is also recommended.

7.12 Archaeology

The site is located within an Archaeological Priority Zone and therefore GLAAS were involved to ensure that the proposals would accord with London Plan policy 7.8 and SPP policy DM D4 and not harm any heritage assets.

GLAAS were satisfied that this could be facilitated through the imposition of a condition that requires a two-stage process of archaeological investigation.

7.13 Contaminated Land

The relevant consultees have no objection to the proposals but require the imposition of suitable conditions relating to potential land contamination given the commercial use history of the site.

8 SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

8.1 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms of an Environmental Impact Assessment (EIA).

9 CONCLUSION

9.1 Although the site was previously in use for commercial uses the loss of the Language school and its replacement with housing in this location is not contrary to relevant policy. The previous building was of no architectural merit whilst the design of the proposed replacement development has evolved through continued discussions with officers to create a design that reflects its residential setting whilst providing much needed accommodation that meets the needs of both neighbouring residents and future occupiers of the development.

RECOMMENDATION

GRANT PLANNING PERMISSION Subject to a S106 Agreement and conditions:-

Heads of terms –

- i) Flats to be made Permit Free;
- ii) The developer agreeing to meet the Council's costs of preparing, drafting and monitoring the Section 106 Obligations

1. A.1 Commencement of Development
2. A.7 Approved Drawings; Site location plan, drawings; 1497-001A P7, 1497-002A P9, 1497-003A P6, 1497-004A P7, 1497-005A P8 & 1497-006A P7
3. B.1 Material to be approved
4. B.4 Site Surface Treatment
5. B.5 Boundary Treatment
6. C.6 Refuse and recycling

7. D.9 No external lighting
8. D.11 Construction times
9. F.1 Landscaping/Planting Scheme
10. F.2 Landscaping (Implementation)
11. H.3 Redundant crossovers
12. H.7 Cycle Parking to be implemented
13. H.9 Construction vehicles
14. Non-standard condition: Prior to the commencement of construction works details of: the design of all access gates; communal entrance security; refuse and cycle store locking systems shall be submitted to and approved in writing by the Local Planning Authority and be installed and operational prior to first occupation of the building.

Reason. To ensure a safe and secure layout in accordance with policy DM D2 of the Merton Adopted Sites and Policies Plan 2014

15. M1 Contaminated land
16. M2 Contaminated land- remedial measures
17. Contaminated land – Validation Report
18. Archaeology Non Standard Condition: No development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no development shall take place other than in accordance with the agreed stage 2 WSI which shall include:
 - A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
 - B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This

part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: The planning authority wishes to secure physical preservation of the site's archaeological interest in accordance with the NPPF, policy 7.8 in the London Plan 2015 and policy DM D4 of the Merton Sites and Policies Plan 2014.

19. K2 Archaeology, Watching brief

20. K3 Foundation design; If as a result of the findings of the archaeological investigations it is deemed necessary by Historic England/GLAAS, no development shall take place until details of the final foundation design have been submitted by the applicant and approved in writing by the planning authority. The development shall only take place in accordance with the approved details. Reason The planning authority wishes to secure physical preservation of the site's archaeological interest in accordance with the NPPF, policy 7.8 in the London plan 2015 and policy DM D4 of the Merton Sites and Policies Plan 2014.

21. 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. 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 2015 and policy CS15 of Merton's Core Planning Strategy 2011.

22. Non-standard condition. 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. The scheme 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, shall be in accordance with the approved submitted drainage strategy (produced by Cole Easton Ltd Dated march 2016 Rev 2) . The final drainage scheme include the following:
i. provide information about the design storm period and intensity, the method employed to delay (attenuate provision no less than 47.5m³ of storage) and control the rate of surface water discharged from the site to no more than 5l/s 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; and
iii. provide a drainage management and maintenance plan for the lifetime of the development.

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 2015, policy CS16 of Merton's Core Planning Strategy 2011 and policy DM F2 of Merton's Sites and Policies Plan 2014.

Informative;

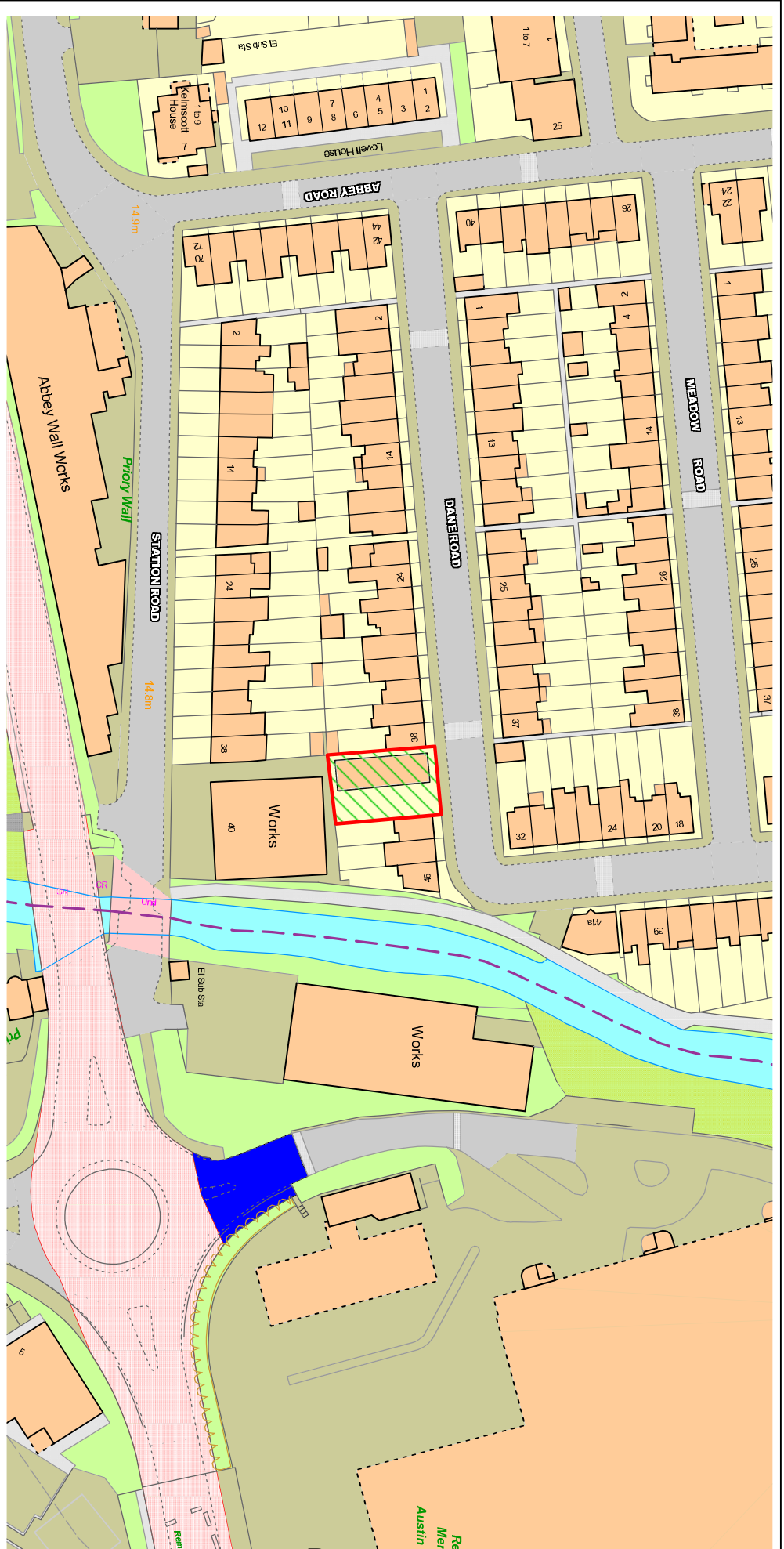
Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

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

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**PLANNING APPLICATIONS COMMITTEE
17 NOVEMBER 2016**

	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
	16/P1418	13/04/2016
Address/Site	15 Denmark Road, Wimbledon, London, SW19 4PG	
Ward	Hillside	
Proposal:	Demolition of existing attached rear building (former school room) and two storey outrigger and the erection of new part single storey, part two storey rear extension with a basement and a lowered ground floor and 2 nd floor mansard rear roof extension.	
Drawing Nos	665/001 P2, 665/100 P2, 665/101 P5, 665/102 P6, 665/103 P3, 665/104 P4, 665/105 P3, 665/106 P4, 665/108 P5, 665/109 P2, 665/110 P3 , 665/111 P2, 665/112 P6, 665/113 P2, 665/114 P9, 665/115 P2, 665/116 P8, 665/117 P3, 665/118 P8, 665/119 P3, 665/120 P8, 665/121 P2, 665/122 P5, 665/123 P2, 665/124 P6, 665/125 P2, 665/126 P4, 665/127 P2, 665/128 P4, 665/201 P1, 665/SK010 P1, 665/SK012 P1 and 665/SK013 P3.	
Contact Officer:	Tim Lipscomb (0208 545 3496)	

RECOMMENDATION

Grant planning permission subject to planning conditions.

CHECKLIST INFORMATION

- Heads of Agreement: No
- Is a Screening Opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: Yes
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 4
- External consultations: Yes – Historic England
- Controlled Parking Zone: Yes (W1)
- Flood Zone: Flood Zone 1 (Low risk)
- Conservation Area: Yes
- Listed Building: No
- Protected trees: Protected by virtue of being in a Conservation Area (No TPOs)

- Public Transport Access Level: 2

1. INTRODUCTION

- 1.1 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 site comprises a Victorian semi-detached, two-storey 2-bed single family dwelling (circa 1860's) on the north-east side of Denmark Road.

- 2.2 The existing cottage has a gabled main roof and at the rear a two-storey gabled outrigger spans the application property and the adjoining neighbour, No.15. Beyond the two-storey outrigger at the application site, a door leads directly into a 1½ storey high gable roofed building which extends all the way to the rear boundary shared with the rear gardens of houses in Murray Road. Internally, the building is open to the roof. Historically, it was briefly used as a schoolroom for less than a ten year period in the late 19th century and now forms an integral part of the cottage. The rear garden area is accessed through and sits at right angles to this building, which has led to the unusual arrangement of the back garden of No.15 being located to the rear of the garden area belonging to 16 Denmark Road, with the site having an 'L-shape' as a result.

- 2.3 There are substantial trees adjacent to the site to the rear (in the gardens of neighbouring properties). These trees are not subject to a Tree Preservation Order but are protected by virtue of being within a Conservation Area.

- 2.4 The site is within Sub-Area 24 of the West Wimbledon Conservation Area. The West Wimbledon Conservation Area Appraisal (2003) describes Nos.1-20 Denmark Road (which have similar features) as follows:

“Nos. 1 to 20: Ten pairs of simple semi-detached two storey cottages of about 1860 in either exposed stock brick or white paint or render, most of them having front door porches decorated with ornamented semi-circular or flat arches, white picket fencing to the front gardens, and either pairs of first floor sash windows or two storey canted bays. They exhibit many variations on this theme, including recent alterations. If these changes were not so widespread, the houses might be worthy of local listing”.

- 2.5 Neither the cottage or the integrated rear building is locally or statutorily listed. A recent request to Historic England to consider adding the former school room building to the statutory list was declined following an initial assessment in August 2016.

3. CURRENT PROPOSAL

- 3.1 The application proposes the demolition of the substantial existing attached rear building (one a half storey in height with a large roof space) and the outrigger to the main house. The outrigger would be rebuilt on almost the same footprint but with a single storey glazed link to the north-west and a mansard roof extension at second floor level connecting to the main roof above. The large rear building would be replaced with a new extension linked to the main house on a similar footprint but extending 0.43m to the north-west and stepping back from the rear boundary by 0.95m at ground floor.
- 3.2 The rebuilt element replacing the rear building extension would contain floorspace over 3 levels. This comprises a basement, a ground floor set just over 1m below the existing ground level and a first floor within the roofspace. The roof would be in the form of an asymmetrical gable with a dormer window in the southeast facing side elevation adjacent to the garden.
- 3.3 The proposed mansard roof element would have eaves level with those of the main dwelling. The mansard roof would be set below the main ridgeline of the property. There would be windows to the rear and side facing (northwest) elevations of the proposed roof extension. The side elevation of the mansard on the boundary with no.16 would take the form of a parapet wall, standing at the ridge height of the main dwelling.
- 3.4 The existing garden, which is located to the rear of the garden of No.16, would be retained but the ground level would be reduced to match the ground floor level of the proposed extension. Access to the rear garden would be both from the kitchen/living area and from an accessway running around the northwest side and rear of the proposed extension. To the rear of the site the first floor of the proposed extension would overhang the accessway beneath.
- 3.5 Construction materials would be brickwork, slate and zinc (roof covering to flat roof elements).
- 3.6 The originally submitted plans included solar panels to the roof of the proposed mansard extension and the rear out-shot. However, amended plans have been submitted which show the solar panels to be omitted.
- 3.7 The extensions would result in an expansion of the Gross Internal Area from 117 sqm to 215 sq m, an increase of 98 sqm, most of which is achieved by the inclusion of a basement and first floor level within the replacement rear building (88 sq m combined). The changes would result in the existing 2-bed cottage becoming a 4-bed dwelling with a small study at roof level.

4. RELEVANT PLANNING HISTORY

- 4.1 None at the application site. However, the planning history of other properties along the street is relevant:
- 4.2 No.4 Denmark Road:
09/P1415 – Erection of a roof extension. Grant Permission subject to Conditions 26-08-2009.
- 4.3 No.5 Denmark Road:
08/P0492 – Erection of rear mansard roof extension. Grant Permission subject to Conditions 16-04-2008.
- 4.4 No.6 Denmark Road:
08/P0840 – Erection of rear mansard roof extension. Grant Permission subject to Conditions 22-05-2008.
- 4.5 No.7 Denmark Road:
14/P4161 – Demolition of existing rear extension and erection of new part single part two storey rear and side infill extension and erection of rear roof extension above outrigger. Grant Permission subject to Conditions 21-01-2015.
- 4.6 No.12 Denmark Road:
14/P4506 – Retention of a rear roof extension above outrigger, with windows to rear and side of its roofslopes. Grant Permission subject to Conditions 28-01-2015.
- 4.7 No.13 Denmark Road:
11/P3137 – Erection of rear mansard roof extension above existing two storey rear addition with 2 x dormer windows, comprising 1 x dormer window to side roof slope and 1 x dormer window to rear roof slope.
- 4.8 No.14 Denmark Road:
11/P3136 – Erection of rear mansard roof extension above existing two storey rear addition with 2 x dormer windows, comprising 1 x dormer window to side roof slope and 1 x dormer window to rear roof slope. Grant Permission subject to Conditions 25-01-2012.

5. CONSULTATION

- 5.1 Standard 21-day site notice procedure and individual letters to neighbouring occupiers. 38 letters of objection have been received from 24 addresses, including one from the St. John's Area Residents Association and one the Wimbledon Society, objecting on the following grounds:
- Demolition of former school room is loss of a heritage asset, contrary to policy.
 - No archaeological desk-based assessment has been submitted.
 - The Design Statement contains inaccuracies/omissions which might be misleading.
 - Overdevelopment/adverse impact on the character of the existing cottage, undesirable precedent
 - PV solar panels would be unsightly.

- The proposed windows, doors and glazed link are modern and are out of keeping with the existing dwelling, some of the proposed materials not in keeping.
- Proposed roof extension too large, concern that extension would be higher than the main ridgeline.
- Adverse impact and cause inconvenience in the day to day lives of those living and working nearby, works will be over an extended time period, impact of construction traffic and parking, noise, dirt, dust and mess during construction phase, work commencing at 8am and also occurring on Saturday mornings would be unreasonable, builders may not act respectfully whilst construction works are on-going. Contractor should be a member of the Considerate Constructors Scheme, noisy building works should be restricted to office hours on weekdays only.
- Loss of light, outlook and privacy to adjoining properties including overlooking to properties to the rear of the site and to the garden of 18, loss of light to rear facing first floor windows and rear garden of No.16, overbearing impact and visual intrusion to No.16.
- The rear wall of the School House marks the boundary with 21 Murray Road to the rear. This should not be replaced with a fence; a brick wall should be reinstated.
- Concerns regarding the Basement Impact Assessment, impact of a piling rig in the construction and the failure to identify known underground watercourses/no hydrology report/excavation goes below known water table.
- Concerns relating to the basement in terms of structural stability and impact on foundations of neighbouring properties.
- Query how the demolition will be undertaken, how the debris will be managed and stored, how the spoil will be excavated and removed and how will traffic disruption be managed and minimised.
- The proposed basement would contravene the Council's policy on basements.
- Concerns regarding impact on sewer system, water supply and drainage.
- Concerns that description of development does not mention the proposed basement.
- Concern that no site notice has been erected.
- Impact on third party trees.
- Parking survey submitted is not accurate and doubt is cast over the results.
- The amendments made to the application do not overcome issues previously raised.

5.2

Transport Planning:

Whilst the parking survey provided with the applications gives a useful snapshot of overnight parking demand in the neighbourhood. I am of the view it overstates the availability of spaces as in practice the proximity of crossovers, road width and to a lesser extent personal circumstance would reduce capacity/parking choice. Both Denmark Avenue and Thornton Hill would also only be available to residents outside controlled hours as they fall outside Zone VOt. Indeed the

current parking layout in nearby Denmark Avenue reflects on-street limitations to park on both sides of the street. In addition, 2 of the surveyed streets are not in the borough.

The site scores PTAL 2 this is because it falls just beyond the walk distance used for calculating PTAL (960m). In practice however, given Wimbledon's role as a regional transport hub, residents would walk the extra couple of minutes to utilise the excellent transport facilities available.

It is reasonable to assume that the increased dwelling size has the potential to add an additional demand of one-two on-street parking spaces compared to the existing situation. However, the existing property currently has unrestricted access to permits and there is currently no scope to restrict the number of permits that can be issued, although the pricing structure can have a slight deterrent effect (1st permit £65, 2nd £110 and 3rd £140). Permit free could also not be applied for an extension to an existing property. So some increase in parking stress may occur, although this is unlikely to represent grounds for refusal as spaces can be still found within the zone, albeit in neighbouring streets. The relative proximity of Wimbledon Station also reduces need.

Denmark Road is restricted in width (approximate 4 metres wide) with narrow pavements either side. Given these constraints a detailed Construction Logistics Plan would be required by condition and agreed by highways prior to the commencement of any works or site clearance. In particular, this plan will need to consider/address road safety and movement issues, removal/storage of materials, scheduling/managing deliveries and potentially the use of smaller loads and plant given the space restrictions.

5.3 Tree and Landscape Officer:

The arboricultural report provides a satisfactory assessment of the proposed development.

I would recommend attaching the following planning condition:

Tree Protection: The details and measures for the protection of the existing retained trees as contained in the approved document 'Arboricultural Report' dated 12 March 2016 and the drawing titled: 'Tree Protection Plan' numbered TPP/APA/AP/2016/065 shall be fully complied with. The methods for the protection of the existing retained trees shall follow the sequence of events as detailed in the document and shall include arboricultural supervision for the duration of site works. All methods for the protection of the trees shall be retained and maintained until the completion of all site operations.

Reason: To protect and safeguard the existing 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 Merton's Sites and Policies Plan 2014.

5.4 Sustainability Officer:

Following the submission of the buildings emissions modelling data, I can confirm that the development will exceed the minimum CO2 savings required by Part L by around 25%. Whilst I have requested a slight clarification on the measures used to achieve the savings, I am satisfied that the development is now fully compliant with policy DM D2.

5.5 Conservation Officer:

The Conservation Officer objects on the basis that the demolition of the school room would be a loss to social history.

5.6 Historic England (Archaeology):

The planning application lies in an area of archaeological interest.

Although the proposals are small in scale, the application does include a basement level which would completely remove any archaeological remains from within its footprint. It is acknowledged that the existing building will have had some impact on archaeological survival.

Appraisal of this application using the Greater London Historic Environment Record and information submitted with the application indicates that the development is likely to cause some harm to archaeological interest but not sufficient to justify refusal of planning permission provided that a condition is applied to require an investigation to be undertaken to advance understanding. The archaeological interest should be conserved by attaching a condition as follows:

Condition:

No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Informative:

The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's

Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

I envisage that the archaeological fieldwork would comprise the following:

Watching Brief

A watching brief involves the proactive engagement with the development groundworks to permit investigation and recording of features of archaeological interest which are revealed. A suitable working method with contingency arrangements for significant discoveries will need to be agreed. The outcome will be a report and archive.

Further information on archaeology and planning in Greater London including Archaeological Priority Areas is available on the Historic England website.

Please do not hesitate to contact me should you require further information or assistance. I would be grateful to be kept informed of the progress of this application.

Please note that this response relates solely to archaeological considerations. If necessary, Historic England's Development Management or Historic Places teams should be consulted separately regarding statutory matters.

5.7 Historic England (in response to request for the building to be statutorily listed):

Historic England has received an application to assess a former school to the rear of 15 Denmark Road, Wimbledon for listing. This is a plain single-storey school room, of c1873, built in stock brick and attached to the rear of an 1860 cottage, part of which was already used as a school. The school closed as early as 1883, presumably reflecting improvements in educational provision and the construction of a purpose-built board school. The building now forms an integral extension to the cottage and is threatened with demolition.

Based on the information provided and with reference to the Principles of Selection for Listing Buildings (DCMS, 2010), and the Historic England Listing Selection Guide: Education Buildings (April 2011), the former school to the rear of 15 Denmark Road is not recommended for listing for the following principal reasons:

- Lack of architectural interest: the Victorian building is plain, functional and typical of its date, demonstrating little further architectural interest or innovation;

- Lack of historical interest: its use as a schoolroom was short-lived, it is not associated with any nationally important individual, and does not further our understanding of Victorian schools;
- Rarity: better examples of purpose built Victorian schoolrooms of this date survive elsewhere in Greater London;
- Date: the building was constructed after 1840, when progressively greater selection is required.

Recommendation: Reject

5.8

Flood Risk Engineer:

The Structa FRA addendum has provided additional information and a rebuttal to the comment made regarding the use of passive drainage measures around the basement, such as a gravel blanket (which are not proposed). Detail has also been provided regarding the proposed pumps and non return valves are now incorporated.

If you are minded to grant approval, please include the following conditions:

Condition:

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, Merton's Policy DM F2 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 and control the rate of surface water discharged from the site to no more than 5l/sec for the 1 in 100 year storm plus climate change 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 connection to the main sewer and site wide drainage network to establish its condition is appropriate.

and

iii. provide a drainage management and maintenance plan for the lifetime of the development.

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 Polices Plan 2014.

Condition:

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 as highlighted in the submitted CMS.

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.

INFORMATIVES:

It is the responsibility of the developer to make proper provision for drainage to ground, watercourses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off-site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of ground water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required (contact no. 0845 850 2777).

5.9 Structural Engineer:

I am happy with the outline CMS submitted by Structa. The following documents must be submitted before any works commence on site.

- A) Detailed Construction Method Statement supplied by the Contractor undertaking the respective works such as a) Piling b) Excavation c) Construction of reinforced concrete slab and walls.
- B) Engineering drawings of the temporary works (Piles, props etc).
- C) Construction Management Plan - How the Contractor plans to access site with the piling rig and how he plans to transport the muck. Looking at the site plan, there is very limited space to access from the front and not sure if there is access through the rear of the property.

6. **POLICY CONTEXT**

6.1 Adopted Sites and Policies Plan (July 2014):

DM O2	Nature Conservation, Trees, hedges and landscape features
DM D1	Urban design and the public realm
DM D2	Design considerations in all developments
DM D3	Alterations and extensions to existing buildings
DM D4	Managing heritage assets
DM F1	Support for flood risk management

- DM F2 Sustainable urban drainage systems (SuDS) and; Wastewater and Water Infrastructure
- DM T3 Car parking and servicing standards

6.2 LDF Core Planning Strategy (July 2011)

- CS6 Wimbledon Sub-Area
- CS13 Open space, nature conservation, leisure and culture
- CS14 Design
- CS15 Climate Change
- CS16 Flood Risk Management
- CS17 Waste Management
- CS20 Parking, Servicing and Delivery

6.3 London Plan (2015) policies (as amended by Minor Alterations to the London Plan March 2016):

- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.13 Sustainable drainage
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage assets and archaeology
- 7.19 Biodiversity and access to nature
- 7.21 Trees and woodlands

The site is within the West Wimbledon Conservation Area (Sub-Area 24) and an Archaeological Priority Zone. The site is not in a flood risk area. The existing building is not statutorily or locally listed.

6.4 Other guidance:

- Residential Extensions, Alterations and Conversions SPG 2001
- The West Wimbledon Conservation Area 2003
- National Planning Policy Framework 2012.

7. PLANNING CONSIDERATIONS

7.1 The key planning issues in this assessment are the loss of the existing former school room building, the design quality of the proposed extensions, including the impact on the character and appearance of the Conservation Area, the impact on neighbouring amenity including the basement, the impact on trees and the impact on parking/highway considerations including construction period.

7.2 Character of the Area and Heritage considerations

7.2.1 Policies DMD2 and DMD3 seek to ensure a high quality of design in all development, which relates positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings and existing street patterns, historic context,

urban layout and landscape features of the surrounding area. Policy DMD2 also seeks to ensure that trees are protected from adverse impacts from development. Policy DM D4 seeks to ensure that development in Conservation Areas either preserves or enhances the character and appearance of the Conservation Area. In addition, the policy seeks to ensure that harm is not caused to heritage assets. Core Planning Policy CS14 supports these SPP Policies.

7.2.2 The West Wimbledon Conservation Area Appraisal (2003) describes Nos.1-20 (which have similar features) as follows:

“Nos. 1 to 20: Ten pairs of simple semi-detached two storey cottages of about 1860 in either exposed stock brick or white paint or render, most of them having front door porches decorated with ornamented semi-circular or flat arches, white picket fencing to the front gardens, and either pairs of first floor sash windows or two storey canted bays. They exhibit many variations on this theme, including recent alterations. If these changes were not so widespread, the houses might be worthy of local listing”.

7.2.3 The existing dwelling is not statutorily or locally listed. However, it is within a Conservation Area, which is a designated heritage asset. The dwelling and attached rear one and a half storey building can be considered as a non-designated heritage asset. The Conservation Area Appraisal makes it clear that the key feature of this part of the Conservation Area is the frontage of the dwellings. Whilst the rear building would be demolished, the proposal does not involve the loss of an undesignated heritage asset, as the dwelling and the frontage of the dwelling would be retained.

7.2.4 Loss of school room extension:

7.2.5 The proposed development would result in the loss of the former rear school room structure. This element is to the rear of the site and the historic and architectural value of the building is not considered to be so significant as to mean that its demolition and suitable replacement would be unacceptable. It was only used as a school room for a period of ten years, following that it was used as a builder's workshop and more recently as a studio. It now forms an integrated part of the house and curtilage. The extension is not remarkable in appearance, externally or internally and is not visible from the public realm. Its loss is not considered sufficient grounds for refusal in terms of contribution to the Conservation Area. Historic England's report advises that the building is typical of its date and *'demonstrates little further architectural interest or innovation'*, exhibits a lack of historical interest, *'its use as a schoolroom was shortlived, it is not associated with any nationally important individual, and does not further our understanding of Victorian schools'* and is not rare. Better examples of purpose built Victorian schoolrooms of this date elsewhere in London and the building was constructed after 1840, when progressively greater selection is required. Therefore, it is considered that there are insufficient grounds to resist the principle of the demolition and

replacement of the existing rear structure, subject to the acceptability of the replacement.

7.2.6 Proposed Replacement Two Storey/Single Storey Extension:

7.2.7 The proposed development would be entirely to the rear of the dwelling and therefore there would be little if any discernible impact on the streetscene.

7.2.8 The proposed new extension would involve the demolition of the existing rear two storey outrigger as well as the one and a half storey rear building. The proposed two-storey extensions largely replace the existing built form. The mansard roof extension does not replace an existing roof extension and this element of the proposal would add significantly to the bulk and massing of the existing building.

7.2.9 The school room out-shot, to be demolished, would be replaced with a two-storey outshot, with the same eaves height 3.2m (when viewed from the garden of No.16) but a different roof form. The ridge of the proposed out-shot would be 4.7m in height, whereas the existing out-shot has a ridge height of 4.4m. The proposed out-shot would have a pitched, ridged roof but the ridge would be non-central, with a roof pitch of 48 degrees to the side with No.16 (southeast) and a roof pitch of 26 degrees to the side with No.14 (northwest). This asymmetrical roof form is not particularly characteristic of the area but it is considered that it would not adversely impact on the character of the area. This element of the proposed extensions replaces an existing rear building of a similar massing and siting and it is considered that there would be no harm caused to the character of the area as a result of this rear extension.

7.2.10 The proposed dormer window to the side of this out-shot is fairly lightweight in appearance and is not considered to visually dominate the out-shot. The dormer would have minimal external cladding and would appear as a high quality addition.

7.2.11 The scheme proposes that the rear extension be constructed from London stock brick, lead cladding and a natural slate roof covering. This palette of materials is considered to be appropriate to the context of the site and would respect the historic character of the Conservation Area.

7.2.12 Rear Mansard Roof Extension:

7.2.13 Of the group of 20 cottages (1-20 Denmark Road) sharing a similar architectural form, 7 have been granted planning permission for mansard roof extensions over the rear outrigger to a depth of 3.4m from the rear main wall. It is considered that a specific design and scale of roof extension has been established within the group, adherence to which ensures some ongoing consistency of appearance. The proposed roof extension generally mirrors the one already constructed next door at No.14, as well as echoing the other six at no's 4, 5, 6, 7, 12 and 13. The mansard roof extension would have a roof

pitch of 70 degrees, which is a suitable pitch for a mansard roof extension and consistent with other roof extensions granted in the locality. The use of a natural slate roof covering is also considered to be suitable to the character of the area.

7.2.14 The original submission has been amended to reduce the parapet height to ensure that the second floor roof extension is not visible from the street, to minimise the visual impact of the proposed development, and to be commensurate with existing roof extensions within the group of cottages.

7.2.15 The proposed development is considered to acceptable in principle. Whilst the extensions are substantial, the extension to the rear largely replaces existing built form with only marginal changes in massing and the proposed roof extension is consistent with other roof extensions in the street which have been found to be acceptable. It is therefore, considered that the proposal would be acceptable in visual terms and would satisfactorily preserve the character and appearance of the Conservation Area. The proposal is considered to comply with Policies DM D2, DM D3 and DM D4 in relation to visual amenity.

7.3 Basement accommodation

7.3.1 The proposal would introduce a basement under the footprint of the replacement rear building. Therefore the proposal must comply with the specific requirements of Policy DM D2. The basement would be wholly contained within the curtilage of the application property and a Basement Construction Methodology Statement has been submitted which the Council's Structural Engineer considers to be acceptable subject to suitable conditions being imposed.

7.3.2 The basement generally sits under the footprint of the existing building and does not encroach upon the rear amenity space. It has been pulled away from the boundary at the rear by 0.95m to take account of adjoining trees and an arboricultural impact assessment has been submitted. The Council's Tree and Landscape Officer is happy with the conclusions reached raises no objection to the proposal subject to suitable conditions.

7.3.3 The application is accompanied by a Flood Risk and SUDS Assessment along with a Technical Addendum (submitted to address the comments of the Council's Flood Risk Officer), which concludes that potential sewer flooding would be mitigated with the use of non-return valves at outgoing manholes, thereby increasing the development resilience to flooding from sewers. The report concludes that there is no requirement to install gravel blankets or other mitigation around the basement to militate against groundwater flood risk. In terms of drainage implications, the Council's Flood Risk Management Engineer has considered the details and raises no objection.

7.3.4 The submitted plans do not show the specific use of the proposed basement. However, there are no light wells serving the basement and

the agent has confirmed, in email dated 01/06/2016 that the basement would be used for storage and would be non-habitable.

7.3.5 The Council's Sustainability Officer is happy with the information provided in the submitted Energy Strategy Statement in terms of contribution to mitigating the impact of climate change.

7.3.6 The proposal is, therefore, considered to comply with Policy DM D2 in relation to the provision of a basement.

7.4 Impact on trees

7.4.1 There are trees located adjacent to the rear boundary. Whilst not protected by way of a Tree Preservation Order, these trees are protected by virtue of being within a Conservation Area. The trees currently make a significant contribution to public amenity.

7.4.2 The application is accompanied by an Arboricultural Report which states that no trees would need to be removed and no trees would require pruning as a result of the proposed development. The Council's Tree and Landscape Officer has considered the proposals and concludes that the Arboricultural Report provided is a fair assessment of the impact on trees and raises no objection. The impact on trees is considered to be acceptable.

7.5 Neighbouring Amenity

7.5.1 Policy DM D2 seeks to ensure that development does not adversely impact on the amenity of nearby residential properties.

7.5.2 Impact on No.14 (to the northwest):

7.5.3 The neighbouring property to the north-west is part of a similar pair of semi-detached cottages. There is a gap between the flank walls of the main house and existing rear building on the application site and the side boundary with No.14. The small single storey element of the proposed extension would have a mono-pitch roof form, with an eaves height of approximately 3m to the northwest side, along with a separation to the boundary of approximately 1m. Given its limited height, combined with the separation from the boundary, the new single storey element is not considered to impact on the amenities of the occupiers at No.14 Denmark Road.

7.5.4 The bulk and mass of the proposed rear extension would largely replace the existing and the eaves height would not be higher than existing. The proposed extension would have the same depth as the existing out-shot. The proposed out-shot would have a ridge height of 4.7m, whereas the existing has a ridge height of 4.4m. The ridge of the proposed extension would be further from the shared boundary with No.14 than the existing ridge. The existing ridge is separated from the boundary by 3.7m and the proposed ridge would be separated from the boundary by some 4.6m. Whilst the ridge would be marginally higher, it is considered that the proposed extension would have a similar impact

on the amenities of No.14 as the roof would slope away at a similar edge from eaves of the same height. Therefore, it is considered that the impact on No.14 would be acceptable.

7.5.6 Two rooflights are proposed within the roofplane facing towards No.14 serving the first floor bathroom window and second floor bedroom/study. They would be set at high level with an internal sill height of over 1.7m and would not therefore overlook.

7.5.7 Impact on No.16 (to the southeast):

7.5.8 The proposed roof extension would result in a parapet wall projecting from the ridge and extending out over the existing two-storey, pitched roof outrigger. This parapet wall would be visible from the rear facing first floor window of No.16. However, due to the separation distance from this window (3.5m from the centre of this window) and the fact that the existing two-storey outrigger currently restricts much of the light entering this window, it is considered that the loss of outlook and ambient daylight would be very slight and would not result in material harm to residential amenity.

7.5.9 The ridge of the proposed extension would be closer to the shared boundary with No.16 than the existing ridge (the existing ridge is separated from the boundary by 2.2m and the proposed ridge would be separated from the boundary by some 1.4m and the angle of the roofslope would be slightly greater. However, the roof would continue to slope away from the boundary with No.16 and as the eaves height would be no greater, it is considered that there would only be a marginal increased impact on the amenities of the occupiers of No.16. Therefore, it is considered that the impact on No.16 would be acceptable.

7.5.10 The existing rear building has no openings above eaves level in the southeast elevation. It has a large window and door facing towards its own garden area. The proposed extension would include a high level rooflight to a corridor on the roof plane directly adjacent to the garden of No.16. A proposed dormer window would be positioned 3m from the boundary with No.16 and would be fitted with fixed louvres restricting views below 1.7m from floor level and it is considered that the siting and louvre feature would mitigate against sideways overlooking to the rear garden of No.16. Subject to suitable conditions, there is not considered to be a material loss of privacy to no.16.

7.5.11 Impact on No 17 Denmark Road

Within the reconstructed rear building, there would be a side facing first floor window set partly above and partly below eaves height facing towards the garden into the courtyard of No.15 with the garden of No.17 beyond at a distance of 5.4m to the boundary. The dormer window has been designed with fixed external louvres to restrict views of the neighbouring garden. The applicant has provided a section drawing which shows that views to the immediate garden space of the application site would be available below the louvres but higher views

out would only be possible at a height of over 1.7m. Therefore, it is considered that the proposal would not result in material overlooking.

7.5.12 Impact on properties to the rear in Murray Road

7.5.13 The proposal would largely replace the existing built form on site and it is considered that there would be no materially harmful impact on the residential amenities of occupiers to the rear of the site. The proposal would introduce a rear facing mansard roof extension, at a distance of 10.3m from the rear boundary. However, this form of extension is common in the area and the intervisibility created is considered to not result in a material loss of privacy to occupiers to the rear. It is noted that the rear gardens of properties to the rear, along Murray Road, are much longer than the gardens along Denmark Road. There would be a window to window separation from the proposed mansard to the rear of properties along Murray Road in excess of 40m, which greatly exceeds the Council's standards.

7.5.14 In response to the adjoining neighbour's concerns about replacement of the existing brick wall on the boundary forming part of the existing building with a fence, the application has been amended to show that a brick wall would be retained on the rear boundary, to form the boundary treatment. The retention of this wall to form the rear boundary would also minimise any ground works in close proximity to important off-site trees. This arrangement would be suitable and would be an improvement over the timber fencing originally proposed.

7.5.15 It is considered that the proposal would be acceptable in terms of residential amenity, subject to conditions.

7.6 Highway, traffic and parking considerations

7.6.1 Core Strategy Policy CS 20 considers matters of pedestrian movement, safety, servicing and loading facilities for local businesses and manoeuvring for emergency vehicles as well as refuse storage and collection.

7.6.2 The site has a PTAL rating of 2 (poor). The proposed development would enlarge the dwelling but would not result in an additional residential unit. There is currently no on-site parking. There is external access to and space within the garden for bike storage.

7.6.3 Although the Council's Transport Planner has some criticisms of the assumptions made with the parking stress survey, he nonetheless concludes that the proposal would only marginally increase the demand for parking in the area, as the proposal is for an extension to the existing house from 2 bedrooms to 4 bedrooms, rather than an additional dwelling house.

7.6.4 The parking of contractors' vehicles has the potential to adversely impact on the local highway network throughout the course of the works. This disturbance would be transient and it would not be reasonable to refuse the application on this basis. However, if

permission is granted a condition for a Construction Logistics Plan is recommended to ensure that the impacts throughout the construction phase are minimised as far as possible.

- 7.6.5 The proposal is considered to be acceptable in highway terms. The submitted parking stress survey was intended to clearly demonstrate the level of parking capacity in the locality. However, following several versions of this report, some of which included serious flaws in the methodology, it is clear that local residents do not accept the argument that there is sufficient parking capacity in the area. However, notwithstanding the results of this survey, the increase in parking demand from these extensions would not be so great as to warrant a refusal. Whilst vehicles would need to access the site throughout the construction phase it would not be reasonable to refuse on this basis if the impact can be minimised throughout what would be a transitional, temporary period of time.

8. CONCLUSION

- 8.1 There is no objection in principle to the proposed development.
- 8.2 The proposal is considered to be acceptable in terms of the impact on the character and appearance of the Conservation Area, the impact on neighbouring amenity, provision of basement accommodation, impact on trees and parking.

RECOMMENDATION

Grant Permission subject to Conditions:

1. A1 Commencement of development
2. A7 Approved Plans. 665/001 P2, 665/100 P2, 665/101 P5, 665/102 P6, 665/103 P3, 665/104 P4, 665/105 P3, 665/106 P4, 665/108 P5, 665/109 P2, 665/110 P3 , 665/111 P2, 665/112 P6, 665/113 P2, 665/114 P9, 665/115 P2, 665/116 P8, 665/117 P3, 665/118 P8, 665/119 P3, 665/120 P8, 665/121 P2, 665/122 P5, 665/123 P2, 665/124 P6, 665/125 P2, 665/126 P4, 665/127 P2, 665/128 P4, 665/201 P1, 665/SK010 P1, 665/SK012 P1 and 665/SK013 P3.
3. B3 External Materials as Specified.
4. F05 Tree Protection. The details and measures for the protection of the existing retained trees as contained in the approved document 'Arboricultural Report' dated 12 March 2016 and the drawing titled: 'Tree Protection Plan' numbered TPP/APA/AP/2016/065 shall be fully complied with. The methods for the protection of the existing retained trees shall follow the sequence of events as detailed in the document and shall include arboricultural supervision for the duration of site works. All methods for the protection of the trees shall be retained and maintained until the completion of all site operations.

Reason: To protect and safeguard the existing 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 policy O2 of Merton's Sites and Policies Plan 2014.

5. D11 Construction Times
6. H10 Construction Vehicles, Washdown Facilities etc (major sites). Development shall not commence (including demolition) until a Construction Logistics Plan has been submitted to and approved in writing by the Local Planning Authority to accommodate:
 - (i) Parking of vehicles of site workers and visitors;
 - (ii) Loading, unloading and removal of plant and materials;
 - (iii) Storage of construction plant and materials;
 - (iv) Control of dust, smell and other effluvia;
 - (v) Control of surface water run-off.
 - (vi) Scheduling/managing deliveries.
 - (vii) Measures to address road safety/movement issues.No development shall be carried out except in full accordance with the approved Construction Logistics Plan.

Reason: To ensure the safety of pedestrians and vehicles and the amenities of the surrounding area and to comply with the following Development Plan policies for Merton: policies 6.3 and 6.14 of the London Plan 2015, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.

7. D10 External Lighting
8. K2 Archaeology. Condition:

No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

 - A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
 - B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: In order to provide the opportunity to record the history of the site and to comply with the following Development Plan policies for Merton: policy 7.8 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policy DM D4 of Merton's Sites and Policies Plan 2014.

9. Condition:

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, Merton's Policy DM F2 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 and control the rate of surface water discharged from the site to no more than 5l/sec for the 1 in 100 year storm plus climate change 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 connection to the main sewer and site wide drainage network to establish its condition is appropriate.
- and
- iii. provide a drainage management and maintenance plan for the lifetime of the development.

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 Polices Plan 2014.

10. Condition:

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 as highlighted in the submitted CMS.

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 Polices Plan 2014.

11. Condition. No development shall commence until the following documents have been submitted to and approved in writing by the Local Planning Authority.

- A) Detailed Construction Method Statement supplied by the Contractor undertaking the respective works such as a) Piling b) Excavation c) Construction of reinforced concrete slab and walls.
- B) Engineering drawings of the temporary works (Piles, props etc).
- C) Construction Management Plan - How the Contractor plans to access site with the piling rig and how he plans to transport the muck. Looking at the site plan, there is very limited space to access from the front and not sure if there is access through the rear of the property.

The development shall be carried out in strict accordance with the approved documents.

Reason: In order to comply with the requirements of Policy DM D2 of the Adopted Merton Sites and Policies Plan 2014.

12. Condition. Prior to the first occupation of the development hereby permitted, the fixed position louvres to the proposed dormer window, shown on drawing 665/201 P1, shall be installed and retained thereafter.

Reason: To safeguard the amenities and privacy of the occupiers of adjoining properties and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

13. Condition – rooflights in the southeast and northwest facing roofslopes to have minimum cill height of 1.7m above FFL and first and second floor bathroom and study window to the northwest facing elevation shall be fixed and glazed with obscured glass up to an internal sill height of a minimum of 1.7m and shall be maintained as such thereafter.

Reason: To safeguard the amenities and privacy of the occupiers of adjoining properties and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

INFORMATIVES

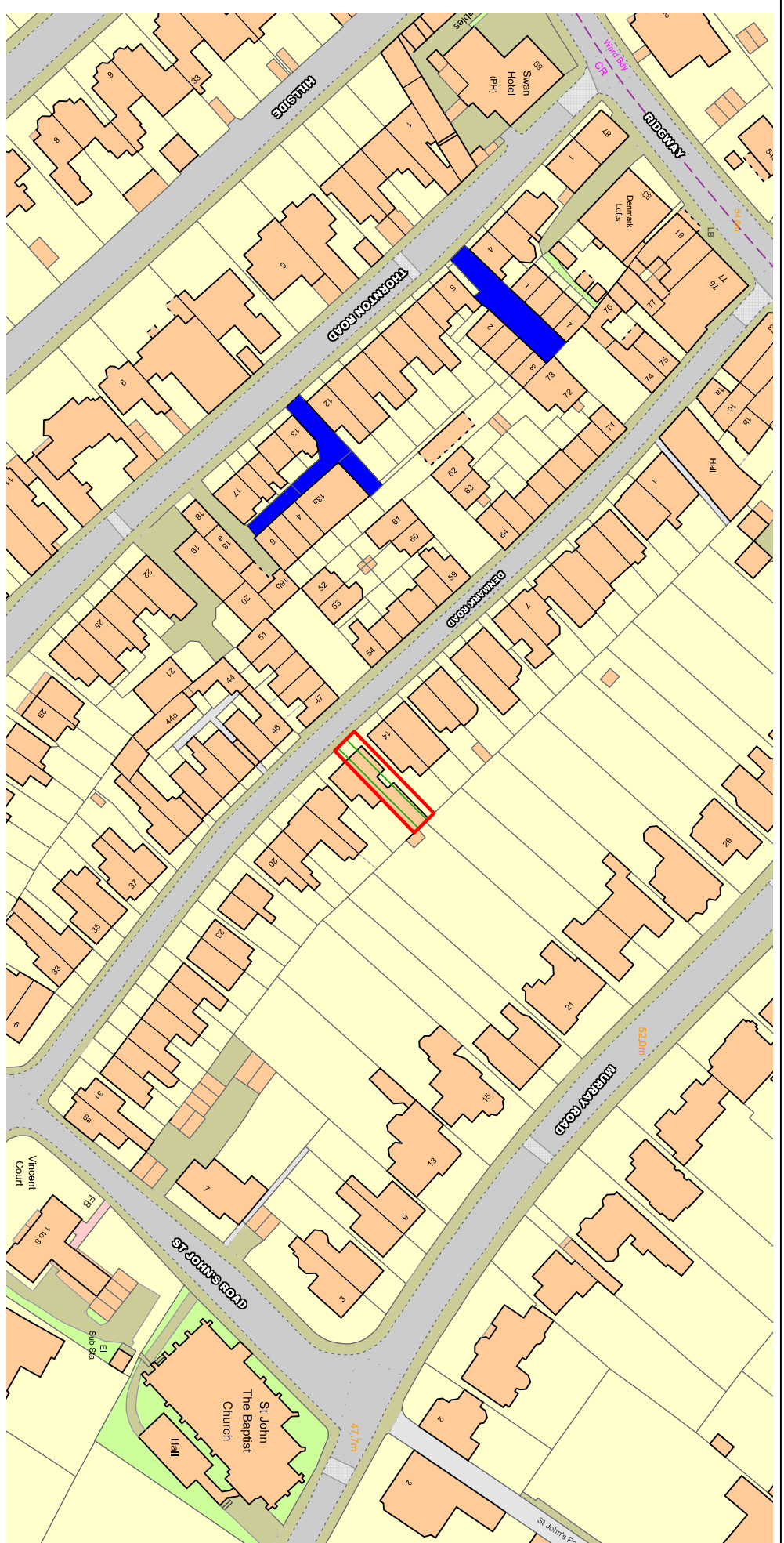
1. INF 15 Discharge conditions prior to commencement of work
2. INF 01 Party Walls Act
3. INFORMATIVE:
It is the responsibility of the developer to make proper provision for drainage to ground, watercourses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off-site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of ground water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required (contact no. 0845 850 2777).
4. INFORMATIVE
Advice regarding permeable and porous hardstandings can be found in the document 'Guidance on the Permeable Surfacing of Front Gardens' available at
<http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>
5. INFORMATIVE
The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in

accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

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

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**PLANNING APPLICATIONS COMMITTEE
17 NOVEMBER 2016**

APPLICATION NO.	DATE VALID
16/P1092	11/03/2016

Address/Site: 17 Merton Hall Road, Wimbledon SW19 1BQ

Ward Dundonald

Proposal Retention of an outbuilding for use as a summerhouse

Drawing No's 1305/20, 1305.P2.01

Contact Officer Isaac Liu (020 8545 4805)

ITEM NOW WITHDRAWN FROM AGENDA

RECOMMENDATION

GRANT PLANNING PERMISSION subject to planning conditions.

CHECKLIST INFORMATION

- Head of agreement: No
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Design Review Panel consulted - No
- Number of neighbours consulted -
- Press notice - No
- Site notice - No
- External consultations: Nil
- Density - N/A
- Number of jobs created N/A

1. INTRODUCTION

This application is brought before the Planning Applications Committee at the request of Councillor David Dean and also based on receiving 6 objections.

- 1.1 The application was submitted as a result of a planning enforcement investigation regarding the erection of an outbuilding at the end of the rear garden at 17 Merton Hall Road, Wimbledon in breach of a given permission (11/P1412).
- 1.2 Planning permission (ref 11/P1412) was granted in July 2011 for the erection of an outbuilding. However a different structure with an altered roof was erected with roof lights and positioned closer to the shared boundary with 96 Dundonald Road. The roof light was to improve the level of light into the building and the repositioning was to increase garden space at the property.
- 1.3 The current outbuilding has therefore no permission and does not qualify under permitted development due to its height.

2 SITE AND SURROUNDINGS

- 2.1 The application building is a semi-detached two-storey dwellinghouse, which is located on the northeast side of Merton Hall Road, close to the junction with Dundonald Road. The property is sited on a long plot which shares boundary on its southern side with both 19 Merton Hall Road and 96A Dundonald Road. The rear garden of the property abuts the rear side boundary of No.96 Dundonald Road. No.96a Dundonald Road is a two storey yellow brick building which is used by Building Business.
- 2.2 The application property has been extended with a loft conversion and rear single storey extensions both with planning permission. The application site is located within the Dundonald ward of the London Borough of Merton and the site is not in a conservation area.

3. CURRENT PROPOSAL

- 3.1 The current proposal is for the retention of an outbuilding for use as a summerhouse. The structure is 4.8 metres deep and 10 metres wide. The structure has a flat roof at 3.2 metres at the highest point. The structure covers less than 50% of the garden area and is located about 10 metres from the main house. The rear wall of the structure is built parallel to the side boundary of 96 Dundonald Road separated away from the boundary by between 0.62 to 0.67 metres. Three roof lights (0.4 in height) are installed protruding on top of the flat roof of the outbuilding. The roof is then wrapped by a parapet wall so the roof lights are not visible.
- 3.2 The structure is currently used as a summerhouse as ancillary to the main house at 17 Merton Hall Road.

4. PLANNING HISTORY

- 4.1 99/P0746 - Application for the erection of a single storey rear extension was granted.

11/P1409 – Full application for the erection of a single storey rear extension and rear roof extension was refused permission on 15/7/11.

11/P1412 – Full application for the provision of a single storey summer house in the rear garden was granted permission on 15/7/11.

11/P2093 – Full application for the erection of a single storey rear extension and roof extension was granted permission on 27/09/11.

13/P0602 – Full application for single storey rear extension was granted permission on 18/04/13.

ENFORCEMENT HISTORY

The current application has resulted from an enforcement investigation following a neighbour complaint regarding the size, positioning and rooflights installation of the outbuilding as this appears to be different from the planning permission (11/P1412) originally approved.

5. CONSULTATION

- 5.1 The application was advertised by sending letters to adjoining neighbours in Merton Hall Road and Dundonald Road.

Six objections were received as a result of the consultation. The main concerns were;

- Inappropriate materials
- Closeness of outbuilding to adjoining boundaries
- Overlooking
- The loss of light

6. POLICY CONTEXT

- 6.1 The relevant policies are:
Sites and Policies Plans 2014

DM D2:- Design considerations in all developments
DM D3:- Alterations and extensions to existing buildings

- 6.2 Merton Core Strategy 2011 policy
CS 14 Design

7.0 PLANNING CONSIDERATIONS

- 7.1 The principal planning consideration in relation to this application is the effect of the retention of the structure as an outbuilding and its impact upon visual and residential amenity of the adjoining neighbours.
- 7.2 The principle of the development has been considered acceptable with the grant of permission for an outbuilding of a similar size at the location. The structure is a standard garden outbuilding design and has been constructed with bricks matching that of the main house.
- 7.3 SPP policy DM D2 and CS 14 require well designed proposals to respect the siting, rhythm, scale, proportions, height, materials and massing of surrounding buildings. The height and bulk are relatively modest such that the outbuilding is only just beyond the permitted development allowance of 2.5 metres for garden structures if located within 2 metres from the boundary. The main consideration therefore is the potential harm caused by the additional 0.725 metres in ridge height. Indeed, were the roof to be lowered by a 0.725 metres the structure would be allowable under permitted development. It is considered that the slight increase in height of the structure and installation of additional roof lights is not visually intrusive and does not cause sufficient harm to neighbour amenity to warrant a refusal of planning permission.
- 7.4 SPP policy DM D2 and DMEP2 require proposals not to impact on neighbour amenity in terms of loss of light, outlook, privacy, visual intrusion. It is considered that the design of the outbuilding is appropriate in terms of form and scale and would not detract from the character of the existing dwelling or the area. Given the size, siting and distance between neighbouring properties it is considered that there would be no adverse impact upon neighbouring amenity. This is a single storey structure and there are no external windows at the side and rear to allow overlooking.
- 7.5 The outbuilding originally approved under application (ref 11/P1412) would be located approximately 6m from the nearest facing windows at No.96 Dundonald Road. The current outbuilding though positioned closer to the boundary would be around 5 metres away from the windows of the same property. The main house at 96 Dundonald Road is located some distance from the shared boundary with 17 Merton Hall Road and given that it has a north-west facing garden, the overshadowing and any potential loss of light would be minimal.
- 7.6 Concerns from consultees relating to the close location of the outbuilding to the boundary, the inappropriateness of materials and the potential for overlooking and loss of light have been considered. The location is considered to be acceptable as this is almost similar to the previously approved scheme. Further there is no rear or side window to allow

overlooking and the height is not too high to adversely affect light to the adjoining properties. The outbuilding is built with brick materials similar to the main house. The same brick material was previously approved and is therefore considered to be in keeping with the character and appearance of the area.

8. CONCLUSION

8.1.1 The proposed retention of the garden outbuilding as a summerhouse will not result in harm to the amenities of neighbouring residents, as it will not cause overshadowing, loss of light or outlook.

8.1.2 The application is recommended for approval.

RECOMMENDATION

1. **GRANT PLANNING PERMISSION** subject to planning condition
 1. A7 According to plans drawing 1305/20 dated 6th July 2016.
 2. E06 Ancillary Residential Accommodation - The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 17 Merton Hall Road SW19 3PP.

Reason for Approval

The size, height, location and design of the outbuilding are such that they are considered acceptable and therefore the proposal accords with policies contained in the Council's Sites and Policies Plan (2014) and Core Strategy (2011). The policies listed below are relevant to the determination of this proposal:

Council's Sites and Policies Plan (2014)

DM D2:- Design considerations in all developments
DM D3:- Alterations and extensions to existing buildings

Merton Core Strategy 2011

CS 14 Design

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

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**PLANNING APPLICATIONS COMMITTEE
17 NOVEMBER 2016**

	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
	16/P1872	06/05/2016
Address/Site	134 Merton Road, South Wimbledon, SW19 1EH	
(Ward)	Trinity	
Proposal:	Demolition of existing two storey rear outbuilding and covered workshop area and two storey outrigger attached to main building. Change of use of part of ground floor and erection of single and two storey extensions to create a new 2 bed residential unit. Rebuilding of the outrigger at a greater width and addition of mansard roof extensions to the main roof and to part of the outrigger to enlarge the existing residential unit. Alterations to existing pedestrian access points.	
Drawing Nos	16.8705.01, 16.8705.02, 16.8705.03, 16.8705.04E, 16.8705.05E, 16.8705.06B, 16.8705.07C and 16.8705.08.	
Contact Officer:	Tim Lipscomb (0208 545 3496)	

RECOMMENDATION

Grant planning permission subject to planning conditions and the completion of a S106 agreement covering the following heads of terms:

- 1) Restriction on future occupiers obtaining parking permits**
- 2) The applicant agreeing to meet the Council's costs of preparing drafting and monitoring the section 106 obligations.**

CHECKLIST INFORMATION

- Heads of Agreement: Yes - The development being parking permit-free
- 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: 4
- External consultations: No
- Controlled Parking Zone: Yes (3F)
- Flood Zone: Flood Zone 1 (Low risk)
- Conservation Area: No
- Listed Building: No
- Protected trees: No
- Public Transport Access Level: 4

1. **INTRODUCTION**

- 1.1 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 site comprises 'Top Gear Motors UK', a retail unit which sells tyres, car paint and has a small tyre fitting/repair workshop to the rear of the site. The lawful use is a mixed use of Use Class A1 (Car Accessories Shop) and Use Class B1 (Tyre Fitting Place). It is located on the corner of Merton Road and Ridley Road.
- 2.3 The building is an end-of-terrace building with a substantial two-storey gabled ended outrigger shared between 134 and 136/136a. The curtilage of 134 is almost entirely covered in buildings. To the rear part of the site is a two-storey storage building and a single storey workshop linked to the main building.
- 2.5 There is a self-contained flat at first floor level above the retail shop, accessed from Ridley Road.
- 2.6 The main building fronting Merton Road is part of a continuous commercial parade running from Ridley Road to Quicks Road. A restaurant immediately adjoins the application site retail unit. On the opposite of the Ridley Road junction, facing the application site is a dentist at ground floor with a 3 storey block of flats accessed from Ridley Road. Beyond the commercial units on the corners with Merton Road, Ridley Road is wholly residential. A church and hotel stand opposite the site on Merton Road. The majority of commercial units have flats above and beyond the commercial units is predominantly residential.
- 2.7 The site is not located within a Conservation Area. The building is not locally or statutorily listed. The site is within Flood Zone 1 (low probability of flooding).

3. **CURRENT PROPOSAL**

- 3.1 The proposal is to demolish the existing two storey rear outbuilding and covered workshop area and two storey outrigger attached to the main building, change the use of part of the ground floor retail unit and erect single and two storey extensions to create a new 2 bed residential unit at the rear, and rebuild the outrigger at a greater width and with the addition of mansard roof extensions to the main roof and to part of the outrigger to enlarge the existing residential unit. A retail unit would be retained on the site frontage.
- 3.2 The extension to the rear of the site would form a new two-storey element, following the demolition of the existing two-storey outbuilding to the rear part of the site. This two-storey extension would be linked to the main building by way of a ground floor link extension. The two-storey element would have a gabled roof and would stand at a height of 5.4m, to the ridge, and 4.4m to the eaves. The residential unit formed would be directly accessed from Ridley Road. It would have windows facing Ridley Road as well as and also looking into an internal 10 sq. m courtyard garden. The courtyard would accommodate bin and bike storage.
- 3.3 The extension to the rear of the main building would enlarge the floor area at first floor by replacing the existing two-storey out-shot with a marginally wider mono-pitch roof out-shot. At second floor level, rear mansards are proposed to the main roof extension and over the first floor rebuilt outrigger with 2 rooflights to the front elevation. A roof terrace of 10sqm would be provided at first floor level with a privacy screen running along the side boundary (south), which would be constructed from obscured glass. Bin storage and bicycle storage, for two bicycles, is shown for the spilt level first and second floor flat, located in the entrance hall at ground floor level.
- 3.4 The entrance to the flat within the main building would be located to the side of the building, leading directly onto Ridley Road. The bin store entrance would also lead directly onto Ridley Road. The entrance to the flat to the rear of the site would also be accessed directly from Ridley Road.
- 3.8 The extensions would be constructed in brick with slate clad roof extensions.

4. **PLANNING HISTORY**

- 4.1 MER782/67 - DISPLAY OF SINGLE SIDED ILLUMINATED FASCIA SIGN OVER ENTRANCE AND DOUBLE SIDED ILLUMINATED PROJECTING

BOX SIGN AT FASCIA LEVEL FRONTING MERTON ROAD. Grant Permission subject to Conditions 26-10-1967.

- 4.2 88/P0160 - INSTALLATION OF NEW EXTERNALLY ILLUMINATED FASCIA SIGN ON PREMISES (SIGN "A"). Grant Permission (subject to conditions) 12-04-1988.

5. **CONSULTATION**

- 5.1 Standard 21-day site notice procedure and individual letters to neighbouring occupiers. Four letters of objection were received in relation to the original proposal, objecting on the following grounds:

- Loss of the tyre fitting business.
- Concerns about proximity of proposed works to the parking area of 2 Ridley Road and concerns regarding potential damage caused to vehicles.
- Disruption and dirt during construction process.
- Loss of privacy to 2a Ridley Road.
- Loss of light and outlook to No.136a Merton Road.

Following amendments to the scheme on 18/08/2016, a further eight letters of objection have been received, including a petition (concerned with parking problems in the 3F Zone) with 41 signatures. (In total, there have been 12 letters of objection from seven address points and a petition).

The petition objects solely on the basis of concerns about parking pressure and additional cars. The individual letters reiterate previous concerns and add the following:

- Negative impact on access to 136/136a Merton Road and 2 Ridley Road.
- Concern regarding adverse impact on sunlight.
- Overlooking to 2a Ridley Road from proposed bedroom 1, the proposed roof terrace and proposed wet room.
- Inconvenience, including disturbance, pollution, noise, dirt, dust, obstruction and parking problems.
- Potential adverse impact on adjoining businesses.
- Concerned about damage to a parked car at 2 Ridley Road as the pedestrian access is close to the parking space.
- No parking provision and no surplus parking capacity in the area.
- Concerns that refuse storage would not be sufficient.

5.2 Transport Planning:

No transport objections subject to four cycle parking spaces being provided. Legal agreement recommended to ensure that future occupants are prohibited from obtaining parking permits.

6. **POLICY CONTEXT**

6.1 The relevant policies within the Adopted Sites and Policies Plan (July 2014) are:

DM H2	Housing mix
DM E3	Protection of scattered employment sites
DM D1	Urban design and the public realm
DM D2	Design considerations in all developments
DM D3	Alterations and extensions to existing buildings
DM F2	Sustainable urban drainage systems (SuDS) and; Wastewater and Water Infrastructure
DM T1	Support for sustainable transport and active travel
DM T2	Transport impacts of development
DM T3	Car parking and servicing standards

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

CS8	Housing Choice
CS9	Housing Provision
CS11	Infrastructure
CS14	Design
CS15	Climate Change
CS16	Flood Risk Management
CS18	Active Transport
CS19	Public Transport
CS20	Parking, Servicing and Delivery

6.3 Merton's Supplementary Planning Guidance/Documents: Merton's New Residential Development SPG 1999 Merton's Design SPG 2004

6.4 The relevant policies in the London Plan (2015) policies (as amended by Minor Alterations to the London Plan March 2016) are:

3.3	Increasing housing supply
3.4	Optimising housing potential
3.5	Quality and design of housing developments
3.8	Housing choice
3.9	Mixed and balanced communities
5.1	Climate change mitigation

- 5.2 Minimising carbon dioxide emissions
 - 5.3 Sustainable design and construction
 - 5.7 Renewable energy
 - 5.13 Sustainable drainage
 - 6.3 Assessing effects of development on transport capacity
 - 6.9 Cycling
 - 6.10 Walking
 - 6.13 Parking
 - 7.2 An inclusive environment
 - 7.3 Designing out crime
 - 7.4 Local character
 - 7.6 Architecture
 - 7.14 Improving air quality
- 6.5 Mayor's Housing SPG March 2016.
 - 6.6 DCLG: Technical housing standards - nationally described space standard March 2015.
 - 6.7 National Planning Policy Framework (2012).

7. **PLANNING CONSIDERATIONS**

- 7.1 The main planning considerations concern the principle of the demolition, the loss of the existing commercial use and its replacement with a residential unit, the design of the proposed development, together with neighbouring amenity, standard of accommodation, highway considerations and sustainability issues.
- 7.2 Principle of development
- 7.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when determining a planning application, regard is to be had to the development plan, and the determination shall be made in accordance with the development plan, unless material considerations indicate otherwise.
- 7.4 The site currently accommodates 'Top Gear Motors UK' a retail shop selling car accessories with a small tyrefitting/minor repair workshop to the rear. The retail unit would be retained but the workshop would be lost. The site visit has shown that 'Top Gear Motors UK' and the workshop are a single planning unit. They are internally connected and the workshop is ancillary to the retail use on site. The agent has also provided a copy of the lease which confirms that the unit is leased and operated as a single business. Therefore, the proposal would not result in the loss of a small scattered employment site, rather it would involve the reduction in floor

- space for the mixed retail/workshop use with the retail element to the frontage retained with reduced floorspace. The proposal would retain a commercial retail element as part of a mixed-use scheme, and the loss of the ancillary workshop is not considered to provide sufficient grounds for refusal.
- 7.5 The existing rear workshop does not make a particularly positive contribution to the character of the area and there is no objection to the demolition works provided that any redevelopment is of a suitably high standard and subject to the replacement scheme being acceptable in respect of all other material planning considerations, including, impact on neighbours, quality of accommodation provided and highway safety.
- 7.6 Character of the Area
- 7.7 Policies DMD2 and DMD3 seek to ensure a high quality of design in all development, which relates positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings and existing street patterns, historic context, urban layout and landscape features of the surrounding area. Core Planning Policy CS14 supports this SPP Policy.
- 7.8 The proposal would involve the addition of substantial extensions to the rear elevation. However, these extensions are not considered to adversely affect the character of the area. The built form proposed largely replaces the existing and the additions to the rear of the main building would be in keeping with the character of the surrounding area.
- 7.9 The two storey element to the rear of the site is currently set back from the roadside by the single storey element of the building. The proposed development would involve the demolition of this two-storey element and its replacement with a similar sized two-storey element. It is considered that there would be no adverse impact on the streetscene as a result of this element of the proposals, as there would not be a material increase in bulk and massing of this part of the site.
- 7.10 The proposed mansard roof extension would not be dissimilar to other roof extensions in the locality. This form of roof extension would not appear overly dominant and would not be out of keeping with the character of the area.
- 7.11 The proposed second floor roof extension, to the rear of the main building, is considered to be well-designed and would appear as a proportionate addition to the main building.
- 7.12 The scheme proposes a new two-storey out-shot to the rear elevation, in

- place of the existing two-storey, pitched roof outshot. The proposed two-storey out-shot would have the same roofline as the existing but would project slightly closer to the highway. The replacement of the existing built form in the manner proposed would complement the existing building and no objection is raised on this basis.
- 7.13 For the reasons set out above, the proposal is considered to be acceptable in terms of visual amenity.
- 7.14 Neighbouring Amenity
- 7.15 Policy DM D2 seeks to ensure that development does not adversely impact on the amenity of nearby residential properties.
- 7.16 The proposed extensions would largely replace the existing built form at first floor level. The second floor development proposed would result in an enlarged parapet wall between the site and No.136. However, this raised parapet would only affect the roofscape of the neighbouring property; it would not have a material impact in terms of loss of light to windows. The dividing parapet wall would not be raised beyond the proposed second floor roof extension.
- 7.17 The proposed terrace to the first floor flat would be screened to a height of 1.7m. This screen is considered to be sufficient to avoid material overlooking of the neighbouring properties. The terrace screen would prevent overlooking from the first floor terrace and bedroom window. The window in the rear mansard over the outrigger would be to a wetroom and would be required to be obscure glazed.
- 7.18 The part single/part two-storey element to the rear of the site would be similar in bulk to the existing structures. There are side facing windows to the adjacent property, which is subdivided into 2 flats, 2 and 2A Ridley Road, but they are towards the rear part of the dwelling only, not directly behind the application site. In any event, the massing impact 2/2A Ridley Road would be no greater than the existing, as a result of the proposed built form, which mimics the building to be replaced. In relation to 136/136a Merton Road, the land to the immediate south of this structure is partly used as a storage area. It also functions as external amenity space for the occupiers of the flat above No.136. There would be a small increase in the height of the boundary wall adjacent to this amenity/storage area, however, the increase is modest and is considered to not result in an additional harmful impact on this amenity/storage area over and above the existing situation. In addition, the site is to the north of No.136 so there would be no overshadowing.
- 7.19 The proposal is considered to not result in material harm to neighbouring

amenity and is considered to comply with Policies DM D2 and DM D3 in regards to neighbouring amenity.

7.20 Standard of accommodation

- 7.21 London Plan Policy 3.5, as amended by Minor Alterations to the London Plan (March 2016) states that all new housing developments should be of the highest quality internally, externally and in relation to their context. In order to ensure that such development provide an adequate level of internal amenity, Table 3.3 of the London Plan sets out the minimum floor areas which should be provided for new housing. The DCLG publication: "Technical housing standards - nationally described space standard" (2016) provides further guidance, which has been adopted by the Mayor for London.
- 7.22 The detailed design of the proposed development should have regard to the requirements of the London Plan (2015), as amended by Minor Alterations to the London Plan March 2016, the Mayor's Housing SPG 2016 and the DCLG publication: Technical housing standards - nationally described space standard March 2015, in terms of unit and room sizes and provision of external amenity space.
- 7.23 Sites and Policies Plan Policy DM D2 seeks to ensure good quality residential accommodation with adequate levels of privacy, daylight and sunlight for existing and future residents, the provision of adequate amenity space and the avoidance of noise, vibration or other forms of pollution.
- 7.24 The London Plan and the DCLG publication: 'Technical housing standards - nationally described space standards' March 2015, requires a minimum of 61sqm for a 2 bed, 3 person unit and 70sqm floorspace for a 2 bed/4 person unit. The proposed 2b3p flat to the rear part of the site would be 64.6sqm and the expanded 2b4p flat on the upper floors of the main building would be 79sqm, meeting the required minimum standards. They would also have the required 2sqm of built-in storage space.
- 7.25 The Council's adopted standards for amenity space would require 7sqm for the expanded 2b3p flat and 6 sqm for the rear unit. The rear flat would have access to a 10 sqm courtyard and the expanded flat, which currently has no amenity space, would have 10sqm roof terrace. Although the ground floor courtyard garden would receive little sunlight due to its orientation, it is a good size and serves a relatively small unit and on balance is considered to be acceptable.
- 7.26 The standard of accommodation is considered to be acceptable.

- 7.27 Highway, traffic and parking considerations
- 7.28 The site has a PTAL rating of 4. The Council's Transport Planning section raise no objection to the modest increase in residential units subject to a legal agreement for both units to be made permit free, meaning the Council would not allow the occupants of the houses to be eligible for an on street parking permit in this area. Due to the fairly central and accessible location it is considered that a car free development would be acceptable.
- 7.29 Core Strategy Policy CS 18 promotes active means of transport. Both flats are provided with secure, easily accessible bike storage and this will be required by condition.
- 7.30 A legal agreement has been completed requiring the development to be permit free and the proposal is considered to be acceptable in terms of highway impacts.
- 7.31 Refuse and recycling
- 7.32 Both proposed flats would be provided with offstreet refuse and recycling storage. A condition can be imposed to ensure that these refuse and recycling storage facilities are provided.
- 7.33 Sustainable design and construction
- 7.34 New buildings must comply with the Mayor's and Merton's objectives on carbon emissions, renewable energy, sustainable design and construction, green roofs, flood risk management and sustainable drainage. The most relevant London Plan policies are 5.1 (Climate Change Adaptation), 5.2 (Minimising Carbon Dioxide Emissions) and 5.3 (Sustainable Design and Construction) which seek to minimise energy usage and reduce carbon dioxide emissions.
- 7.35 On 25 March 2015 the Government issued a statement setting out steps it is taking to streamline the planning system. Relevant to the proposals, the subject of this application, are changes in respect of sustainable design and construction, energy efficiency and forthcoming changes to the Building Regulations. The Deregulation Act was given the Royal Assent on 26 March 2015. Amongst its provisions is the withdrawal of the Code for Sustainable Homes.
- 7.36 Until amendments to the Building Regulations come into effect the government expects local planning authorities not to set conditions with the requirements of Code level 4. Where there is an existing plan policy which references the Code for sustainable Homes, the Government has

also stated that authorities may continue to apply a requirement for a water efficiency standard equivalent to the new national technical standard.

7.37 A planning condition will be imposed to ensure that the proposed development achieves CO2 reductions and internal water usage standards equivalent to Level 4 of the Code for Sustainable Homes.

7.38 Therefore, the proposal is considered to be acceptable in terms of sustainable design and construction and would comply with Policy DM H4 in this regard.

7.39 Affordable Housing

7.40 LDF Core Planning Strategy policy CS8 seeks the provision of a mix of housing types including affordable housing. Policy CS8 seeks financial contributions towards off-site affordable housing for schemes providing 1-9 additional residential units. However, the council considers that the Government's 2014 statements (advising councils not to seek affordable housing contributions from small sites) have greater weight than the relevant part of Merton's 2011 Core Planning Strategy policy CS8 (d) and therefore the London Borough of Merton has currently stopped seeking affordable housing contributions from small sites of 10 homes / 1,000 square metres or less. Following this change, the council will not seek financial contributions towards affordable housing on schemes of 1-9 units with a gross area of no more than 1,000sqm; consequently part of Section (d) of Merton's Core Planning Strategy policy CS8 housing choice, is not being applied. Therefore, no affordable housing contribution is required.

7.41 Community Infrastructure Levy

7.42 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.

7.43 Merton's Community Infrastructure Levy was implemented on 1 April 2014. This will enable 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 pooled developer contributions towards providing the necessary infrastructure should be collected except for affordable housing. The development will also be liable to pay the Merton CIL.

8 CONCLUSION

- 8.1 The proposed development is considered to be acceptable in relation to the standard of accommodation, parking and highway impacts and impact on residential and visual amenity. The application is, therefore, recommended for approval subject to a suitable s.106 agreement, which has already been completed.

RECOMMENDATION

GRANT PLANNING PERMISSION

Grant planning permission subject to planning conditions and a S106 agreement covering the following heads of terms:

- 1) Restriction on future occupiers obtaining parking permits.
- 2) The applicant agreeing to meet the Council's costs of preparing drafting and monitoring the section 106 obligations.

And the following conditions:

1. A1: The development to which this permission relates shall be commenced not later than the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town & Country Planning Act 1990.

2. A7: The development hereby permitted shall be carried out in accordance with the following approved plans: 16.8705.01, 16.8705.02, 16.8705.03, 16.8705.04E, 16.8705.05E, 16.8705.06B and 16.8705.07C.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. B3: The facing materials to be used for the development hereby permitted shall be those specified in the application form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

4. C07: The development hereby approved shall not be occupied until the refuse and recycling storage facilities shown on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling material and to comply with the following Development Plan policies for Merton: policy 5.17 of the London Plan 2015, policy CS17 of Merton's Core Planning Strategy 2011 and policy DM D2 of Merton's Sites and Policies Plan 2014.

5. C08: Access to the flat roof of the development hereby permitted, other than the identified roof terrace shown on drawing number 16.8705.04E shall be for maintenance or emergency purposes only, and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: To safeguard the amenities and privacy of the occupiers of adjoining properties and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

6. C09: The screening or enclosure to the balcony as shown on the approved plans shall be implemented before the development is first occupied and retained permanently thereafter.

Reason: To safeguard the amenities and privacy of the occupiers of adjoining properties and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

7. D11: No demolition or construction work or ancillary activities such as deliveries shall take place before 8am or after 6pm Mondays - Fridays inclusive, before 8am or after 1pm on Saturdays or at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2015 and policy DM EP2 of Merton's Sites and Policies Plan 2014.

8. F09: The hardstanding hereby permitted shall be made of porous materials, or provision made to direct surface water run-off to a permeable or porous area or surface within the application site before the development hereby permitted is first occupied or brought into use.

Reason: To reduce surface water run-off and to reduce pressure on the surrounding drainage system in accordance with the following Development Plan policies for Merton: policy 5.13 of the London Plan 2015, policy CS16 of Merton's Core Planning Strategy 2011 and policy F2 of Merton's Sites and Policies Plan 2014.

9. H10: Development shall not commence until a working method statement has been submitted to and approved in writing by the Local Planning Authority to accommodate:
- (i) Parking of vehicles of site workers and visitors;
 - (ii) Loading and unloading of plant and materials;
 - (iii) Storage of construction plant and materials;
 - (iv) Control of dust, smell and other effluvia;
 - (v) Control of surface water run-off.

No development shall be carried out except in full accordance with the approved method statement.

Reason: To ensure the safety of pedestrians and vehicles and the amenities of the surrounding area and to comply with the following Development Plan policies for Merton: policies 6.3 and 6.14 of the London Plan 2015, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.

10. H06: No development shall commence until details of secure cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development and thereafter retained for use at all times.

Reason: To ensure satisfactory facilities for cycle parking are provided and to comply with the following Development Plan policies for Merton: policy 6.13 of the London Plan 2015, policy CS18 of Merton's Core Planning Strategy 2011 and policy DM T1 of Merton's Sites and Policies Plan 2014.

11. H14: The external doors of the development hereby approved shall not open over the adjacent highway.

Reason: In the interests of the safety of pedestrians and vehicles and to comply with the following Development Plan policies for Merton: policies CS18 and CS20 of Merton's Core Planning Strategy 2011 and policies DM T2, T3, T4 and T5 of Merton's Sites and Policies Plan 2014.

12. D10: Any external lighting shall be positioned and angled to prevent any

light spillage or glare beyond the site boundary.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policies DM D2 and DM EP4 of Merton's Sites and Policies Plan 2014.

13. L2: 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.

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 2015 and policy CS15 of Merton's Core Planning Strategy 2011.

14. C04 Obscured Glazing (Opening Windows). Before the development hereby permitted is first occupied, the wet room window in the second floor of the rear facing elevation shall be glazed with obscured glass and shall be maintained as such thereafter.

Reason: To safeguard the amenities and privacy of the occupiers of adjoining properties and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

Informatives:

1. INFORMATIVE
This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice.
2. INFORMATIVE
This permission creates one or more new units which will require a correct postal address. Please contact the Street Naming & Numbering Officer at the London Borough of Merton
3. INFORMATIVE

Street Naming and Numbering (Business Improvement Division)
Corporate Services
7th Floor, Merton Civic Centre
London Road
Morden
SM4 5DX
Email: street.naming@merton.gov.uk

4. INFORMATIVE

The applicant is advised to check the requirements of the Party Wall Act 1996 relating to work on an existing wall shared with another property, building on the boundary with a neighbouring property, or excavating near a neighbouring building. Further information is available at the following link:

<http://www.planningportal.gov.uk/buildingregulations/buildingpolicyandlegislation/currentlegislation/partywallact>

5. INFORMATIVE

Advice regarding permeable and porous hardstandings can be found in the document 'Guidance on the Permeable Surfacing of Front Gardens' available at

<http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>

6. INFORMATIVE

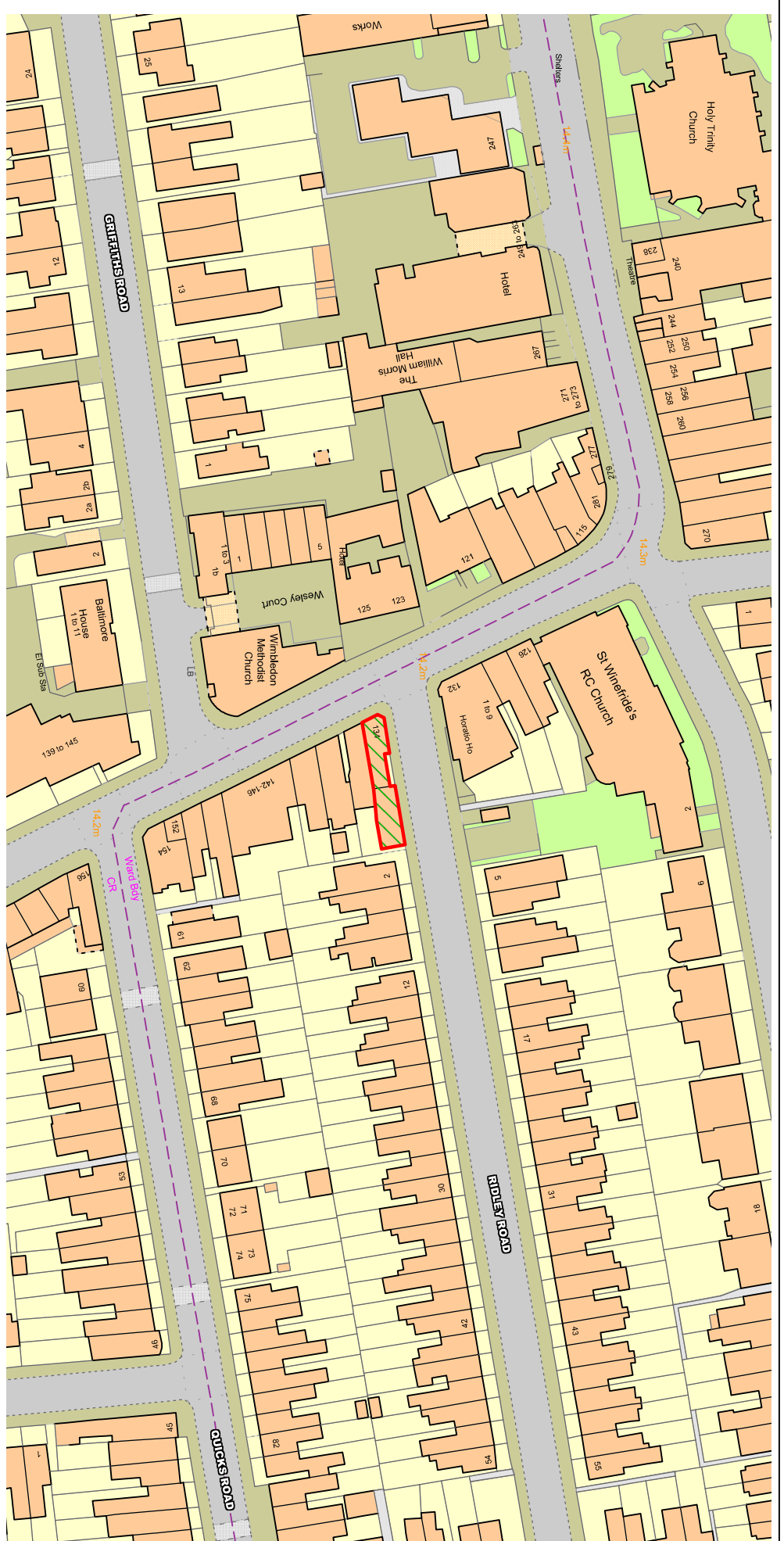
Evidence requirements relating to sustainability are detailed in the "Schedule of Evidence Required - Post Construction Stage" under Category 1: Energy and Carbon Dioxide Emissions (ENE1: dwelling emissions rate) and Category 2: Water (WAT1: Indoor water use) of the Code for Sustainable Homes Technical Guide (2010).

7. INFORMATIVE

It is the responsibility of the developer to make proper provision for drainage to ground, watercourses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off-site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of ground water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required (contact no. 0845 850 2777).

[Click here](#) for full plans and documents related to this application.
Please note these web pages may be slow to load

NORTHGATE SE GIS Print Template



Text Details **134 Merton Rd**

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PLANNING APPLICATIONS COMMITTEE 17 November 2016

	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
	16/P2148	23/05/2016
Address/Site	58 Mostyn Road, Merton Park, London, SW19 3LN	
(Ward)	Merton Park	
Proposal:	Demolition of the existing garage and green house and the erection of a part single part 2 storey (plus accommodation in the roof space) rear extension, the erection of a two storey side extension with rear dormer and the erection of side roof dormers.	
Drawing Nos	Site location plan and drawings 16387/P/101 P2, 102 P3, /103 P2, /104 P3, /105 P3, /106 P3, /107 P3 & 108/P2	
Contact Officer:	Leigh Harrington (8545 3836)	

RECOMMENDATION

GRANT Planning Permission subject to conditions.

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
- Conservation Area – Yes. Merton Park, John Innes

1. INTRODUCTION

- 1.1 This application has been brought to the Planning Applications Committee due to objections which raise issues that cannot be overcome by attaching conditions to a planning permission.

2. **SITE AND SURROUNDINGS**

- 2.1 The application site is a detached single family dwelling located on the east side of Mostyn Road in the John Innes Merton Park Conservation Area. The property is one of pair of similar detached houses built in 1924 which have been identified as making a positive contribution to the Conservation Area. The site benefits from a large rear garden and the front garden provides space for off street parking. There is a large street tree in front of the site and four small Cypress trees in the front garden. The rear garden benefits from a number of trees along the boundaries and with the exception of four closest to the proposed ground floor extension the remainder will be retained.

3. **CURRENT PROPOSAL**

- 3.1 The current application involves the demolition of the existing garage and green house and the erection of a part single part 2 storey (plus accommodation in the roof space) rear extension, the erection of a two storey side extension with rear dormer and the erection of side roof dormers. Following objections from neighbours and the Council's Conservation and Design officer the proposals have been modified and reduced in scale and repositioned since the original submission and additionally 2nd floor front window to gable reverts to the original/existing form, the single storey rear extension brickwork to match the existing house at ground level and the proposed 2nd vehicle crossover omitted and replaced with a new pedestrian only gate.
- 3.2 For the ground floor of the two storey side extension the front wall would be set 0.9m back from the existing main wall and the 3.6m wide extension would feature a bay window to reflect that of the existing house and the space will be utilised as a study. Following officer suggestions the flank of the side extension now has three distinct rearward steps rather than following the orientation of the fence line and the side extension opens into the open plan media room and from there into the large single storey rear extension. This extension would now follow the orientation of the existing flank walls of the house rather than splay out towards the neighbouring houses as originally proposed. A small side extension is also proposed on the south elevation to provide a larger utility room.
- 3.3 At first floor level the extension on the north side above the study will provide two small bedrooms with a small extension to the centre of the rear elevation to increase the master bedroom.
- 3.4 At roof level a dormer on the south facing side roof slope will provide space in the loft for a new bathroom whilst two dormers in the main south facing roof slope and an extension of the ridge line on the eastern side of the house above the master bedroom extension will allow for the provision of two additional bedrooms. A small dormer set into the eaves level will on the southern roof slope will provide light for the staircase. The design of the existing gable on this eastern side will be replicated whilst for the front gable on the western side, and following officer recommendation, the design of the

existing fenestration is not being altered in that gable in order to retain a greater degree of commonality with the design of the neighbouring house.

- 3.5 The side extensions are designed to blend in with the design and materials of the existing house so that from the street there would appear to have been no extensions. The single storey rear extension with its angled canopy cover however has been designed to provide a modern counterpoint to the traditional design of the house with its large glazed rear section and flat roof. In order to reduce its impact from the street the brickwork for this element has been revised so as to use the same bricks as in the rest of the works.
- 3.6 The front garden will be landscaped and altered to provide better vehicle access with improvements to the street elevation through the provision of new 1.4m high semi mature holly hedge being planted.

4. **PLANNING HISTORY**

- 4.1 11/P3493 Lawful development certificate issued for the retention of solar panels on the south facing roof slope.
- 4.2 15/P1933 Lawful development certificate issued in respect of the retention of 3 x existing front casement windows.

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 relation to the original submission. In response 6 letters of objection have been received from local residents raising the following concerns:
- The houses were built as a pair and this creates a significant unbalanced look from the road
 - The houses make a positive contribution to the CA. The proposals would negate this. The proposals would have a harmful impact on the spacing between buildings, resulting in more of a strip than a gap.
 - Not in keeping with John Innes Conservation Area.
 - Proposed flat roofed dormers would cause overlooking and loss of privacy for neighbour, and be highly visible and visually intrusive from the street.
- 5.2 The John Innes Society objected to the initial version of the proposal:
- Numbers 58 and 60 Mostyn Road, built in the style of Brocklesby, are rated as making a positive contribution to the Conservation Area in the Character Assessment of the pair value was recognised by the Conservation Officer as recently as 2013 when considering application Number 13/P0776. The officer's report on that decision said; "These houses were designed to look similar and any change in appearance would have an impact on the pair and their collective impact on the character and appearance of the Conservation Area." We agree with that statement.
 - Well-designed extensions should be subordinate to the design style and size of the
-

original building and when completed, should look as if they could always have been there. In this case, the original building will be completely overwhelmed by the proposed extensions and the pair value with Number 60 will be lost.

- In our opinion the cumulative effect of the proposed extensions would downgrade to negative the contribution this property makes to the Conservation Area and in the process the loss of pair value with Number 60 would downgrade that property too.
- Taking the individual elements of the application, we see the problems as follows:
 - a) Very discreet dormers, towards the rear of the roof slopes and partially obscured by the chimneys, were added to No 60 in 1988. Less discreet dormers were turned down for Number 58 in March 2000 (Application No 99/P2022). In this proposal three very prominent dormers are proposed for the south facing roof slope, resulting in a cluttered appearance which will change its character completely and not match in any way the single small dormer on the south facing roof slope of Number 60.
 - b) The two storey side extension will unbalance the symmetry of the original building and destroy its pair value with number 60. It will also close the gap between Numbers 58 and 56, blocking a significant view to back land greenery and giving a built up appearance where at the moment there is a pleasing and characteristic open space.
 - c) The size, style, design, alignment, materials and modern design of the proposed extremely large rear extension are all completely out of character with the original building and obscure the distinctive design of the rear elevations of the property. The more traditional rear extension behind Number 60 does not have these failings.
 - d) The proposals for the front garden would result in the loss to car parking of yet another garden in this Garden Suburb. The suggestion a new holly hedge could be established quickly is not practical.
 - e) Good holly hedges take years to establish in the poor sandy soil of Merton Park and require a great deal of care and husbandry to make them thrive. Holly needs a wide border of soil around its roots to allow sufficient water and nourishment to reach them. This will not be achieved by the modern fashion for extensive block paving, often built without adequate on site drainage to irrigate planting and prevent run off into the street. We question the need for a circular drive and would ask for a Planning Condition to require a front garden landscaping scheme and to specify that any hard standing must be permeable. Having chosen to buy a property in a Garden Suburb, the new owners should be referred to the RHS guidance “Greening Grey Britain” and encouraged to think how planting and on site drainage could be incorporated into their front garden to lessen the impact of car parking and provide an attractive garden setting for their home.
- We trust this application will be refused. In our opinion, it neither preserves nor enhances the Conservation Area, and will damage the important pair value with Number 60.

5.3 Re-consultation took place on receipt of amended plans the subject of this report. Two further comments were received;

- The 30cm reduction to the flank wall is an insignificant amount and it will still be over development and not in keeping with the conservation area.

- Top floor windows will still cause overlooking of number 60 where the loft windows are gabled and not flat as suggested by the applicant's architect.
- There has been no material change and so objections remain as before.

5.4 The John Innes Society commented on the revisions;

- Amendments do not address concerns over the design of this development. Previous objections stand.
- The two storey side extension and the dormers on the South facing roof slope will damage the pair value of Numbers 58 and 60 Mostyn Road.
- Turning the front garden into principally a car park will damage the established character of this Garden Suburb.
- Much more space needs to be allocated for planting.

5.5 The Council's Conservation and Design officer was satisfied that with the revisions that have been submitted there would be a neutral impact on the Conservation Area. Whilst the proposals will widen this house, one of a pair with its neighbour at No 60, the materials palette for the front elevation, the retention of the matching front gable window and the provision of new holly hedging are considered to respect the connection with that house.

5.6 LBM Arboricultural officer raised no objections to the proposals subject to suitable conditions relating to the protection and supervision of the remaining trees.

5.7 LBM Greenspaces team confirmed that the proposals would not impact the street tree in front of the site.

6. **POLICY CONTEXT**

6.1 Adopted Merton Core Strategy (July 2011)
CS14 (Design).

6.2 Sites and Policies Plan (July 2014)
DM D2 (Design Considerations in all Developments). DM D3 (Alterations and Extensions to Existing Buildings), DM D4 (Managing Heritage Assets). Standards) and DM O2 (Nature conservation; Trees, Hedges and Landscape Features).

6.3 The London Plan (March 2015)
The relevant policies within the London Plan are 7.4 (Local Character), 7.6 (Architecture) and 7.8 (Heritage Assets).

6.4 John Innes (Merton Park) Character Assessment (2006).

7. **PLANNING CONSIDERATIONS**

- 7.1 The planning considerations in this case relate to the impact of the proposals on the character and appearance of the conservation area and on neighbour amenity including design, scale bulk and massing.
- 7.2 Design/Conservation Issues.
London Plan policy 7.8 and SPP policy DM D4 seek to ensure that alterations and extensions to properties within conservation areas conserve and enhance such areas whilst Core Strategy policy CS14 and SPP Policy DMD3 require well designed proposals that will respect the appearance, materials, scale bulk, proportions and character of the original building and its surroundings. The revisions to the proposal have reduced the height and width of the two storey side extension to give it a more subservient appearance whilst the impact from the street is considered to have been reduced by the stepped nature of the new side flank walls. The proposed dormers have been set lower to reduce their impact. For those elements visible from the street the design and materials have been chosen to reflect the materials and styling of the original house. Whilst the design of the single storey rear extension is undoubtedly modern it is situated at the rear of the building, it will be flanked in brickwork that matches that on the ground floor of the existing house and by aligning it with the flank walls of the existing house rather than following the fence line its impact from both street and neighbouring viewpoints is significantly reduced. Officers consider in this regard that the proposals would have a neutral impact on the character and appearance of the conservation area.
- 7.3 The proposals for the front garden have also been amended and whilst the conifers will be removed only one access and exit point will be in place, flower beds will be provided adjacent to the porous resin bound gravel driveway and a new semi mature 1.4m high holly hedges will be provided, with such hedges being a significant and positive feature of the John Innes Conservation Area.
- 7.4 Neighbour Amenity
SPP policy DM D2 requires that proposals do not have a negative impact on neighbour amenity in terms of loss of light, outlook and visibility. Whilst the initial plans were the cause of concern for both neighbours and officers it is now considered that the revised positioning of the extension significantly reduces any impact it may have had on neighbour amenity. Where previously there was a constant 1m separation gap between the ground floor extension and the boundary fence it is now on 1m at its closest pinch point widening out to up to 2m in places. The two storey side extension is now 30cm further way at the front and the staggered arrangement increases the gap along the flank boundary with number 56 from 1m to between 1.7m and 1.9m and there are no windows in that flank elevation that would otherwise have increased overlooking of the neighbouring garden. On the boundary with No 60 the gap to the boundary was 1.7m but is now increased to 3.125m and is nearly 5m away from that house. The upper extension works are set within the shadow of the existing building and with the set back nature of the works on the flanks, the generous separation distances between these detached houses and the maximum distances beyond the rear of the neighbouring extensions (the proposal would extend 2.3m beyond No 60 and 1.8m beyond no 56) they are

not considered to have an adverse impact on sunlight and daylight to those neighbouring properties.

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 Notwithstanding the additional bulk to be added to the host building officers consider that the proposed design, retaining spaces between the building and site boundaries, along with the proposed facing materials would result in a scheme that would appear subservient to the main house when viewed from the street and would preserve the character of the streetscene. Officers welcome the landscaping measures and consider the reintroduction of holly hedging will assist in enhancing the character of the conservation area.

9.2 The setting of the modern single storey rear extension has been revised to reduce impact on that street scene and the amenity of neighbours whilst providing a modern but well-designed contrast to the house. In view of these factors the proposals are considered to have a neutral impact on the appearance of the conservation area, the host building or neighbour amenity whilst providing the occupiers more usable space.

9.3 Officers consider the proposal complies with the principles of policies DMD2, DMD3 and DM D4 of the Adopted SPP 2014 and CS 14 of the LBM Core Strategy 2011 and 7.8 of the London plan 2015 and it is therefore recommended to grant permission subject to conditions.

RECOMMENDATION: GRANT PLANNING PERMISSION

Subject to the following conditions:-

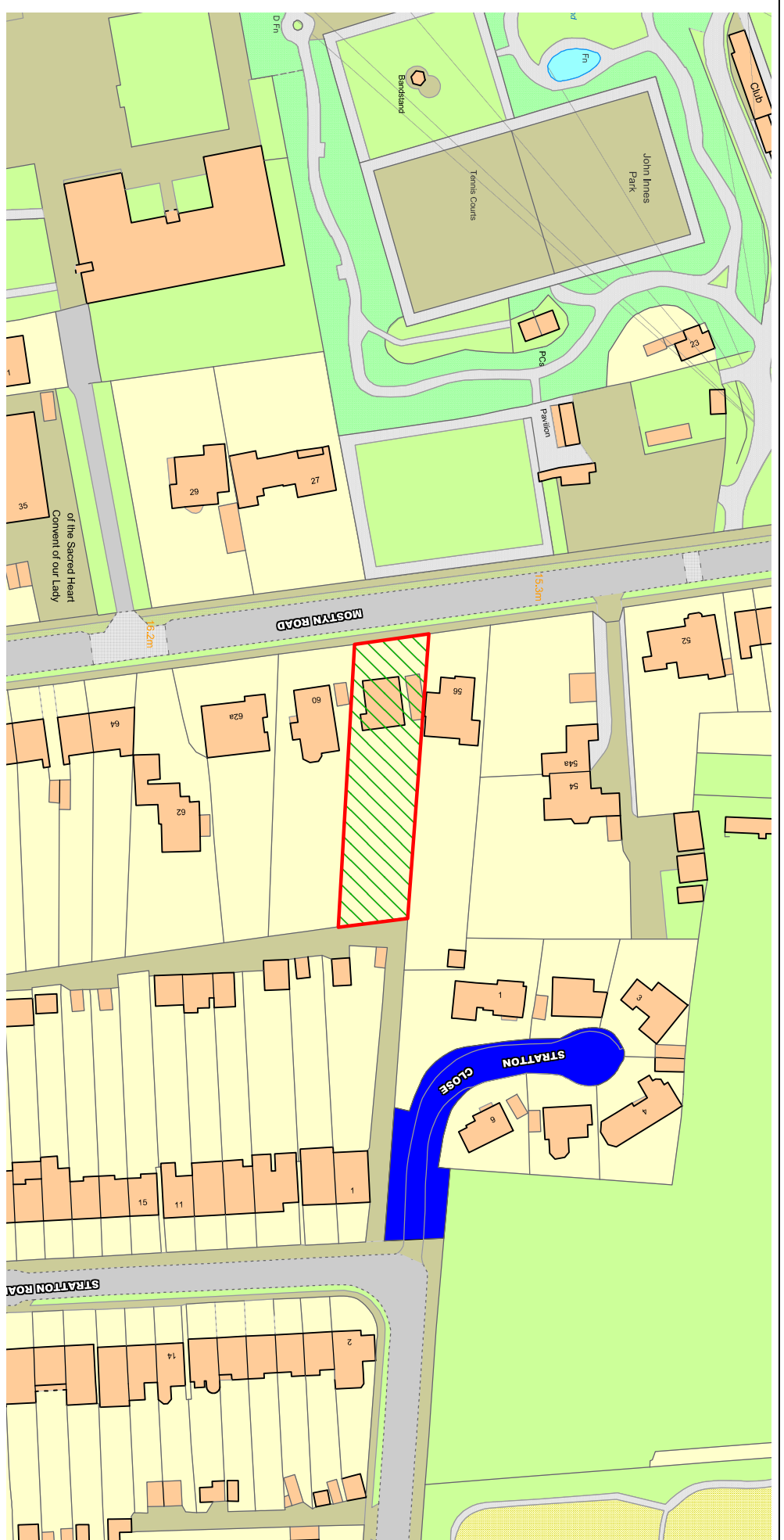
1. A.1 Commencement of Development
2. A.7 Approved Drawings
3. B.1 (Approval of Facing Materials)
4. B.4 (Site Surface Treatment)
5. B.5 (Boundary Treatment)
6. C.2 (No Permitted Development Doors/Windows on North and South facing elevations)
7. D.11 (Construction Times)

8. F.1 (Landscaping) (to secure hedge planting)
 9. F.5D (Tree Protection)
 10. F.8 (Site supervision (Trees)) – refer to monthly reports
 11. H.9 (Construction Vehicles)
-

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

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**PLANNING APPLICATIONS COMMITTEE
17 NOVEMBER 2016**

	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
	16/P2451	14/06/2016
Address/Site:	7 Ridgway Place, Wimbledon, SW19 4EW	
(Ward)	Hillside	
Proposal:	DEMOLITION OF A SEMI-DETACHED DWELLINGHOUSE (ONE HALF OF A PAIR) AND REPLACEMENT WITH A NEW SEMI-DETACHED DWELLINGHOUSE WITH BASEMENT	
Drawing Nos:	200.211.P3 (Location Plan); 200.331.P3 (Existing elevations); 200.311.P3 (Existing Plans); 200.313.P5 (Proposed Plans); 200.332.P5 (Proposed Elevations); 200.314.P5 (Proposed Roof Plan); 200.213.P5 (Proposed Block Plan); 200.321.P5 (Proposed Sections); 200.333.P5 Existing and Proposed Street Scene; Proposed Construction Strategy CA5016.01 amended 16/08/16	
Contact Officer:	Jonathan Gregg (3297)	

RECOMMENDATION
GRANT PERMISSION SUBJECT TO CONDITIONS.

CHECKLIST INFORMATION

- Heads of agreement: n/a
- 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: 18
- External consultations: None

1. INTRODUCTION

- 1.1 The applications have been brought before the Planning Applications Committee due to the number of objections received.

2. SITE AND SURROUNDINGS

- 2.1 This application relates to a semi detached dwellinghouse on the western side of Ridgway Place. The surrounding area is characterised by a mix of detached and semi-detached properties set in relatively spacious plots. The application site property is part of a grouping of 6 pairs of semi-detached properties at this end of Ridgway Place which were originally of the same design (namely no's 1&3, 5&7, 9&11 on one side of the road and 2&4, 6&8 and 12&14 on the other) although a number have now been altered with hip to gable conversions and other roof extensions.
- 2.2 The site is within Controlled Parking Zone W1 which operates Monday – Saturday 8:30 – 18:30. The proposal is not covered by any site specific planning designations. At the rear, the site borders the Wimbledon West Conservation Area.

3. CURRENT PROPOSAL

- 3.1 The proposal is for the demolition and replacement of no 7 Ridgway Place, one half of a pair of semi-detached dwellings, 5 and 7. The replacement dwelling would be set over four floors at basement, ground, first and roof level and would contain five bedrooms.
- 3.2 The replacement house would maintain a ridge and eaves height and materials to match the other half of the semi and would replicate the existing bay window and porch detailing. It would have an identical first floor depth.
- 3.3 The key differences between the existing and proposed house are as follows: it would contain a basement level largely under the footprint of the new house but extended slightly further to the front and rear; the main roof would be a gable instead of hipped; it would have a full width rear single storey projection and a recessed single storey side projection; it would have a single off street parking space within the front curtilage; the main front elevation would be 0.543m wider, reducing the gap between the main flank wall ,at first floor, and the boundary to 0.984m, and it would have a slightly adjusted front elevation window configuration and a rear dormer .
- 3.4 The single storey flat roofed projection at the rear is stepped in along both boundaries after 3m of projection with a single storey pitched roof projection at the side adjacent to the boundary with no 5. The new dwellinghouse would have maximum dimensions of 9.194m wide (at ground floor), 8.233m wide (at first floor) x 15.71m deep (at ground floor), 10.332m deep (at first floor) x 8.8m high. The existing property measures 13.7m deep x 7.58m wide at ground/first floors.

4. PLANNING HISTORY

- 4.1 There are no relevant planning records for this site or the attached property at no.5.

5. POLICY CONTEXT

- 5.1 London Plan 2015;
3.3 (Increasing housing supply), 3.4 (Optimising housing potential), 3.5 (Quality and design of housing developments), 3.8 (Housing choice), 5.1 (Climate change mitigation), 5.2 (Minimising carbon dioxide emissions), 5.3 (Sustainable design and construction), 5.7 (Renewable energy), 6.3 (Assessing effects of development on transport capacity), 6.9 (Cycling), 6.13 (Parking), 7.1 (Lifetime neighbourhoods), 7.2 (An inclusive environment), 7.3 (Designing out crime), 7.4 (Local character), 7.6 (Architecture)
- 5.2 Merton Sites and Policies Plan July 2014 policies;
DMH2 (Housing mix), DMH4 (Demolition and rebuilding of a single dwelling house), DMD1 (Urban design and the public realm), DMD2 (Design considerations in all developments), DMD4 (Managing heritage assets), DMT1 (Support for sustainable transport and active travel), DMT2 (Transport impacts of development), DMT3 (Car parking and servicing standards), DMT5 (Access to the Road Network)
- 5.3 Merton Core Strategy 2011 policy:
CS8 (Housing choice), CS9 (Housing provision), CS11 (Infrastructure), CS14 (Design), CS15 (Climate Change), CS17 (Waste Management), CS18 (Active Transport), CS19 (Public Transport), CS20 (Parking, Servicing and Delivery)
- 5.4 Mayor of London Housing Supplementary Planning Guidance March 2016;
DCLG Technical Housing standards March 2015

6. CONSULTATION

- 6.1 Public consultation was undertaken by letters sent to neighbouring properties, a site notice and press advert were also published.
- 6.2 Twenty three letters of objection were received, summarised as;
- Will reduce the space between buildings and be out of character with the street scene
 - Renovation of the existing property would be more sustainable
 - The crossover is excessive and would result in the loss of two on street parking spaces
 - Construction period will be extended by the basement which will be detrimental to amenities of neighboring properties
 - Basement could impact on the water table, especially cumulatively with the basements already built nearby.
 - Potential instability to no.5 during construction works.
 - Increased mass of the proposal would have an impact on the outlook and amenities of neighbouring occupiers.
 - There is no justification for the demolition of the property
 - Basement would result in flooding in neighbouring gardens
 - Off street parking would increase risk to others from impaired sight lines
 - Will result in a large, expensive home, out of reach of normal families
 - Basement could be separated from the above floors and used on its own.
 - Rear extension will impede light to neighbouring properties

- No direct access to the rear garden from the street.
- 6.3 Additional public consultation was undertaken following the submission of amended drawings which reduced the size of the rear dormer, reduced the height and depth of the single storey rear element, stepping it in from the adjoining boundaries, and reduced the front curtilage parking to a single space. Further representations were received, summarised as:
- Amendments are minor changes, proposal remains out of character with the road
 - Original objections remain in place
 - Adjacent properties will be uninhabitable or sellable during construction works
 - Amendments do not overcome concerns about demolition and the basement
- 6.4 Representation from Stephen Hammond MP was also received, seeking confirmation that if permission is granted, all efforts should be made to ensure that the construction work is undertaken in a way that does not impact on no.5.

7 PLANNING CONSIDERATIONS

- 7.1 The main considerations for this application are the principle of demolition and rebuild, design and appearance, the impact on neighbour amenity, the impact of demolition and the basement, impact on traffic and parking, sustainability and internal standards and amenity space. Given that the proposal is for the demolition of one half of an existing pair of occupied houses and the construction of a new house attached as a new 'half' of a semi-detached pair, there is a particular concern about the impact on the attached property, no 5.

Principle of Demolition and Rebuild

- 7.2 The existing property is a modest semi-detached dwelling which forms part of a grouping of six pairs of semi-detached properties of similar appearance at the southern end of Ridgway Place near the junction with Worple Road. There is no in principle objection to the demolition and rebuild of this property subject to the replacement scheme being acceptable in respect of all other material planning considerations, including design and appearance, impact on neighbours, quality of accommodation provided, and highway safety.
- 7.3 Furthermore, given the proposal relates to one half of this pair of properties, it is considered necessary that it should be demonstrated that there would be no harm to the structural integrity of no.5 during the demolition or construction works.

Design and Appearance

- 7.4 The surrounding area is characterised by a mix of detached and semi-detached properties set in relatively spacious plots. As noted above, the grouping of six properties at this end of Ridgway Place are of the same

original design, namely no's 1&3, 5&7, 9&11 and 2&4, 6&8 and 12&14, although a number have been altered with hip to gable conversions and other roof extensions.

- 7.5 The proposed replacement house would maintain the same ridge and eaves height as the existing property and the other half of the semi at no.5. It would be approximately 0.543m wider at first floor. In terms of the appearance of the pair of properties, this is achieved by increasing the width of the panels between the new bay window and the neighbour's bay window and it is considered that this would not upset the overall proportions of the pair. The single storey side addition would be recessed behind the front main wall. A gap of just under 1m would be retained between the first floor of the property and the boundary with no.9 which is considered to be acceptable.
- 7.6 The proposal would also result in the formation of a gable ended wall and roof instead of the existing hipped roof to match the hipped roof of the attached property at no.5. Whilst officers would have preferred to see a matching hipped roof, as the roof form will unbalance the symmetry of no's 5 and 7, they have had regard to the appearance of the other semi-detached pairs within the immediate vicinity. 2 of the other pairs are already similarly unbalanced due to hip to gable main roof extensions at no's 1 and 8, whilst 2 others lack symmetry due to roof alterations to the hip at 11 and 16. A recent application 15/P4742 for no.4 Ridgway Place for a hip to gable extension was only refused due to the bulk of the rear dormer, the hip to gable element being deemed to be acceptable by the officer because of the changes to the other pairs. Given the existing context, although maintenance of the existing symmetry of the main roofs of 5 and 7 would be desirable, this is not considered to constitute a sustainable ground for refusal of this application.
- 7.7 Following amendments, the dormer is now split into two which results in it having a more modest appearance on the roof slope. The two elements would be separated by 1m and would be set in 1.5m from the flank and 1m from the party wall. Given these amendments, it is considered that the dormer would sit comfortably within the roof slope and would not appear overly dominant, finished in hanging tiles to match the proposed roof tiles and is therefore acceptable.
- 7.8 The basement would have two small light wells in the front garden area immediately adjacent to the front wall of the house. Given their siting and size, it is not considered that these would appear prominent within the street scene and an appropriate landscaping condition can ensure that these are screened by planting. At the rear a larger glazed panel would be immediately adjacent to the rear projection with a stairwell down to the basement exiting into the rear garden, these elements are acceptable.
- 7.9 Amendments to the scheme have ensured that the provision of off street parking is only for a single car to maintain an appropriate front curtilage boundary treatment and balance between soft and hard landscaping. The property would also be built in materials to match the existing and the

adjoining property at no.5 and details of these can be secured by condition to ensure an appropriate match.

- 7.10 Representations have also raised concern that the proposal represents an overdevelopment of the site. The current property has a GIA of 140sqm and the replacement would have a GIA of 368sqm, an increase of 228sqm or 162%. However 145.67sqm of this is in the basement which would have extremely limited manifestation above ground. Therefore above ground there is 82.33sqm of new floorspace.
- 7.11 41.85sqm of extensions could be built at ground floor under permitted development, and the hip to gable and dormer would also be permitted development, increasing the GIA at loft level by roughly 42sqm. This would result in around 83.85sqm of additional floorspace added to the existing property without the need for any planning permission. In light of this it is not considered that the proposal represents an unacceptable overdevelopment of the plot.

Impact on Neighbouring Amenity

- 7.12 The impact of demolition, rebuild and construction of a basement will be considered in more detail in the following section. In relation to the main bulk of the building above ground, it generally maintains a similar relationship to neighbouring properties. The key differences are the adjustment to the width and new roof form, single storey side and rear projections as well as the rear dormer.
- 7.13 In relation to the dormer, there is a suitable separation distance between the dormer and properties to the rear to maintain privacy.
- 7.14 In relation to no 9, although there is a small reduction in the gap between the main wall and the boundary, a gap of 0.96m is maintained at first floor level. Whilst the additional width and change to main roof form would increase the overall massing of the property, no 9's main habitable room windows face towards the front and rear and the proposed replacement house is not considered to have an overbearing or visually intrusive impact when viewed from no.9 or its garden.
- 7.15 The single storey rear projection has been amended at officers' request since the original submission to take account of changing levels and impact on outlook and the single storey rear projection would now only project 3m from the rear of the main house, stepping for 1.3m before extending a further 1.1m. The projection would also feature mono-pitched roofs sloping down to an eaves height of 2.25m at each boundary. It is noted that no.5 has a slightly lower ground level however given these mitigating features it is not considered that the new rear projection would appear visually intrusive or overbearing, nor would it have any unacceptably adverse impact on the residential amenities of the occupiers of either neighbouring property.

- 7.16 The proposal would include plant and machinery within the basement. A condition can secure further details, including noise mitigation measures to ensure that this does not result in undue noise and disturbance and have an adverse impact on the residential amenities of the neighbouring occupiers. Further controls during the demolition and construction phases relating to the amenity of neighbouring residents are considered below.

Impact of Demolition and the Proposed Basement

- 7.17 As the proposal is to demolish one half of a pair of semi detached properties it is considered necessary and reasonable to attach a condition that requires a contract of works to have been entered into for the construction of the new half of the pair prior to demolition taking place.
- 7.18 Policy DM D2 of the adopted Merton Sites and Policies Plan 2014 sets out specific requirements in relation to proposals with a basement element, which are amplified upon in the justification for the policy at paragraphs 6.26 to 6.36 of the plan and any development should have regard to these requirements.
- 7.19 A number of representations raise concern over the process of demolition and construction and timeframes for these. However these are not material planning considerations and conditions limiting the time frames to undertake building works would not be reasonable.
- 7.20 It is recognised, and officers have raised concern throughout, that this is a relatively unique proposal to demolish one half of an occupied pair of semi detached properties. A key concern, as has already been outlined is the structural integrity and safety of no.5 during all the works, as well as impact from noise, vibrations and other construction related disturbances. Further flood and groundwater impacts are also a concern which has been raised by a number of representations and are dealt with below.
- 7.21 A report by Coopers Associates, consulting structural engineers has been submitted with the application. This notes that the party wall with no.5 would be underpinned and propped up in accordance with Party Wall agreements and would be controlled by the separate requirements of Building Control. Whilst it is noted that DMD2 b)i requires basements to be wholly within the curtilage of the application property, the Councils Structural Engineer has confirmed that the underpinning of the party wall is the normal way that these works are undertaken. Therefore the small incursion under the party wall is considered acceptable and would meet the other requirements of DMD2 b)i which requires any basement to safeguard the structural stability of ... nearby buildings.
- 7.22 The Councils Senior Structural Engineer raises no objection to the proposal subject to conditions requiring further details which would ensure the structural stability of no.5 during the demolition, excavation and construction phases. These details would cover both demolition and construction method statements, construction sequence and temporary works drawings. The

method statements would have to be prepared by the contractor responsible for the works and cover all aspects of the demolition and construction phases.

- 7.23 Moreover it is considered both reasonable for the council to be certain that the property would be rebuilt in a timely manner following demolition before any work on site starts. It is therefore necessary to attach a condition to ensure a valid contract of works has been entered into prior to the commencement of development (including any demolition). This should ensure that no.5 is left standing alone for the minimum amount of time, although as noted at 7.43 it is not reasonable, and therefore outside of what can be achieved by a planning condition, to limit the amount of time taken for building works.
- 7.24 In terms of noise, and vibrations from the excavation and any piling works that would be undertaken, an hours of work condition would be attached to any consent to ensure that works only occur during normal working hours Monday to Friday (08:00-18:00), Saturday mornings (08:00-13:00) and not at all on Sundays or Bank Holidays. Furthermore a condition securing details, including noise mitigation methods relating to any piling works would also be attached to any consent.
- 7.25 Additionally given the demolition of the whole of this property, in such close proximity to both neighbouring houses it is considered reasonable to request further details of dust dampening and mitigation measures to protect the residential amenities of the neighbouring occupiers during this stage of the works.
- 7.26 A Geotechnical Survey by Fastrack has also been submitted which provides data of the three trial pits dug on site. One of these, BH2, adjacent to the rear wall encountered standing water at a depth of 4.4m, however the report notes that this could be because of seepage through the clay, but notwithstanding this the depth is deeper than the proposed basement.
- 7.27 The Councils Flood Risk Engineer required further information in relation to the design of the basement, specifically in the mitigation of any build up of backwater around the basement. It was noted that the original information didn't deal properly with the variations in geology in this area, which coupled with the changes in topography result in the area being prone to some emergent springs. Also, a perched groundwater level is likely to be present due to rainwater sitting on the London Clay layer.
- 7.28 Additional information, amended drawings (200.213.P5; 200.313.P5; 200.321.P5) and an updated 'Construction Strategy' from Coopers Associates was submitted in relation to these concerns. This also provided information for a SuDS drainage scheme. Following receipt of these the Flood Risk Engineer considered the proposal acceptable subject to appropriate conditions. Information relating to the final structural design of the basement can be reasonably dealt with by condition within the construction method statement and structural designs required by the Structural Engineer.

Traffic and Parking

- 7.29 The site has a PTAL rating of 6a (excellent). At present, the house has no off street parking. The original proposal included the creation of a new vehicular access and two off street parking spaces but this has been amended to a single parking space to provide a suitable balance between parking provision and the appearance of the front curtilage, consistent with other recent planning permissions granted in the vicinity. The level of off street parking is considered to be acceptable. The council's transport planner raises no objection to the proposal.
- 7.30 Representations have raised concern about the loss of one street parking space, however the provision of an off street space would mitigate the loss of this single on street space and is in this case considered acceptable.
- 7.31 Cycle parking for two bicycles, covered and secure, is shown on the drawings and as this is in line with London Plan standards is acceptable. Its implementation can be secured by condition.

Sustainability

- 7.32 Policy DM H4 requires applications for replacement dwellings to exceed the minimum sustainability requirements outlined in Core Planning Strategy CS15.
- 7.33 Following Central Government withdrawing the Code for Sustainable Homes scheme in March 2016, the parts of the policy which refer to this are no longer applicable. However local planning authorities can still apply a requirement for water efficiency and CO2 reduction standards up to the equivalent of Code 4 and this will be required.

Internal Standards and Amenity Space

- 7.34 The accommodation schedule shows that the property would meet the national space standards, now incorporated into the London Plan (March 2016 Minor Alterations) and would provide a suitably sized rear garden space.

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. CONCLUSION

The principle of development is considered acceptable, the design draws on the existing property and the larger footprint is considered acceptable and is comparable to what is possible under permitted development with the existing house. It is not considered that there would be any undue impact on the privacy or residential amenities of the occupiers of neighbouring properties that would warrant the refusal of the application and the off street parking space would mitigate the loss of the on street bay. The demolition and

construction of the property and the excavation of the basement are both considered acceptable subject to conditions. The proposal is therefore considered to accord with the relevant policies of the Sites and Policies Plan, the Core Strategy, the London Plan and the NPPF.

RECOMMENDATION

GRANT PLANNING PERMISSION

Subject to the following conditions:

1. A1 Commencement of Development (Full Application)
2. A7 Approved Plans
3. B1 External Materials to be Approved
4. B5 Details of walls/fences
5. H06 Cycling parking – details to be submitted
6. C06 Refuse & Recycling – details to be submitted
7. F01 Landscaping/Planting Scheme
8. H02 Vehicle Access to be provided
9. C01 No Permitted Development (extensions/windows)
10. C03 No Use of Flat Roof
11. H18 Sustainable Drainage
12. D05 Soundproofing of Plant and Machinery
13. D11 Construction Times
14. NS Condition 1

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 as highlighted in the final Construction Method Statement.

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

15. NS Condition 2

No work shall be commenced until a Demolition Method Statement has been submitted to and approved in writing by the Local Planning Authority. This should detail which parts and how these will be demolished and should be informed by a lead and asbestos survey of the material which is to be removed. The works shall be carried out in accordance with the approved details.

Reason: To ensure the safety of pedestrians and vehicles and the amenities of the surrounding area and to comply with the following Development Plan policies for Merton: policies 6.3, 6.14 and 7.6 of the London Plan 2015, policy CS20 of Merton's Core Planning Strategy 2011 and policies DMD2 and DMT2 of Merton's Sites and Policies Plan 2014.

16. NS Condition 3

No work shall be commenced until a Construction Method Statement including details of the proposed design, method of excavation and construction of the basement shall be submitted to and approved in writing by the Local Planning Authority. This must include drawings of the construction sequence. The works shall be carried out in accordance with the approved details.

Reason: To ensure the safety of pedestrians and vehicles and the amenities of the surrounding area and to comply with the following Development Plan policies for Merton: policies 6.3, 6.14 and 7.6 of the London Plan 2015, policy CS20 of Merton's Core Planning Strategy 2011 and policies DMD2 and DMT2 of Merton's Sites and Policies Plan 2014.

17. NS Condition 4

No development approved by this permission shall be commenced until drawings at a scale of not less than 1:20 indicating the construction sequence and any temporary works required during the demolition and construction phases have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To ensure the safety of pedestrians and vehicles and the amenities of the surrounding area and to comply with the following Development Plan policies for Merton: policies 6.3, 6.14 and 7.6 of the London Plan 2015, policy CS20 of Merton's Core Planning Strategy 2011 and policies DMD2 and DMT2 of Merton's Sites and Policies Plan 2014.

18. NS Condition 5

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 (2010).

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 2015 and policy CS15 of Merton's Core Planning Strategy 2011.

19. NS Condition 6

Prior to demolition of the existing building(s) forming part of the development hereby permitted, evidence of a valid contract which has been entered into for the carrying out and completion of the works hereby approved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the demolition is followed by immediate rebuilding and in the interests of the amenity of neighbouring residents and to comply with the

following Development Plan policies for Merton: policies DMD2 Merton's Sites and Policies Plan 2014.

20. NS Condition 7

Piling methodology, including noise mitigation

21. NS Condition 8

Dust dampening and mitigation measures

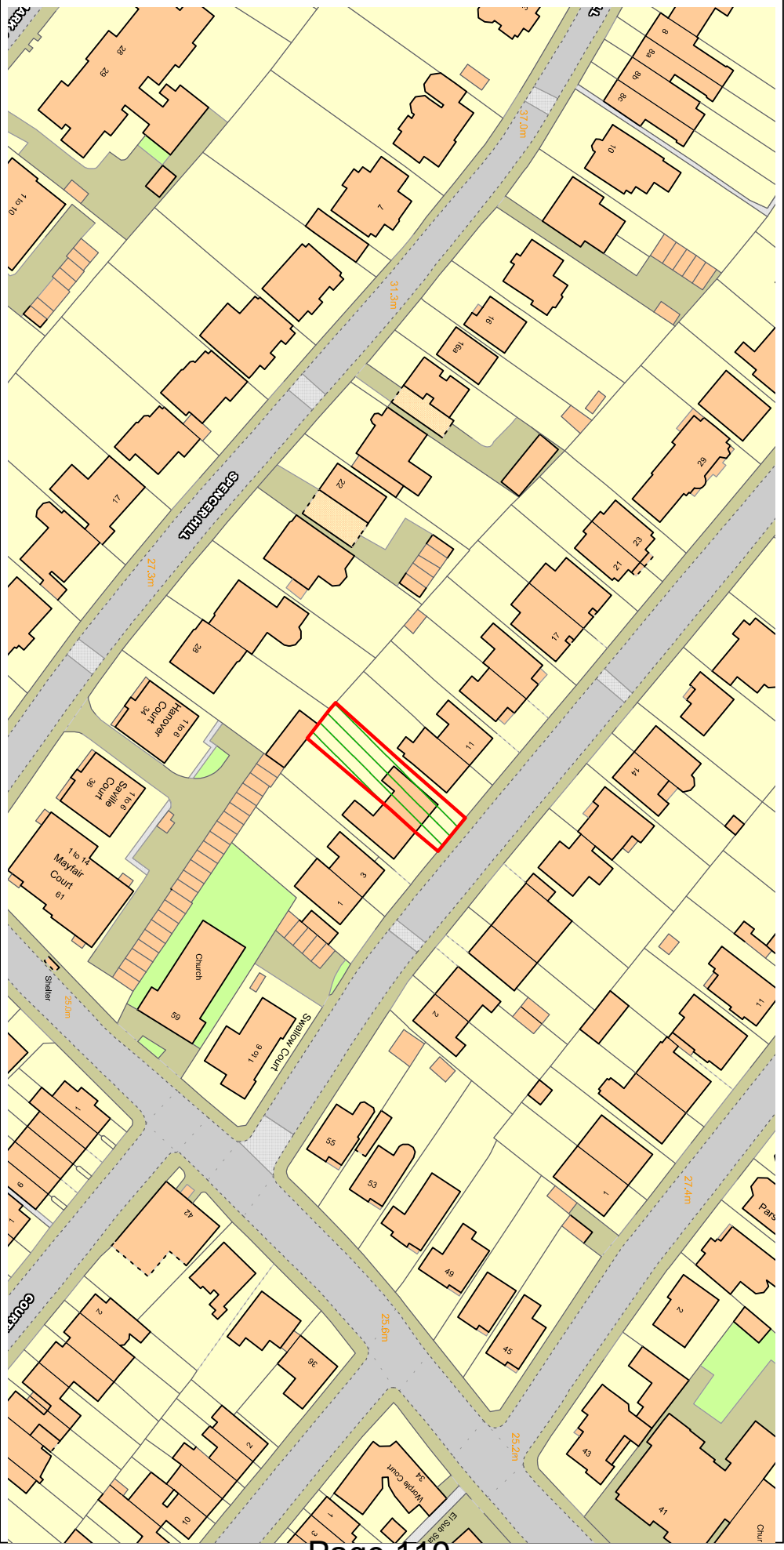
Informatives:

1. Note to Applicant – Approved Schemes
2. Party Walls Act
3. Works on the Public Highway
4. Discharge conditions prior to commencement of work

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Text Details **7 Ridgway Place**

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**PLANNING APPLICATIONS COMMITTEE
17 NOVEMBER 2016**

	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
	16/P2487	07/07/2016
Address/Site	5 Rushmere Place, Wimbledon Village SW19 5RP	
(Ward)	Village	
Proposal:	Reconstruction of roof involving increasing the roof pitch by 9 degrees from 36 to 45 degrees and ridge height by 300mm and installation of two roof lights to rear roof elevation	
Drawing Nos	Site location plan, 1504/402 Rev C, 1504/203/PA Rev C, 1504/405, 1504/402 Rev D and Design and Access Statement	
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 a two-storey detached dwelling house located on the northern side of Rushmere Place, a small development of houses constructed in the 1990's with an access from Marryat Road and situated in between the rear gardens of houses in Marryat Road and Lancaster Road and the rear of Eagle House. A single storey extension has previously been added to the application site property. The application site is within the Merton (Wimbledon North) Conservation Area.

3. **CURRENT PROPOSAL**

- 3.1 The current proposal involves the reconstruction of the existing roof with a pitch increased by 9 degrees and the ridge height increased by 300mm. The new roof would allow the provision of a guest bedroom and bathroom in the roof space lit by two roof lights on the rear roof elevation. The existing cupola feature would be re-instated.

4. **PLANNING HISTORY**

- 4.1 In June 2008 planning permission was granted for the erection of a single storey rear extension (LBM Ref.08/P0436). This permission has been implemented.
- 4.2 In April 2016 planning permission was refused under delegated powers for the erection of a roof extension involving increasing the ridge height by 600mm alterations to roof pitch, erection of a first floor rear extension over which the new roof would extend, erection of dormer windows to front roof elevation, and alterations to doors and windows (LBM Ref.15/P4747). Planning permission was refused on the grounds that:-

'The proposed roof extension, would by virtue of its height, alterations to the roof pitch, rearward projection and front dormer windows, constitute a visually intrusive form of development that would be out of scale with neighbouring dwellings within the Rushmere Place development and would fail to complement the design of the original building or the Merton (Wimbledon North) Conservation Area contrary to policy CS14 (Design) of the Adopted Merton Core Planning Strategy (July 2011) and policies DM D3 (Alterations and Extensions to Buildings) and DM D4 (Managing Heritage Assets) of the Adopted Merton Sites and Policies Plan (July 2015).'

5. **CONSULTATION**

- 5.1 The application has been advertised by site notice procedure and letters of notification to occupiers of neighbouring properties. In response 5 letters of objection and 3 letters commenting on the proposal have been received. The representations are set out below:-

Objections

- The Rushmere Place development was an award winning design and should not be compromised with alterations that do not accord with the design of the original building.
- The increased mass would affect the amenities of 6 and 7 Rushmere Place due to loss of light and visual intrusion.
- The increase in roof height, depth and pitch significantly alters the form, bulk and proportions of the property.
- The roof would be overly dominant in comparison with the original property.
- Number 5 was built to replicate an original stable house within the site.
- The proposal would set an unwelcome precedent.
- The existing development of Rushmere Place has consistent ridge heights and the proposal changes the roof pitch so much that it would fail to respect the original building.
- The proposed roof extension would affect the character of the conservation area.

Comments

- The occupier of 9A Lancaster Road would like the windows in the rear to be obscure glass to preserve privacy.
- The occupier of 10 Marryat Place has stated that although the alterations unfortunately increase the visual bulk of the roof, the proposal is less intrusive than previous applications.
- The occupier of 9 Lancaster Road requests that windows and the rear be obscure glazed and non-opening.

5.2 Conservation Officer

The Conservation Officer has confirmed that they consider that the alterations to the roof would not have a negative impact upon the conservation area.

6. **POLICY CONTEXT**

6.1 Adopted Merton Core Strategy (July 2011) CS14 (Design).

6.2 Sites and Policies Plan (July 2014) DM 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) as Amended by the Mayor of London's Housing Standards, Minor Alterations to the London Plan (March and 2016 and Housing SPG (March 2016) The relevant policies within the London Plan are 7.4 (Local Character) and 7.6 (Architecture).

7. **PLANNING CONSIDERATIONS**

7.1 The main planning considerations concern the design/conservation and neighbour amenity issues.

7.2 Design/Conservation Issues

The application involves the erection of a new roof with steeper roof pitch and an increase in the ridge height to the existing dwelling house. The roof height would be increased by 300mm and the pitch of the roof increased by 9 degrees. The cupola roof feature would be reinstated on the new roof. A number of representations object to the impact of the proposed alteration to the roof form on the house itself and the group of buildings making up Rushmere Place. Rushmere Place is a development of mainly terraced houses with a mix of pitched and hipped roofs. The application property is detached and sited adjacent to the entrance archway into the development and is set back from the main mews of terraced housing that forms the majority of houses within Rushmere Place. Given that no. 5 Rushmere Place is a detached property, sited behind the main group of terraced dwellings, and that the alterations to the roof form are relatively minor, they are not considered to detract from the character and appearance of the development as a whole. Although a previous planning application was refused for alterations and extensions to the property (LBM Ref.15/P4747), it proposed much more extensive alterations to the roof and overall massing, involving extending the roof 1.5 metres rearwards over a first floor rear extension and erection of two front dormer windows as well as an increase in pitch and 600mm increase in the ridge height. The current application is a much more modest scheme involving a 9 degree increase in roof pitch, a 300mm increase in the ridge height and the installation of two rear roof lights. The 300mm increase in ridge height would not be very noticeable from ground level as the property is detached. It is not considered that the increase in roof pitch would be discordant since it is relatively modest and it relates to a stand alone property. The Conservation officer does not object to the proposed changes. The proposal is therefore considered to be acceptable in terms of policy DM D4.

7.3 Neighbour Amenity Issues

A number of representations have been made from local residents concerned at the impact of the proposed roof alterations upon the character and appearance of Rushmere Place. However, unlike the previously refused scheme (LBM Ref.15/P4747), the current proposal only involves a 300mm increase to the roof height, against the 600mm previously proposed. Although the roof pitch is increased to 45 degrees this would be visually less intrusive due to the lower ridge height than the previously refused scheme (which included a first floor rear extension with the enlarged roof extended over the rear extension and erection of two front dormer windows). The proposed roof extension would include two rear roof lights. The roof lights would be to a bedroom and landing and would be sited 850mm metres above finished floor level. Although a 1.7 metres height from finished floor level is normally recommended for roof lights in order to minimise potential overlooking, an

850mm height from finished floor level is required under the Building Regulations in order to provide a means of escape as the roof lights are the only windows within the roof space. However, the two roof lights within the rear roof slope would face towards the rear of the garden and oblique views over neighbouring gardens would be limited. It is therefore considered that the potential level of overlooking would be minimal and not warrant the use of obscure glazing. There would also be no windows facing properties in Lancaster Road. The proposal is therefore considered to be acceptable in terms of policy DM D2.

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 increase in roof pitch from 36 to 45 degrees and the 300mm increase in ridge height are considered to be acceptable in design terms. The proposed alterations to the pitch of the roof and increase in ridge height be 300mm would also not result in any loss of daylight or sunlight to number 6 Rushmere Place or result in any increase in overlooking and/or loss of privacy to occupiers of neighbouring properties. The proposal would also preserve the character and appearance of the Merton (Wimbledon North) Conservation Area. Accordingly 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. C.2 (Restriction on Permitted Development-No roof lights or dormers other than those approved)
4. B.1 (Approval of Facing Materials)
5. D.11 (Hours of Construction)
6. The cupola feature shall be reinstated on the replacement roof within two months of completion of the new roof.

Reason for condition: To ensure a satisfactory appearance to the completed development and to preserve and enhance the character and appearance of

the Merton (Wimbledon North) Conservation Area and to comply with policies DM D3 and DM D4.

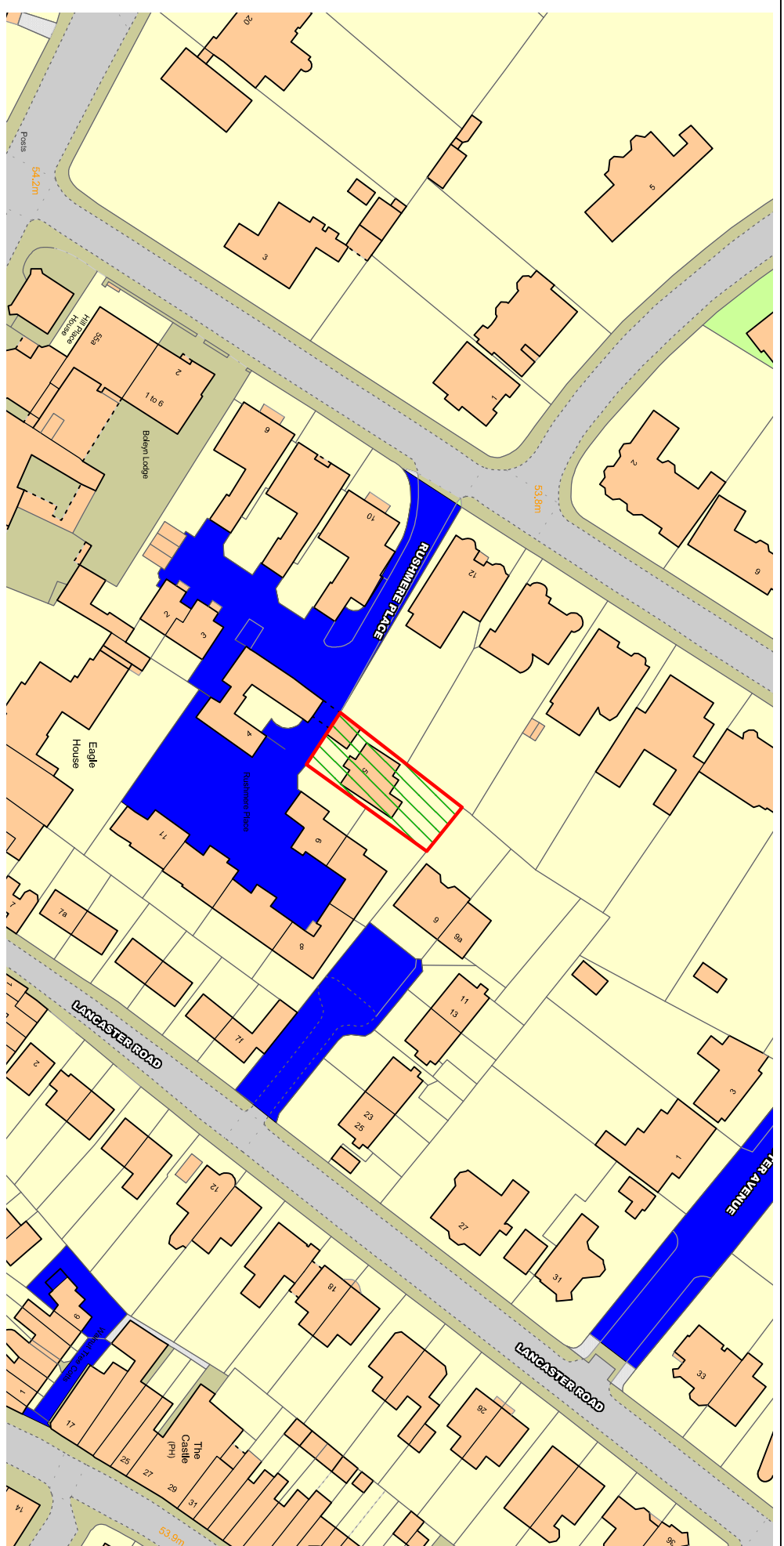
7. The roof lights to be use for the development hereby approved shall be of the conservation type unless otherwise approved in writing by the Local Planning Authority.

Reason for condition: In the interest of neighbour amenity and to protect the character and appearance of the Merton (Wimbledon North) Conservation Area and to comply with policies DM D2 and DM D4.

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Text Details **5 Rushmere Place**

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PLANNING APPLICATIONS COMMITTEE
17th November 2016

	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
	16/P3126	01/08/2016
Address/Site:	King's College School, Southside Common, Wimbledon, SW19 4TT	
(Ward)	Village	
Proposal:	Demolition of swimming pool, rifle range and all weather tennis courts and erection of sports hall, swimming pool, and creation of artificial playing surface (to accommodate two floodlit tennis courts), three cricket nets and relocated tennis hut; new access to Ridgway for construction traffic and thereafter for emergency use only; new landscaped area to the lodge; associated circulation space and remodelling of entrance from Woodhayes Road.	
Drawing Nos:	604-01-901(P3), 910(P2), 911(P2), 912(P3), 930(P3), 931(P2), 932(P2), 933(P3), 940(P2), 941(P2), 950(P2), 951(P3), 952(P3), 953(P2), 960(P2), 961(P2), 962(P2), 963(P3), 964(P3), 965(P2), 970(P2), 971(P2), 972(P2), 980(P2), 990(P2), 991(P1), NSKCS003b,	
Contact Officer:	David Gardener (0208 545 3115)	

RECOMMENDATION

GRANT 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: Yes (at pre-application stage)
- Number of neighbours consulted: 471
- External consultations: None

1. INTRODUCTION

- 1.1 The application has been brought before the Planning Applications Committee due to the number of objections received during consultation.

2. SITE AND SURROUNDINGS

- 2.1 King's College School site extends between Southside Common to the north, and Ridgway to the south and between the rear of properties in Peregrine Way to the west, and Clifton Road to the east. The bulk of the school buildings are located in the north and northeast part of the site, with the sports playing fields generally sited to the south, fronting Ridgway. The school has been progressively extended over time and has a variety of buildings dating from the 19th to the 21st Centuries including some that are either statutory or locally listed.

- 2.2 The existing Sports Hall forms a frontage to Woodhayes Road alongside the Lodge, which dates back to the 18th Century. The sports Hall was built in two phases. The first phase was completed in 1983 and constructed in red brick with a flat roof camouflaged by a pitched roof surround. It is fronted by an attractive 19th Century red brick lodge. Immediately to the south is a further two-storey building completed in 1994 in red brick with a metal corrugated roof which provides space for 4 squash courts. The Lodge is a detached seven bay two/three storey building with projecting bays and ornamental gables. The building is currently used for the Bursary, the school shop, meeting rooms and a staff residence. The rear garden is partly enclosed and partly open to the school grounds. The area to the south of the sports centre comprises 6 all-weather tennis courts. Further to the south is the rifle range and existing swimming pool building. The sports playing fields which are located immediately to the south of the current tennis courts are designated as open space within the Adopted Sites and Policies Plan and Policies Maps (July 2014)

- 2.3 The school and its grounds are located within the Merton (Wimbledon West) Conservation Area. Gothic Lodge is the neighbouring property to the west of the existing sports facilities. Gothic Lodge is a detached two-storey grade II listed building built in 1763. Southside House is the neighbouring property to the east of the sports facilities. Southside House is a two-storey detached grade II* listed building built in the 17th Century. The site is also located in an identified archaeological priority zone.

3. CURRENT PROPOSAL

- 3.1 The application proposes the demolition of swimming pool, rifle range and all weather tennis courts and erection of sports a multi-sports hall, swimming pool, and creation of artificial playing surface (to accommodate two additional floodlit tennis courts), three cricket nets

and relocated tennis hut, and remodelling of entrance from Woodhayes Road.

- 3.2 The new indoor multi-sports hall would be linked to the existing sports centre together with a new 6-lane 25m indoor swimming pool to replace the current facility. The site of the proposed sports hall and swimming pool is currently occupied by all-weather tennis courts and it is proposed that these are relocated to the southwest corner of the school campus currently occupied by cricket nets. A phased installation of these tennis courts is proposed and it should be noted that phase 1, which proposed the construction of four tennis courts (two floodlit) in the southwest corner of the campus was approved in August 2016 (LBM Ref: 16/P1577). It is proposed to floodlight the two net additional courts which form part of this application which means a total of four courts would be floodlight. The floodlights would comprise 10m high periscopic masts, which are retracted down to 3m when not in use. The two additional courts to be floodlit would be located furthest away from residential properties on Rydon Mews which abut the sites western boundary.
- 3.3 The new facilities form a set of three linked pavilions with the sports hall and swimming pool located either side of a central pavilion. The central pavilion is two storeys high and contains the sports centre reception and changing rooms at ground level with viewing galleries, a strength and conditioning suite, exercise area and aerobics studio above. The swimming pool would be glazed on three sides and would feature a glulam roof which slopes downwards towards the boundary with Southside House. The predominant proposed façade materials for the new facilities are brick and glazing.
- 3.4 The proposed development would involve the removal of two category 'C' trees (Sycamore and Norway Maple) either because they are situated within the footprint of the proposed development or because they are too close to proposed structures or surfaces to enable them to be retained. Four trees are also to be pruned to facilitate development. The proposal would also include tree planting whilst the new swimming pool would frame a new garden space in front of the Lodge.
- 3.4 The proposed Multi-sports Hall and swimming pool is part of the school's wider masterplan for the physical development of King's College School, following on from the Classroom Block, Quad, Hard Play projects and Music School.

4. PLANNING HISTORY

- 4.1 There have been a number of applications at King's College. The most relevant applications in recent years are as follows:
- 4.2 94/P0214 - Alterations to and extension of existing sports hall to form new squash courts, erection of new rifle range on site of existing sub-

standard range, and repositioning of existing timber framed junior school cricket pavilion in south west corner of Colman`s field, together with related improvements including new fencing. Approved, 21st July 1994

- 4.3 97/P1010 - Erection of a two-storey art & design technology building with additional accommodation within the roof, situated near the Clifton Road frontage, involving demolition of existing art school building and pottery building. Erection of new brick piers and iron railings, with related landscaping, adjacent to Clifton Road, involving demolition of existing boundary wall on road frontage. Refacing existing two-storey flat roofed prefabricated junior school science & technology building, and addition of a new pitched lightweight colour coated steel roof with alterations to entrance and access. Approved, 13th November 1997
- 4.4 01/P1971 - Erection of a four-storey extension to the existing school library. Granted, 12th February 2002
- 4.5 03/P2445 - Erection of an extension to the existing school dining hall into kitchen yard (adjoining wrights alley). Including provision of new windows on Woodhayes Road frontage with new railings and landscaping. Approved, 20th February 2004
- 4.6 06/P1981 - Extension and improvements to school science building providing 6 new laboratories, ancillary spaces and circulation. Approved, 16th November 2006
- 4.7 10/P1437 - Erection of a single storey building for use as classrooms with 1 small ensemble and 1 large music/practice room. Approved, 3rd August 2010
- 4.8 13/P0073 - Reconfiguration of boundary treatment to main entrance including replacement of existing gate to the main entrance with a taller wrought iron gate, 1.6m high low wall and railings, and 2.8m stone sign. Granted, 21/02/2013
- 4.9 13/P0075 - Application for Listed Building Consent for new front boundary treatment and stone clad school logo on part of Southside Common frontage, internal alterations to grade II listed Great Hall, and associated landscaping. Granted, 21/02/2013
- 4.10 13/P0090 - Erection of a new three storey school building comprising 6 x large classrooms, a multi-use hall space, staff offices, toilets, support space and a conference space, landscaping of surrounding areas; and erection of multiple use games area with retractable floodlighting. Granted, 04/02/2014
- 4.11 15/P0212 - Demolition of two single storey buildings and erection of music school comprising a concert hall, teaching/practice/classrooms,

porters accommodation, 3 x bedroom caretaker flat and ancillary accommodation. Granted, 15/04/2015

- 4.12 15/P1460 - Refurbishment of dining hall, kitchen and servery including replacement of roof top M & E plant. Granted - 11/06/2015
- 4.13 16/P1577 - Removal of existing cricket nets and creation of artificial playing surface to accommodate four tennis courts (two floodlit) with 3 metre high boundary fencing and tennis hut. Granted, 10/08/2016
- 4.14 In September 2015, a pre-application request was made regarding the construction of four new tennis courts on the site of the existing cricket nets (two further courts to be constructed once existing swimming pool is demolished), demolition of rifle range and the demolition of existing swimming pool and the erection of a new sports hall and swimming pool. (LBM Ref: 15/P3566/NEW)

5. POLICY CONTEXT

5.1 Adopted Sites and Policies Plan and Policies Maps (July 2014)

DM C1 (Community facilities), DM D1 (Urban design and public realm), DM D2 (Design considerations in all developments), DM D4 (Managing heritage assets), DM O1 (Open Space), DM O2 (Nature conservation, trees, hedges and landscape features)

5.2 Adopted Core Strategy (July 2011)

CS.11 (Infrastructure), CS.13 (Open Space, Nature Conservation, Leisure and Culture), CS.14 (Design), CS.15 (Climate Change), CS.20 (Parking, Servicing and Delivery)

5.3 West Wimbledon Conservation Area Character Assessment (Sub Area 13)

5.4 London Plan (2015)

3.6 (Children and Young People's Play and Informal Recreation Facilities), 3.16 (Protection and Enhancement of Social Infrastructure), 3.18 (Education Facilities), 3.19 (Sports Facilities), 5.2 (Minimising Carbon Dioxide Emissions), 5.3 (Sustainable Design and Construction), 5.7 (Renewable Energy), 7.2 (An Inclusive Environment), 7.4 (Local Character), 7.6 (Architecture), 7.8 (Heritage assets and archaeology)

5.5 National Planning Policy Framework (March 2012)

6. CONSULTATION

- 6.1 The application has been advertised as a major scheme, development

affecting a conservation area, and has been publicised by press and site notices, and individual letters to occupiers of properties adjoining the site and in neighbouring roads. In response, seven letters of objection have been received on the following grounds:

- Loss of privacy/overlooking
- Noise disturbance and light pollution
- Proposed temporary access on Ridgway for construction vehicles is not suitable due to poor visibility
- Current cricket netting should remain
- Traffic and parking impact due to increase in visitor numbers
- Location of constructor's compound will cause unacceptable disturbance to occupiers of Gothic Lodge
- Impact on underground water flow
- Decrease in house price

6.2 Design and Review Panel – (26th January 2016) (Pre-application Submission)

- 6.2.1 The Panel were very positive about this proposal. It was felt to be a logical and clear response to the brief that also solved a number of site issues such as awkward levels and how to move easily through the site. The siting of the buildings was considered to be well thought out and put together in a cohesive way. The breaking up of the form into three separate elements was welcomed, particularly when viewed from the south. From the north this was less well expressed, though the Panel noted the applicant's view that this was more difficult to achieve and that the aim was more to show connection rather than separation.
- 6.2.2 The roof of the swimming pool was felt to be elegant and the Panel felt that the design was successful in bringing in as much natural light as possible. This not only enhanced the design, making the building very legible internally, but was also provided a good quality internal ambience and would reduce energy demands. The Panel also welcomed the use of wood in the swimming pool as something that would help maintain the longevity of the building compared to concrete, in such a challenging internal environment.
- 6.2.3 The Panel stressed the need to get the signage right with the proposal, noting that the building entrance was positioned in the middle of the site, and that there would be community use outside school hours, something that the Panel were keen that was maintained and enhanced if possible. The Panel also welcomed the applicant's aims to exceed a Very Good Breeam rating, and that they were considering installing a CHP, though did note that this was still work in progress.
- 6.2.4 The Panel were keen to ensure that the whole development, including the new tennis courts and demolition of the old swimming pool, was dealt with collectively as a single development by the planning process. Overall the Panel were very impressed by the architectural quality of

the building and how it was composed on its site and how it related to its setting.

VERDICT: **GREEN**

6.3 Tree Officer

6.3.1 No objections subject to conditions

6.4 Future Merton – Climate Change

6.4.1 No objections subject to conditions.

6.5 Future Merton – Flood Engineer

6.5.1 No objections subject to conditions.

6.6 Future Merton – Transport Planning

6.6.1 No objections subject to conditions.

7. PLANNING CONSIDERATIONS

The main planning considerations concern the principle of the development, the design of the proposed sports facilities, its impact on the conservation area and Grade II* listed Southside House and grade II listed Gothic Lodge, and impact on neighbour amenity, traffic/car parking, and trees.

7.1 Design of Sports Facilities, Impact on Grade II Listed Gothic Lodge, Grade II* Listed Southside House and Conservation Area

7.1.1 The Council aims to achieve high quality design in the borough. Policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that proposals for development will be expected to relate positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings and existing street patterns, historic context, urban layout and landscape features of the surrounding area. It also adds that development should use appropriate architectural forms, language, detailing and materials, which complement and enhance the character of the wider setting. Policy DM D4 states that all development proposals associated with the borough's heritage assets or their setting will be expected to conserve and where appropriate enhance the significance of the asset in terms of its individual architectural or historic interest and its setting. Policy DM O1 states that development in proximity to and likely to be conspicuous from designated open land will only be acceptable if the visual amenities of the open space will not be harmed by reason of siting, materials or design.

- 7.1.2 The proposed multi-sports hall and swimming pool, is to be located on land which is currently occupied by six all weather tennis courts. The rear gardens of Grade II* Southside House and Grade II listed Gothic Lodge are located either side of the proposed facilities. The Lodge, which can be viewed from the playing fields (designated open space) is considered in the West Wimbledon Conservation Area Character Assessment (Sub Area 13) to make a positive contribution. To the left of The Lodge when viewed from the playing fields is the existing sports hall and squash building. The existing sports hall building consists of red brick facades, slate roof tiles and asphalt roof coverings with high level clerestory glazing. The brickwork is flat in plane however has a textured appearance due to the tonal mix of deep red and buff bricks. The squash court building has similarities to the sports hall with the height of the brick walls and stone coping matched through. It's most obvious difference is its pitched overhanging metal roof. The brick is monotone red brick accented by pale stone coursing. These buildings are considered to make a neutral contribution to the conservation area. The current swimming building which is located immediately to the west of the playing fields is brick built whilst steel profile sheeting clads the upper part of the side elevations and both end elevations. On the roof are two large steel extractor louvres. This building has been identified as making a negative contribution to the conservation area.
- 7.1.3 It is considered that the new facilities, which form a set of three linked pavilions with the sports hall and swimming pool located either side of a central pavilion is of a very high quality design and as such would comply with policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014). The sports hall is a simple rectangular volume, while the swimming pool is an expressive shape connecting a two-storey gallery at one side to a single storey along the eastern edge facing Southside House. The brickwork facades have been designed to replicate the setting of the boundary garden walls, in order to provide a dynamic yet soft backdrop to the sports field, whilst glazing is proposed on three sides of the swimming pool, allowing views out for users and a sense of transparency through the Lodge and the playing field. The proposal was reviewed by the Design and Review Panel at pre-application stage and received a GREEN verdict. The panel was very impressed by the architectural quality of the building and how it was composed on its site and how it related to its setting.
- 7.1.4 The building's position and façade treatment has been designed to minimise impact on the views of the scheme from its surroundings, in particular Gothic Lodge and Southside House. Policy DM D4 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that all development proposals associated with the borough's heritage assets or their setting will be expected to demonstrate, within a Heritage Statement, how the proposal conserves or enhances the significance of the asset in terms its individual architectural or historic interest and setting.

- 7.1.5 With regards to Gothic Lodge it should be noted that the existing sports hall buildings are already partially visible over the eastern boundary fencing and tree-line. Their presence is not looming or oppressive but they do form a visual backdrop to the eastern side of the listed building. Notwithstanding this care has been taken to minimise the massing of the new buildings to ensure they are as visually unobtrusive as possible. It is considered that although the upper part of the building would be visible over the tree-line of the southeast corner of the garden at Gothic Lodge this would not have an unacceptable impact with the majority of the building shielded.
- 7.1.6 The site immediately adjoins the western boundary wall of Southside House. However, due to the substantial, mature tree planting along the side boundary of the listed building there is little inter-visibility between the site and the listed building. The swimming pool would be closest element to the boundary with Southside House. Careful attention to building heights has been addressed in the scheme with the swimming pool roof sloping down to a single storey height closest to the Southside House boundary and is topped off by a green roof further softening its impact. It should be noted that this part of the site currently comprises modern, artificial floodlit tennis courts which do not form part of the aesthetic, original and historic setting of the listed building and do not contribute positively towards the significance of the listed building. The floodlit tennis courts would be relocated as part of the proposal.
- 7.1.7 A significant benefit of the proposed scheme would be the demolition of the existing swimming pool building. The building is brick built in red modern brick in Flemish bond. Corrugated steel profile sheeting clads the upper part of the side elevations and both end elevations. On the roof are two large steel extractor louvres. The building is not identified as a heritage asset and is considered to be a bland, utilitarian building akin to warehousing, lacking any architectural merit. The West Wimbledon Conservation Area Character Assessment has identified this building as making a negative contribution to the conservation area and as such its demolition is fully supported.

7.2 Impact on Open Space

- 7.2.1 The proposed sports buildings would not be located in designated open space. The boundary of the designated open space is immediately to the south of the proposed buildings. The new buildings are concentrated adjacent to the existing group of school buildings and are not considered to detract from the open space due to their sensitive design and materials. The existing swimming pool building sits in an isolated position surrounded by designated open space and the rifle range sits within it. The location, massing and appearance of the swimming pool detracts from the open space itself. The proposed replacement of the swimming pool building with cricket nets/tennis courts and the removal of the rifle range would significantly improve visual amenity.

7.3 Neighbour Amenity

- 7.3.1 Policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that proposals for development should 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. It also states that development should protect new and existing development from visual intrusion, noise, vibrations and pollution.
- 7.3.2 It is considered that the proposal would have an acceptable impact on the amenity of occupiers of Gothic Lodge. As discussed in the previous section care has been taken to minimise the massing of the new buildings to ensure they are as visually unobtrusive as possible. It is considered that although the upper part of the building would be visible over the tree-line of the southeast corner of the garden at Gothic Lodge this would not have an unacceptable impact in terms of visual intrusion, be overbearing, or result in an unacceptable level of daylight/sunlight loss. The applicant has provided a Solar Study undertaken for December, March/September, and June which compare the existing to the proposed situation. In December the proposed Sports Building has no effect on Gothic Lodge at all. In March/September and June there is shadowing of the lower half of the garden only, but this will have nearly completely returned to the existing situation by 9am which is considered to be acceptable. It is considered that there would not be any impact on privacy given the southwest facing elevation of the sports hall would not feature any windows.
- 7.3.3 It is also considered that the proposal would not have an unacceptable impact on the amenity of occupiers of Southside House. There is currently little inter-visibility between the site and the listed building and the swimming pool element, which is located to Southside House designed to minimise its impact with its roof sloping down to a single storey height closest to the boundary. The fact that the swimming pool roof would be 'green' would also further reduce its impact when viewed from the upper rear windows of Southside House where it would be most visible from given the existing mature tree planting along the side boundary. It is considered that the proposal would therefore not be visually intrusive or overbearing when viewed from Southside House. It is also considered that the proposal would not result in an unacceptable level of daylight/sunlight or privacy loss. The applicant has also submitted a light study which states that the proposed swimming pool element would not have a significant impact on the surrounding area in terms of the amount of light it emits.
- 7.3.4 The two additional tennis courts would be floodlit, which means a total of four courts would be floodlit. It is considered that the proposed floodlighting would be acceptable in terms of its appearance with the two additional courts to be floodlit (court Nos. 4 & 5 on drawing No.

604-01-990) located furthest away from Rydon Mews with another court which is not floodlit (Court No.6) located between. The floodlights would comprise of 10m high periscope masts which would be retracted down to 3m when not in use. It is considered that the floodlights would not be alien features in an urban environment and that the design of the floodlights would concentrate illumination onto the pitch thus resulting in minimal light spillage affecting the nearby residential properties. This is confirmed in the lighting impact study, which has been submitted with the application which states that light containment would be excellent with most light spill being cut off at the site boundary. It is also proposed to extinguish the lights at 9pm during weekdays and 7pm during the weekends and this would further limit their impact. It is proposed to use the tennis courts between 9am and 9pm, Monday to Friday and 9am to 7pm on Saturdays, Sundays and Bank Holidays.

7.3.5 The acceptability of the proposed fence enclosing the tennis courts has already been established through the grant of planning permission of phase 1 and the current application proposes to extend this slightly further north to accommodate the additional area required for the two additional courts. Nevertheless it should be noted that the proposed fence would be a 3m high rolled form weld mesh (50mm aperture x 3mm gauge) would be only 75cm higher than the current 2.25m high treatment along this boundary, whilst being located 1m from the boundary. Although it would be located closer to the boundary than the current cricket netting, it would be 1.5m lower than the cricket fencing, which is 4.5m high. The rolled form weld mesh fencing would also require few posts, which are the most noticeable part of the fencing. It should also be noted that a significant benefit of the proposal would be the demolition of the current swimming pool building. The building is located on the western boundary of the application site and is very prominent when viewed from the rear of some properties along Rydon Mews. Given the swimming pool building is considered to make a negative contribution to the conservation area its demolition would therefore significantly improve the outlook from the rear of these properties.

7.4 Community Use

7.4.1 The Council through policy CS.13 of the Core Planning Strategy (2011) promotes healthy lifestyles to encourage physical education and well-being through the use of leisure facilities and schools. The Council also encourages the shared use of facilities.

7.4.2 The School currently makes all of its facilities available for some community use. The current sports hall, tennis courts, swimming pool, squash courts and gym are used by the King's Club which makes these facilities available at evenings, weekends and out of school term time to the general public. The School also undertakes a wide range of partnership and outreach activities. There are two main strands to the

programme: the co-ordination of the Wimbledon Partnership consisting of Kings College School and seven maintained secondary schools and academies; and an extensive programme of mentoring and community projects with local schools and institutions. Sport, involving use of all of the School's facilities, forms a fundamental part of the programme. Additionally many local sports clubs use the facilities.

- 7.4.3 It is considered that the proposal would comply with policy CS.13 as it would result in a step change in the quality of sports facilities such as a new swimming pool, new badminton courts and fitness centre that would also be made available and significantly benefit the local community including the various sports clubs and schools that use them.

7.5 Parking and Traffic

- 7.5.1 The existing emergency access on Ridgway to the school playing fields is to be closed in conjunction with the already approved tennis courts application (Ref: 16/P2577), thereby resulting in the need for a new emergency access to be provided. The proposed new emergency access is to also be located on the Ridgway further to the east opposite the junction with Lansdowne Road and would run along the eastern boundary of the proposed tennis courts. It should be noted that a temporary construction access would be erected in the same place during construction works and the new emergency access will be constructed once building works are complete. The Council's Transport Section have assessed the application and consider the proposal to be acceptable with the design and location of the access conforming with both driven and pedestrian visibility splays. Swept paths have also been annotated on the submitted crossover design to show that an ambulance can enter and exit the development in a forward gear.
- 7.5.2 The applicant has confirmed that there will be no increase in pupil numbers as a result of the development and there are no plans to increase membership of King's Club. It is therefore considered that there will be little impact on the pattern and number of vehicle movements arising from the school.

7.6 Sustainability and Energy

- 7.6.1 The BREEAM design stage assessment indicates that the development should achieve an overall score of 56.48%, which meets the minimum requirements to achieve BREEAM 'Very Good' in accordance with Merton's Core Planning Strategy Policy CS15 and Policy 5.2 of the London Plan 2015. The BRUKL output documentation submitted for the proposed development also indicates that it should achieve a 35.4% improvement in CO2 emissions on Part L 2013. This exceeds the 35% improvement over Part L required for major developments under Policy 5.2 of the London Plan (2015).

Furthermore, the energy strategy submitted for the development indicates that the development proposal has been designed in accordance with the London Plan energy hierarchy (be lean, be clean, be green).

7.6.2 The development would have a good level of fabric performance (in advance of Part L 2013 notional building) and good levels of air permeability ($3\text{m}^3/\text{h}/\text{m}^2$) but exceeds the Part L levels for the notional equivalent building. This is primarily due to auxiliary energy usage, which is to be expected with the energy intensive nature of sports facilities. However, this is not considered to be a key issue in meeting the policy requirements. The development is also proposing to install a CHP system to meet the primary energy demands of the site – achieving a 46.5% saving against the target and it is welcomed that the proposal would utilise CHP onsite for the development. The remaining CO₂ emissions shortfall will be addressed via a roof mounted solar PV array - achieving a 4.5% saving against the target. The council's Climate Change Officer has assessed the application is satisfied that the energy strategy submitted for the development is policy compliant and that the sustainability requirements for the development can be addressed via the use of suitable conditions.

7.7 Trees and Landscaping

7.7.1 The proposed development would involve the removal of two trees (Sycamore and Norway Maple) either because they are situated within the footprint of the proposed development or because they are too close to proposed structures or surfaces to enable them to be retained. These trees are listed as T51 & T52 in the Tree Preservation Order (Merton (No.312) Tree Preservation Order 2000) with the arboricultural implications assessment classifying them as category 'C' trees. It is considered that whilst there is no strong arboricultural objection to their removal it is necessary that replacement trees are planted elsewhere in the school grounds. It should also be noted that the application has also been amended since it was first submitted with the attenuation tank turned 90 degrees so that it no longer falls within the root protection area of a large mature London Plane tree which is to be retained.

7.7.2 The new swimming pool would frame a new courtyard in front of the Lodge. This space would feature a grass garden with native and wildlife friendly planting including large specimen shrubs and trees. New seating areas are also proposed. The courtyard seeks to maintain a separate garden space for the Lodge, while providing a new open lawn to the south.

7.8 Impact on Surface and Groundwater Flows

- 7.8.1 The site is located in Flood Zone 1 and is at low risk of fluvial flooding. The Environment Agency's surface water maps show the existing tennis court areas are at low to medium risk of surface water flooding, due to their low topography in comparison to the surrounding land and levels. This area will be raised under the proposals and drainage runs improved. Perimeter drainage should pick up any flows which have the potential to flow offsite, such as towards Gothic Lodge or The Lodge. The site is also not a Critical Drainage Area (CDA).
- 7.8.2 The CCTV drainage survey identified two existing outfalls to the Thames Water sewers in Woodhayes Road, one surface water and one foul water connections. The survey has identified a defect in that the existing outfall pipes to the Thames Water sewer from The Lodge and Sports Hall both have displaced joints. As part of the drainage works to the scheme, the existing outfall pipes and any other drainage runs which are being utilised must be repaired as part of the proposed works. Some pipes within the report have been noted to have root damage which also require repair. Calculations submitted with the application show that an attenuation storage volume of 180m³ is required to restrict surface water runoff rates to the minimum required rate of 5l/s for the 1 in 100 year plus 30% (climate change) event. The attenuation will be used by a below ground tank in the soft landscaping area north of the sports centre.
- 7.8.3 The Cypress tree within the grounds of Gothic Lodge is a very large specimen with a girth in excess of 5m. The submitted arboricultural implications report notes that it is not directly affected by the proposals but is so large it is significant feature in the local landscape. It is considered that while there will be an overall reduction in runoff rates from the site to help reduce the overburden on the Thames Water sewers and to minimise flood risk, there does not appear to be a fundamental change in flows in proximity to the Swamp Cypress Tree within the boundary of Gothic Lodge.
- 7.8.4 The Ground Investigation report and boreholes undertaken on the site shows that the underlying geology consists of Made Ground over The Black Park Gravel, overlying the Claygate member. Groundwater was encountered within the Claygate member at depths of 4.20m bgl in Borehole 1, 3.70m bgl in Borehole 2 and at 2.10m in borehole 3. The proposed undercroft to the proposed swimming pool appears to extend to 2m bgl, which is above, but close to the levels recorded above. The ground investigation reports state that it is expected that the groundwater, which can be perched in this area, i.e. sitting above the claygate member, will flow around the relatively shallow basement structure.

7.9 Demolition and Construction

- 7.9.1 The application proposes a constructors compound which would be located close to the rear of boundary of Gothic Lodge. The applicant

has provided a draft layout of the compound which shows that the closest part of the compound to Gothic Lodge would be used as a turning circle for construction vehicles. Given the project office and storage area would sit just in front of the existing swimming pool when viewed from Gothic Lodge it is considered that they would have only a limited visual impact. The compound would also be enclosed by a 2.4m high fence further reducing its impact. A condition requiring the submission of a construction logistics plan will also be attached.

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. CONCLUSION

- 9.1 It is considered that the proposed sports hall is of a very high quality design and would not have a harmful impact on the setting of the Grade II Listed Gothic Lodge or Grade II* Listed Southside House, whilst preserving or enhancing views within the conservation area and from the designated open space. The proposal would also result in the demolition of the current swimming pool building which is considered to make a negative contribution to the conservation area. The proposal would result in the loss of two trees in this instance, which is also considered acceptable given they are category 'C' which means they have little amenity value.
- 9.2 The proposal would not be visually intrusive or overbearing when viewed from surrounding residential properties, whilst there would not be an unacceptable level of daylight/sunlight loss, privacy loss. Given, the proposal would not result in an increase in pupil or visitor numbers there should not be any difference in the number of traffic/parking movements to and from the school.

RECOMMENDATION

GRANT PERMISSION SUBJECT TO CONDITIONS

Subject to the following conditions:

1. A.1 (Commencement of Development)
2. A.7 (Approved Plans)
3. B.1 (External Materials to be Approved)
4. B.4 (Details of Surface Treatment)

5. B.6 (Levels)
6. D.3 (Restriction on Music/Amplified Sound)
7. Non Standard Condition - Noise levels, (expressed as the equivalent continuous sound level) LAeq (10 minutes), from the plant/machinery shall not exceed LA90-10dB at the boundary with the closest noise sensitive property.

Reason: To protect the amenities of the occupiers in the local vicinity.

8. D.9 (No external lighting)
9. D.11 (Construction Times)
10. F.1 (Landscaping/Planting Scheme)
11. F.2 (Landscaping (Implementation))
12. Tree Protection: The details and measures for the protection of the existing retained trees as specified in the approved document 'Arboricultural Implications Report' reference: SJA air 15315-01a and dated November 2016 together with the 3 drawings titled: 'Tree Protection Plan: Phase 1 + 2/Phase3/Phase 4+5' and individually numbered 'SJA TPP 15316 – 01 P1+2'; 'SJA TPP 15316 – 01a P3' ; and 'SJA TPP 15316 – 01 P4+5' shall be fully complied with. The methods for the protection of the existing trees shall follow the sequence of events as detailed in the documents and shall include arboricultural supervision for the duration of all site works.

Reason: To protect and safeguard the existing 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 02 of Merton's Sites and Policies Plan 2014

13. The details for the protection of trees shall include the retention of an arboricultural expert to monitor and report to the LPA not less than monthly the status of all tree works and tree protection measures throughout the course of site works. The works shall be carried out strictly in accordance with the approved Arboricultural Implications Report and Tree Protection Plans.

Reason: To protect and safeguard the existing 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 02 of Merton's Sites and Policies Plan 2014

14. Buried Attenuation Tank; No work shall be commenced until details of the proposed design, materials, and method of excavation and construction of the buried attenuation tank 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 include further arboricultural measures for the protection of the adjacent London Plane tree.

Reason: To protect and safeguard the existing retained London Plane tree 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 02 of Merton's Sites and Policies Plan 2014

17. H.9 (Construction Vehicles)

19. Unless otherwise agreed in writing by the Local Planning Authority, no part of the development hereby approved shall be used or occupied until a Post-Construction Review Certificate issued by the Building Research Establishment or other equivalent assessors confirming that the non-residential development has achieved a BREEAM rating of not less than the standards equivalent to 'Very Good' has been submitted to and acknowledged in writing by the Local Planning Authority. The submission shall also include confirmation that the development will meet the London Plan C02 reduction targets.'

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply 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.

20. No development shall commence until the applicant submits to, and has secured written approval from, the Local Planning Authority on evidence demonstrating that the development has been designed to enable connection of the site to an existing or future district heating network, in accordance with the Technical Standards of the London Heat Network Manual (2014).'

Reason: To demonstrate that the site heat network has been designed to link all building uses on site (domestic and non-domestic) and to demonstrate that sufficient space has been allocated in the plant room for future connection to wider district heating in accordance with London Plan (2015) policies 5.5 and 5.6.

21. Unless otherwise agreed in writing by the Local Planning Authority, no part of the development hereby approved shall be used or occupied until evidence has been submitted to the council that the developer has uploaded the appropriate information pertaining to the sites Combined

Heat and Power (CHP) system has been uploaded onto the London Heat Map (<http://www.londonheatmap.org.uk/>)'

Reason: To ensure that the development contributes to the London Plan targets for decentralised energy production and district heating planning. Development Plan policies for Merton: policy 5.2,5.5 of the London Plan 2011 and policy CS15 of Merton's Core Planning Strategy 2011.

22. No development approved by this permission shall be commenced until a detailed 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. The final drainage scheme shall be designed in accordance with the submitted Drainage Strategy (produced by Price Myers dated July 2016 Ref: 24469) and will dispose 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 (5.12, 5.13 and SPG) and the advice contained within the National SuDS Standards. Where a sustainable drainage scheme is to be provided, the submitted details shall provide information about the design storm period and intensity, the method employed to delay (attenuate) and control the rate of surface water discharged from the site at an agreed maximum rate of no more than 5l/s with no less than 180m³ of storage.

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 Polices Plan 2014.

23. The tennis courts numbered 4 & 5 on approved drawing No. 604-01-990(P2) hereby permitted shall only be used between the hours of 0900 to 2100 Monday to Friday and 0900 to 1900 on Saturday, Sunday and Bank Holidays.

Reason: To safeguard the amenities of surrounding area and to ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2015, policy CS7 of Merton's Core Planning Strategy 2011 and policy DM EP2 of Merton's Sites and Policies Plan 2014.

24. On weekdays (Monday - Friday) the tennis court numbered 6 on approved drawing No. 604-01-990(P2) hereby permitted shall be used only between the hours of 0900 to 2100.

Reason: To safeguard the amenities of surrounding area and to ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2015, policy CS7 of Merton's

Core Planning Strategy 2011 and policy DM EP2 of Merton's Sites and Policies Plan 2014.

25. On Saturdays, Sundays and Bank Holidays, the tennis court numbered 6 on approved drawing No. 604-01-990(P2) hereby permitted shall be used only between the hours of 0900 to 1900 for a temporary period of three years starting from the date of this permission. The use of the tennis court numbered 6 shall cease on Saturdays, Sundays and Bank Holidays after (date of final decision notice).

Reason: To safeguard the amenities of surrounding area and to ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2015, policy CS7 of Merton's Core Planning Strategy 2011 and policy DM EP2 of Merton's Sites and Policies Plan 2014.

26. Notwithstanding the approved drawings the floodlights shall have a maximum height of 10m during permitted hours of use and shall be retracted to a maximum height of 3m outside of permitted hours.

Reason: To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2015, policy CS14 of the Core Planning Strategy 2011 and policies DM D2, DM D3 and DM D4 of Merton's Sites and Policies Plan 2014.

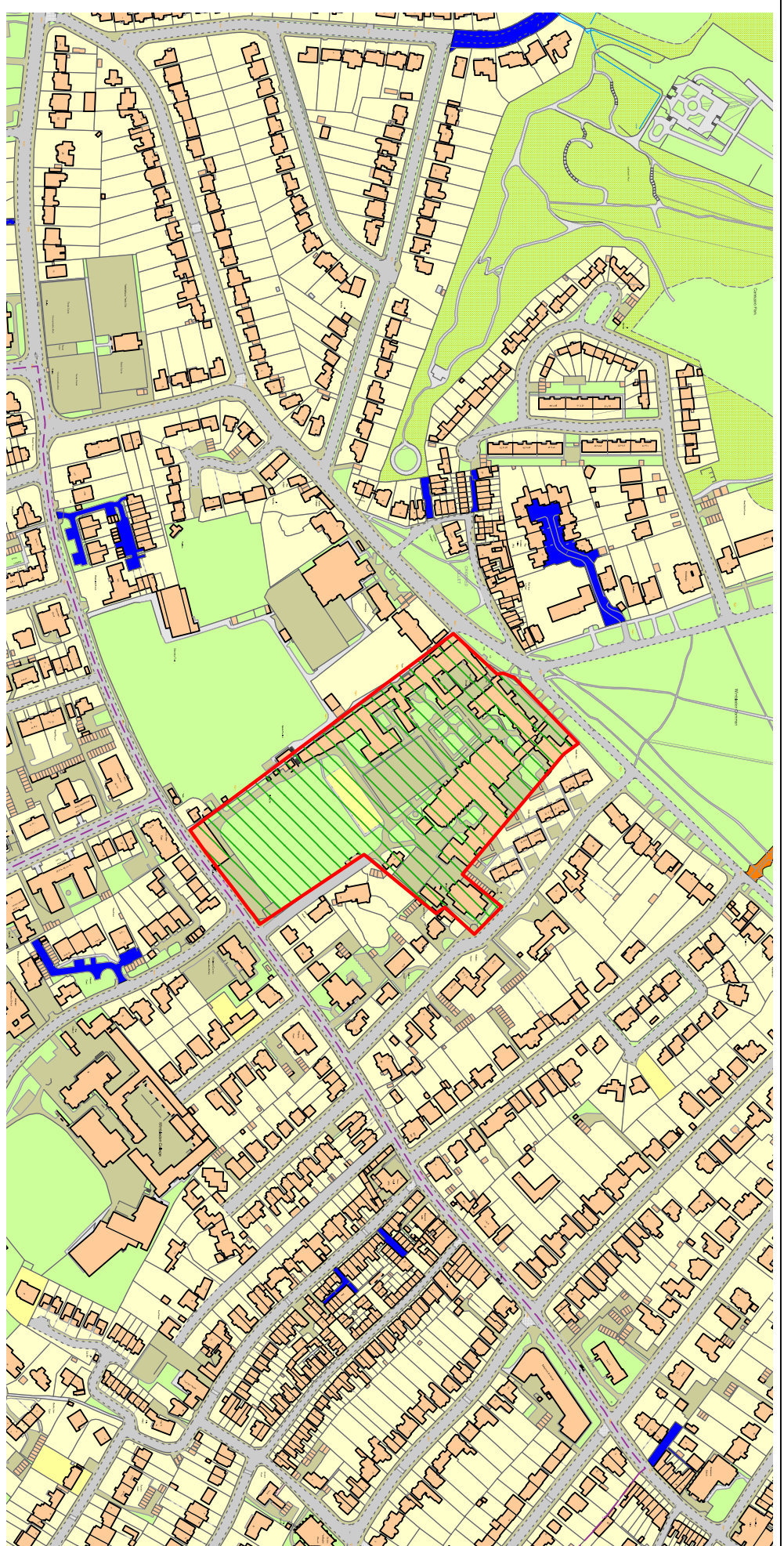
27. No development shall commence until the temporary construction access shown in approved drawing No. X has been provided.
28. The access shown on approved drawing No. X shall be for emergency vehicles only.
29. H.13 (Construction Logistics Plan)
30. Green roof – details and requirement to be provided.

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

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NORTHGATE SE GIS Print Template



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PLANNING APPLICATIONS COMMITTEE
17 November 2016

	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
	16/P0112	04/01/2016
Address/Site	20 Sunnyside, Wimbledon SW19 4SH	
(Ward)	Village	
Proposal:	Demolition of existing dwelling house and erection of new 5 bedroom detached dwelling house with accommodation at basement level and within the roof space, together with new boundary treatment, provision of car parking and landscaping.	
Drawing Nos	PP02 Rev B, 03 Rev B, 04 Rev B 05 Rev B, 06 Rev B, 07 Rev B, 08 Rev B, 09 Rev B, 10 Rev B, 11 Rev B, 12 Rev B 13 Rev B14 Rev B Design and Access Statement	
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 – 17
- External consultants: None
- Density: n/a
- Number of jobs created: n/a
- Archaeology Priority Zone: No
- Controlled Parking Zone: Yes
- Area at Risk of Flooding (1 in 100 year flood 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 two storey detached dwelling house dating from the 1980's. The property is situated on the east side of Sunnyside. The surrounding area is residential in character with a mixture of architectural styles in the immediate vicinity of the application site. The application site is within the Merton (Wimbledon West) Conservation area and is within a controlled parking zone.

3. **CURRENT PROPOSAL**

- 3.1 The current proposal involves the demolition of the existing dwelling house and the erection of a new two storey 5 bedroom detached dwelling house (with accommodation at basement level and within the roof space) together with the provision of off-street car parking and new boundary treatment and landscaping.
- 3.2 The proposed house would be set back from the Sunnyside frontage by 2 metres and would enclose almost all of the width of the Sunnyside frontage of the site. The main section of the house would be 7.5 metres in length with a rear projection giving an overall length of 12.5 metres. The proposed house would have an eaves height of 5.2 metres and a ridge height of 7.6 metres. The proposed house would have accommodation within the roof space with light and ventilation provided by four dormer windows to the front and four dormer windows to the rear roof elevations. A single dormer would be provided at first floor level on the rear wing fronting Oldfield Road.
- 3.3 Internally, at basement level a play room, utility room and en-suite bedroom would be provided. Light to the basement accommodation would be provided by light wells to front, rear and side elevations of the proposed house. At ground floor level an entrance hall, study, drawing room and kitchen would be provided, with two further bedrooms formed within the roof space. The existing garden would be retained with some older trees removed and a new landscaping/planting scheme undertaken. Two off-street parking spaces would be provided accessed from Oldfield Road.
- 3.4 A traditional design approach has been adopted for the proposed dwelling, which would be constructed in facing brickwork, timber windows and doors and a tiled roof. Feature dormer windows would be provided on front and rear roof elevations with a single dormer to the rear wing fronting Oldfield road. It is also proposed to erect a new boundary wall and timber gates.

4. **PLANNING HISTORY**

- 4.1 In September 1981 planning permission was granted for the erection of a detached house and garage (Ref.MER737/81).
- 4.2 In September 2015 a pre-application meeting was held to discuss the replacement of the existing house with a new dwelling (LBM Ref.15/P3361/NEW).

5. **CONSULTATION**

5.1 The application has been advertised by site notice procedure and letters of notification to occupiers of neighbouring properties. In response 34 letters of objection have been received. The grounds of objection are set out below:-

- The small and constructed site is not suitable for a building of this size and bulk. It would dwarf the surrounding 19th Century cottages and is contrary to the West Wimbledon Conservation Area Character Assessment which states that 'It is essential that the intimate close-knit character of Sub area 17A (which includes 20 Sunnyside) be preserved'.
- The proposed house is too big for the site.
- the proposed house is too high and sit unhappily with low Victorian cottages.
- The large basement may have an impact on ground water flows.
- The developer must undertake geotechnical tests to establish the extent of groundwater and the direction of flow.
- The hillside is unsafe and a large basement - may cause subsidence.
- Construction works would result in congestion in the road.
- The proposed house would have five windows, including a roof light that would face directly into living rooms and bedrooms of 3 Linden Cottages.
- The eastern elevation of the proposed house shows far greater bulk than the existing building, which would be closer and have a more vertical blank wall. The increased height and bulk will dominate Oldfield house and reduce or even eliminate summer afternoon and evening light.
- Any new house should be limited to the footprint of the existing house itself, excluding the existing garage area.
- Construction works may damage trees on adjacent land.
- The proposal offers no benefits to the conservation area.
- Windows would overlook properties in both Sunnyside and Oldfield Road.
- The proposed basement construction would affect Oldfield House in particular and threaten foundations and the existing party wall, together with shrubs planted against the party wall.
- The proposal may damage trees.
- The passageway between Oldfield Road and Sunnyside is used by very many pedestrians. The proposed development would entail a large number of vehicular movements which could be a safety risk for pedestrians.
- The existing house at 20 Sunnyside has been built to fit in with the scale of neighbouring development with its low height and pitched roof. It is the right size for this small site on a hill.
- the proposal is for a large house with virtually no garden which would normally be expected of a family sized home.
- The existing house is unobtrusive.
- The proposal will result in the loss of on street parking Sunnyside.

- The proposed five bedroom house will increase pressure for on-street parking in Sunnyside.
- The proposal will result in loss of light to 13 Oldfield Road.
- Whilst the style of the new house looks pleasing, the increase in size and bulk is not in keeping with country lane feel of the area.

5.2 The Wimbledon Society

The Wimbledon Society has a number of concerns regarding the proposed redevelopment of 20 Sunnyside. The proposal will lead to an overdevelopment of the site in contravention of policy DM D2 a i) which says that developments should: *relate positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings and existing street patterns, historic context, urban layout and landscape features of the surrounding area*; The proposed development doesn't do this. What is being suggested is to build a four storey house where at present there is a two storey house.

5.3 Conservation Officer

The conservation area considers that the scheme as submitted has addressed design concerns discussed at the pre-application meeting. The use of a partial hipped roof instead of the gabled roof as shown on the pre-application plans has reduced the visual impact of the building when viewed from Oldfield House.

5.4 Tree Officer

The Tree Officer notes that six Cherry trees and one Cypress tree are to be removed as part of the proposed development and that it is proposed to replace these trees. The Oak tree on the site is protected by a TPO (no.22) 1981 and is listed as T1 on the drawings. This is an important tree on the site and it is imperative that this tree is protected during the course of construction works. There are no objections to the proposed development subject to appropriate tree protection conditions and landscaping conditions being imposed on any grant of planning permission.

5.5 Flood Risk Officer

The existing impermeable area of the dwelling and hardstanding is approx. 150m² and the proposed is 250m² hence there is a potential for an increase in surface water runoff without appropriate mitigation. The BGS maps show the site is underlain by superficial deposits of Black Park Gravel, underlain by London clay and silt. The site is shown to be in Flood_Zone 1 and is therefore at low risk of fluvial flooding. The site is also in an area of low surface water flooding, although it should be noted that an area to the north, at the end of Sunnyside has a high risk of surface water flooding and flows could contribute to this area, if not appropriately mitigation through a drainage scheme including SuDS measures.

- 5.6 A ground investigation report was carried by AP Geotechnics which showed made ground over London Clay. It should be noted that relatively shallow groundwater was found in the standpipe of between 1.36m and 2.08m bgl. As this was taken in a summer month, this has the potential to rise significantly

during winter periods. It is recommended within the report to provide a land drain at 1.0m depth on the western side. A self-contained pumping system and non-return valve will be required for the basement area, to Thames Water's standards. The runoff from the site will be limited to 5l/s with an attenuation tank of 6.9m³ is shown on drawing number Z86-01-01A, this will reduce offsite flows significantly from existing rates. It is noted that a pump is proposed and this should have a maintenance plan and failure of this needs to be considered and mitigated against. Foul water will use the existing connection, also via a new pump before entering the 229mm Thames Water sewer in Sunnyside. Based on the above summary and submitted documentation, the Flood Risk officer is of the opinion that the application is acceptable in flood risk and drainage terms

5.7 Basement Construction – Structural Engineer

The council's structural engineer has examined the proposal has been consulted and has no objection to the provision of a basement subject to appropriate planning conditions being imposed on any grant of planning permission in respect of a detailed construction method statement to include details of temporary works, construction sequence drawings, detailed drawings of basement retaining wall and slab and associated calculations. The developer would also have to obtain a Section 171 licence from the Council for works adjacent to a highway since the retaining wall would be adjacent to both Sunnyside and Oldfield Road.

6. **POLICY CONTEXT**

6.1 Adopted Merton Core Strategy (July 2011)

CS 8 (Housing Choice), CS9 (Housing Provision), CS13 (Open Space, Nature Conservation, Leisure and Culture), 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 02 (Nature Conservation, Trees, Hedges and Landscape Features), DM D2 (Design Considerations in all Developments), DM T2 (Transport Impacts and Developments) and DM T3 (Car Parking and Servicing Standards).

6.3 The London Plan (March 2015)

The relevant policies within the London Plan are 3.3 (Increasing Housing Supply), 3.4 (Optimising Housing Potential) 3.5 (Quality and Design of Housing), 3.8 (Housing Choice), 3.11 (Affordable Housing), 5.1 (Climate Change Mitigation), 5.3 (Sustainable Design and Construction), 5.7 (Renewable Energy), 7.4 (Local Character) and 7.6 (Architecture).

7. **PLANNING CONSIDERATIONS**

7.1 The main planning considerations concern design/conservation, standard of accommodation, neighbour amenity, basement construction, tree, parking sustainability and developer contribution issues.

7.2 Design and Conservation Issues

There are no objections to the demolition of the existing building that dates from the early 1980's which is of neutral impact upon the character and appearance of the conservation area. The design of the proposed replacement house was discussed at a pre-application meeting and the design of the house has been developed from discussions with officers. The gabled roof design initially proposed has been replaced with a partially hipped roof and a traditional design adopted for the proposed house. Although the ridge height of the proposed house is 600mm higher than the existing house, the increase in height and bulk of the roof is considered to be acceptable due to the property being detached and partially screened from Oldfield House by mature trees and shrubs. On the Oldfield Road frontage a close boarded fence and boundary wall of between 2 and 2.5 metres would screen the garden and the rear of the site, with high boundary walls being a feature of the area. The proposal is therefore considered to be acceptable in design terms and would preserve and enhance the character and appearance of the Merton (Wimbledon West) Conservation Area and complies with the aims of policies CS14, DM D2 and DM D4.

7.3 Standard of Accommodation

The existing house is a large detached dwelling dating 1981. The proposed replacement house would be a five bedroom dwelling situated in a similar position on the site but would provide additional accommodation at basement level. The existing garden would be retained for amenity space. The internal layout and room sizes all exceed the minimum standards as set out in the London Plan.

7.4 Neighbour Amenity

The application involves the demolition of a 1980's built detached house and construction of a replacement house with accommodation at basement level and within the roof space. In terms of neighbour amenity, there would be no windows facing towards Oldfield House albeit that the hipped roof of the new house would be closer to the boundary with Oldfield House, however at first floor level would be between 2.4 and 3.2 metres from the boundary. The siting of the proposed house in relation to Oldfield House is considered to be acceptable and the proposed development is not considered to result in any overlooking and/or loss of privacy. The proposal is therefore considered to be acceptable in terms of policy DM D2 (Design Considerations in all Developments).

7.5 Basement Construction/Flood Risk

A number of objections have been received concerning the provision of accommodation at basement level due to the site location on a hillside and the possible effect of basement construction upon underground streams and disturbance during construction works. In terms of construction the basement, the councils Structural Engineer has raised no objections to the construction of a basement subject conditions relating to the submission of a detailed basement construction method statement including details of temporary works drawings, construction sequence drawings and detailed drawings of the basement retaining wall and slab calculations. The full basement construction

details are to be agreed with the Local Planning Authority prior to commencement of development. In terms of the possible impact upon underground streams and upon surface water drainage, the council's Flood Risk Officer has examined the proposals and has confirmed that the submitted documentation is acceptable in flood risk and drainage terms. The proposal therefore accords with policy DM D2 (Design Considerations in all Developments).

7.6 Trees

The Tree officer has been consulted on the proposed development and has confirmed that it is proposed to remove six Cherry trees and one Cypress tree located in front of the existing garage. There are no objections to the removal of these trees which are to be replaced. The Tree Officer has also confirmed that the information provided within the application are acceptable and that there are no arbouricultural objections to the proposed development subject to appropriate landscaping, tree protection and foundation design/basement construction conditions being imposed on any grant of planning permission.

7.7 Parking

The existing two off street parking spaces on the Oldfield Road frontage would be retained which is considered to be acceptable for the proposed development. The proposal therefore accords with policy CS20 (Parking).

7.8 Sustainability Issues

On 25 March the Government issued a statement setting out steps it is taking to streamline the planning system. Relevant to the proposals, the subject of this application, are changes in respect of sustainable design and construction, energy efficiency and forthcoming changes to the Building Regulations. The Deregulation Act was given the Royal Assent on 26 March. Amongst its provisions is the withdrawal of the Code for Sustainable Homes.

7.9 Until amendments to the Building Regulations come into effect the government expects local planning authorities not to set conditions with requirements above Code level 4 equivalents. Where there is an existing plan policy which references the Code for Sustainable Homes, the Government has also stated that authorities may continue to apply a requirement for a water efficiency standard equivalent to the new national technical standard.

7.10 In light of the government's statement and changes to the national planning framework it is recommended that conditions are not attached requiring full compliance with Code Level 4 but are attached so as to ensure that the dwelling is designed and constructed to achieve CO2 reduction standards and water consumption standards equivalent to Code for Sustainable Homes Level 4.

7.11 Developer Contributions

The proposal involves the demolition of an existing dwelling house and construction of a single replacement house. Therefore, there would be no requirement for a financial contribution towards affordable housing in the borough in this instance. The proposed development would however, be

subject to payment of the Merton Community Infrastructure Levy and the Mayor of London's Community Infrastructure Levy (CIL).

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 and siting of the proposed replacement house is considered to be acceptable and the proposed replacement house would have an acceptable relationship with neighbouring properties. The proposal would also preserve the character and appearance of the Merton (Wimbledon West) Conservation Area. 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 Doors/Windows)
7. C.7 (Refuse and Recycling-Implementation)
8. D.9 (External Lighting)
9. D.11 (Construction Times)
10. F.1 (Landscaping Scheme)
11. F.2 (Landscape Scheme Implementation)
12. F.5 (Tree Protection)

13. F.8 (Site Supervision)

14. No work shall commence on site until details of the proposed method of excavation and construction of the basement shall be submitted to and be approved in writing by the Local Planning Authority and work shall be carried out in accordance with the approved details. The details shall have regard to the recommendations of BS 5873:2012.

Reason for condition: To protect and safeguard the existing retained Oak tree and neighbouring vegetation in accordance with policy DM O2 (Nature Conservation, Trees, Hedges and Landscape Features) of the Adopted Merton Sites and Polices Plan (July 2014).

15. H.9 (Construction Vehicles)

16. No part of the development hereby approved shall be occupied until evidence has been submitted to the Local Planning Authority demonstrating that the development has achieved not less than CO2 reductions (ENE1) (a 25% reduction compared to 2010 part L regulations), and initial water usage (WA1) (150 litres/per/day) standards equivalent to Code for Sustainable Homes Level 4.

17. 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 15m³ 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 Polices Plan 2014.

18. The development permitted by this planning permission shall be carried out in accordance with the Drainage Strategy Report (Ref: produced by martin J. Harvey Dated Sept 2016) and the Construction Method Statement (produced

by CWPN dated August 2016) The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the risk of flooding to the proposed development and future users, and ensure flood risk does not increase offsite in accordance with Merton's policies CS16, DM F1 and DMF2 and the London Plan policies 5.12, 5.13.

19. Prior to commencement of development a Demolition Method statement shall be submitted prepared by the Contractor undertaking the demolition works. The survey shall identify any hazardous materials and the method statement shall include the management handling and safe disposal of such materials. The submitted Demolition Method Statement shall be agreed in writing by the Local Planning Authority and the demolition works 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 Polices Plan (July 2014).

20. Prior to commencement of development a Basement Construction Method Statement (including hydraulic noise and vibration reducing piling techniques) shall be submitted to and be approved in writing by the Local Planning Authority. The Basement Construction Method Statement shall contain construction and temporary works drawings, construction sequence drawings, and full details of the basement retaining walls and slab with calculations to ensure that they can resist the live load surcharge coming from the highway.

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

21. Informative
Evidence requirements in respect of condition 14 are detailed in the 'Schedule of evidence required for Post Construction Stage from Ene1 and Wat 1 of the Code for Sustainable Homes Technical Guide.
22. INF.1 Party Wall Act
23. INF.7 (Hardstanding)
24. INF 12 (Works Affecting the Public Highway)

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

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**PLANNING APPLICATIONS COMMITTEE
17 NOVEMBER 2016**

	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
	15/P4741	22/12/2015
Address/Site	52 – 54 Wandle Bank, Colliers Wood, London, SW19 1DW	
Ward	Abbey	
Proposal:	Demolition of existing industrial buildings (Class B2 & B8) and erection of a part 2, part 3, part 4 storey buildings and associated works (parking & landscaping etc) to provide 34 x residential units and 459 sqm of office space (Class B1a).	
Drawing Nos	WDB-DS-01-LG-DR-A-P109 Rev P2, WDB-DS-01-GF-DR-A-P010 Rev P6, P110 Rev P9, P120 Rev P3, WDB-DS-01-01-DR-A-P111 Rev P7, P121 Rev P3, WDB-DS-01-02-DR-A-P112 Rev P5, P122 rev P3, WDB-DS-01-03-DR-A-P113 Rev P5, WDB-DS-01-03-DR-A-P123 Rev P3, WDB-DS-01-04-DR-A-P114 Rev P4, WDB-DS-01-04-DR-A-P124 Rev P3, WDB-DS-01-05-DR-A-P115 Rev P4, WDB-DS-01-ZZ-DR-A-P211 P5, P212 Rev P7, P213 Rev P4, P214 Rev P4, P215 Rev P7, P216 Rev P5, P217 Rev P5, P218 Rev P5, P219 Rev P5, P220 Rev P7, P221 Rev P0, P300 Rev P2, P301 Rev P0, P400 Rev P2, P401 Rev P1, P402 Rev P1, P403 Rev P2, P404 Rev P2, P405 Rev P2, P406 Rev P1, WDB-DS-01-ZZ-DR-A-P130 Rev P1, P131 Rev P1 & P132 Rev P0	
Contact Officer:	Stuart Adams (0208 545 3147)	

RECOMMENDATION

GRANT Planning Permission subject to conditions and S106 agreement

CHECKLIST INFORMATION.

Heads of agreement: - Affordable housing, car club, permit free, land transfer, Wandle Trail contribution & permissive path

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 – 155
External consultations – Environment Agency & Historic England
PTAL Score – 4
CPZ – Adjacent to CW1 and S3

1. **INTRODUCTION**

- 1.1 The application has been brought before the Planning Applications Committee due to the number of objections received and at the request of Councillor Neep.

2. **SITE AND SURROUNDINGS**

- 2.1 The application site has an approximate area of 0.31ha and is currently occupied by a group of industrial units that have been subdivided to offer small light industrial and storage lets comprising 1, 812 sqm in total.
- 2.2 To the north, the site is bounded by residential properties and to the south by a bus depot. The site is bounded to the west by East Road and on the opposite side of the road is All Saints Church of England Primary School as well as the flank wall and side garden boundary of 89 All Saints Road. On the eastern boundary, the site abuts the rear gardens of terraced houses in Wandle Bank. The existing commercial buildings are generally two storey in height on the road frontages with a pitched roof single storey commercial height building abutting the rear of properties in Wandle Bank.
- 2.3 The site has 2 existing vehicular and pedestrian access points – one from Wandle Bank to the east and the other by East Road to the west, which are both used for servicing and delivery. The Wandle River and Wandle Park run parallel on the opposite side of Wandle Bank. A pedestrian footbridge across the River Wandle is almost directly opposite the application site's Wandle Bank entrance. East Road is a no through road, with its south section providing access only to the site, to the Primary School and to the bus depot.
- 2.3 The surrounding buildings vary between two to four storeys in height. The terraced houses to the south in Wandle Bank and in East Road and All Saints Road are predominantly 2 storeys high. The height of the buildings increases to the north in Wandle Bank, South Road and Bygrove Road) to the south with a number of newer 4-storey flatted developments.

- 2.4 Wandle Bank connects the site to Merton High Street which has access to the main public transport network and other amenities including retail, educational and cultural facilities and local cafes and restaurants. The site has a PTAL between 3 and 4. The site also benefits from its proximity to the River Wandle and Wandle Park, designated a local Site of Importance for Nature Conservation.
- 2.5 The Wandle Valley corridor is identified in LDF - Core Planning Strategy: July 2011 as a strategic corridor for regeneration. Colliers Wood has been identified within the Further Alterations to the London Plan (FALP) 2015 as a strategic Area of Intensification, listed as 'Site 44 South Wimbledon/ Colliers Wood'. The site is not a designated Employment Site or Industrial Site within Merton's Local Plan. The site is not within a designated Conservation Area and does not include any statutory or locally listed buildings. The north-east part of the site falls within Flood Zone 2.

3. **CURRENT PROPOSAL**

- 3.1.1 The proposal is for the demolition of existing industrial buildings (Class B2 & B8) and erection of a part 2, part 3, part 4 storey buildings and associated works (parking & landscaping etc) to provide 34 x residential units and 459 sqm of office space (Class B1a).
- 3.1.2 The proposed buildings on the site have been spilt into three distinctive elements, Blocks A, B and C. Blocks A, B and C would all contain residential units. Block A would also have two commercial units (174 sqm and 187 sqm over ground and lower ground levels) and Block B would have one 88 sqm commercial unit at ground floor level. A new pedestrian access would be provided from East Road to Wandle Bank. A new vehicular access would serve the development from East Road. The frontage of building Block B and the rear elevation of Block A will help create an internal mews within the application site. A 311 sqm communal amenity space would be created within the mews and a gated secured boundary within the mews separates public and private areas.
- 3.1.3 Four parking spaces, two of which include electric charging point would be located within the mews. These spaces would be allocated to the both the proposed residential units and commercial units (two each). 10 car parking spaces would be provided on East Road. Some of the car parking spaces on East Road sit outside the land ownership of the applicant (on public highway), therefore in order to facilitate the proposed car parking arrangement, a land swap between private and public land is required. The 10 car parking spaces would then be split between private and public use. Three unallocated bays for public use and 7 allocated to the proposed new residential units

Block A- East Road Frontage

- 3.1.4 Block A fronts onto East Road and comprises a part single, part two, part three, part four storey building with accommodation within an part lower ground floor basement. Block A incorporates both commercial and residential accommodation. Block A would have a modern design approach which includes a distinctive wave roof form, constructed in standing seam zinc panels with a green oak soffit, echoed in a green oak structural frame to the balconies. The predominant facing material to the elevations is stock brickwork.
- 3.1.5 The two commercial units within Block A are located within part of the northern section of the building. The units span over ground and lower ground floor level. The lower ground floor would be lit from the double height space areas along the external wall of the building. This level has also 2 no. plantrooms for the proposed heating system.
- 3.1.6 25 residential flats (some spilt level) are provided at ground, first, second and third floor levels. Amenity space would be provided by way of private rear gardens, front and rear balconies and covered terraces at roof level (open ended terraces beneath main roof structure). Entrances to the flats would be located from both East Road and within the site from rear entrances.
- 3.1.7 The proposed ground floor commercial units in building A along the new pedestrian street will offer space for small and/or startup businesses in the area. The commercial unit would be spilt over ground and lower ground levels. Access to the units would be from both East Road and within the new mews.

Block B- Internal Mews Block

- 3.1.8 Block B, would be two storey buildings spilt into three separate building blocks within the eastern section of the site. The part single/part two storey building along the eastern boundary of the site, backing onto the rear gardens of properties in Wandle Bank incorporates a modern design approach with part brick elevations and a part zinc cladding at first floor level. An 88 square metre commercial unit is located at ground floor level within the northern section of this building. A ground floor 60 sqm bike store accommodating 68 cycle racks is located adjacent to the commercial unit. Four flats are located within the remaining sections of the building at ground and first floor levels. The first floor of this building would be inset 3.7m away from the rear boundary with gardens of houses in Wandle Bank and would include a part sloping roof cut into the rear wall of the building. Two external private gardens are provided at ground floor level

for the two southern end units, two terraces and two rear staircases with side/rear screens are located at first floor level.

- 3.1.9 A two storey, one bedroom house (Ref - B001) sits at the northern section of the site adjacent to 55 Wandle Bank. The proposed house would be a 1bedroom, 2 person house with a first floor balcony (12 sqm) that is partly enclosed and includes a front screen. At roof level, the house would have an enclosed staircase and screened roof terrace (30 sqm). It would be accessed from the new pedestrian route through the site.
- 3.1.10 A two storey, two bedroom house (Ref - B004) sit at the southern end of the proposed mews. The proposed house would be accessed directly via the proposed new mews. The house would have a modern design approach with a part flat, part hipped roof form. Part hipped ends to the flanks are set behind the front and rear parapet walls, thus the building appears as a flat roof building from the mews. A 43 sqm rear garden and 8 sqm first floor balcony with side screen provide the amenity space for the house.

Block C- Fronting Wandle Bank

- 3.1.11 Building Block C, a two storey detached house (Ref - C001) would front Wandle Bank. The proposed house would have a modern design approach with a flat roof design. The house would have a 38 sqm rear garden and 19 sqm front terrace at second floor level.
- 3.1.12 The floor space (GIA) and amenity space standards of individual residential units are as follows compared to London Plan 2015 requirements and Merton planning policy DM D2 Design considerations in all developments).

<u>Proposal</u>	<u>Dwelling Type</u>	<u>Proposed GIA (sqm)</u>	<u>GIA London Plan</u>	<u>Proposed Amenity (sq m)</u>	<u>Lon Plan – Merton Amenity Space Standards</u>
<u>Ground Floor</u>					
A007 (Flat)	3b6p	111	102	35	9
A008 (Flat)	3b5p	115	93	36	8
<u>Ground/First Floor</u>					
A001 (duplex flat)	3b6p	120	102	13 + 5.6	9
A002 (duplex flat)	2B4P	100	79	15 + 5.4	7
A003 (duplex flat)	2B4P	100	79	15 + 7	7
A004 (duplex flat)	2B4P	100	79	15 + 7	7
A005 (duplex flat)	2B4P	100	79	15 + 5.4	7

A006 (duplex flat)	3b6p	120	102	15 + 5.6	9
B002 (duplex flat)	2b4p	104	79	11	7
B003 (duplex flat)	2b4p	104	79	11	7
B001 (house)	1b2p	83	58	12 + 30	50
B004 (house)	2b3p	75	70	43 + 8	50
C001 (house)	4b8p	151	130	38 + 19	50

<u>Proposal</u>	<u>Dwelling Type</u>	<u>Proposed GIA (sqm)</u>	<u>GIA London Plan</u>	<u>Proposed Amenity (sq m)</u>	<u>Lon Plan – Merton Amenity Space Standards</u>
First Floor					
B101 (flat)	1b2p	58	50	17	5
B101 (flat)	1b2p	58	50	17	5
A105 (flat)	3b5p	105	86	5 + 5.6	8
A106 (flat)	3b5p	109	86	5.5 + 5.6	8
First/Second Floor					
A101 (duplex flat)	2b4p	94	79	7 + 5.6	7
A102 (duplex flat)	2b4p	94	79	5 + 5.6	7
A103 (duplex flat)	2b4p	94	79	5.6 + 6.5	7
A104 (duplex flat)	2b4p	94	79	5.6 + 5.6	7

<u>Proposal</u>	<u>Dwelling Type</u>	<u>Pro GIA (sqm)</u>	<u>GIA Lon Plan</u>	<u>Proposed Amenity (sq m)</u>	<u>Lon Plan – Merton Amenity Space Standards</u>
Second/Third Floor					
A201 (duplex flat)	1b2p	76	58	5.6 + 93	5
A202 (duplex flat)	2b4p	94	79	5.1 + 5.6 + 35	7
A203 (duplex flat)	2b4p	94	79	5.1 + 5.6 + 35	7
A204 (duplex flat)	1b2p	76	58	5.6 + 35	5
A205 (duplex flat)	2b4p	94	79	5.6 + 5.6 + 35	7
A206 (duplex flat)	2b4p	94	79	6.5 + 5.6 + 35	7
A207 (duplex flat)	2b4p	94	79	5.6 + 6.5	7
A208 (duplex flat)	2b4p	94	79	5.6 + 5.9 + 35	7
A209 (duplex flat)	2b4p	94	79	5.6 + 5.9 + 35	7
A210 (duplex flat)	2b4p	94	79	5.6 + 5.9 + 35	7
A211 (duplex flat)	2b4p	94	79	5.6 + 5.9 + 35	7
A212 (duplex flat)	1b1p	44	39	5.6	5
Third Floor					
A301 (duplex flat)	3b6p	114	95	84	9

Housing Mix

Housing Mix	Number	Percentage	Merton's policy
1 bed	6	17.647%	33%
2 bed	20	58.823%	33%
3 bed	7	20.588%	33%
4 bed	1	2.941%	

3.1.13 Amendments

Following concerns raised by neighbours and the Councils, amended plans were received on 13/09/2016. The amended details were subject of further consultation with neighbours. The plans/information were amended in the following ways:

- Width of the footpath along East Road has been increased to 1.8 metres.
- Lawn areas in communal garden increased.
- Alterations to access to Block B (building backing onto Wandle Bank) and blind corner removed from entrance.
- Form and height of Block B (buildings backing on Wandle Bank) reduced to sit within envelope of existing building (except rear staircases) and first floor element moved 1 metre towards the courtyard, increasing separation from properties in Wandle Bank.
- Internal alterations to the layout of residential units and amenity areas
- Block B, one bedroom house, side balcony above path omitted to maintain sense of openness. New flank window added on side with new path and new terraces at first floor level (front) and roof terrace (with screens and staircase).
- Block B, two bedroom house relocated towards east. Side terrace removed and replaced with front terrace with side screen. Part hipped ends added to flat roof of building and change of material at first floor level on flanks.
- Block A, privacy fins to be added for front balconies on East Road and new balustrades at roof level (details to be secured via planning conditions).

4. **PLANNING HISTORY**

- 4.1 00/P0698 - Redevelopment of site involving demolition of the existing buildings and the erection of 14 x 3 bedroom houses and 8 x 1 bedroom houses in 2-storey buildings fronting east road and Wandle bank and to the rear of 41-51 Wandle Bank (outline application) – refused on 21/07/2000 for the following reasons:

The proposed development would be contrary to Council policy resulting in the loss of existing employment uses on this site, thereby undermining the future of existing/prospective business uses contrary to policies W.9 of the Adopted Unitary Development Plan (April 1996) and E.9 of the Deposit Draft Unitary Development Plan (September 1999).

&

The proposal would represent a cramped over development of the site which would result in a loss of amenity to neighbouring dwellings in Wandle Bank by virtue of visual intrusion and overshadowing, and a poor standard of residential accommodation for future occupiers due to poor outlook, environment and a lack of privacy, contrary to policies EB.17 and EB.18 of the Adopted Unitary Development Plan (April 1996) and HS.1, BE.22 and BE.28 of the Deposit Draft Unitary Development Plan (September 1999).

- 4.2 MER622/77 - retrospective permission for use for dismantling motor vehicles and the storage / sale of motor vehicle parts – Refused - 03/01/1978
- 4.3 MER230/77 - Re-building of factory workshop due to fire damage – Grant - 24/08/1977
- 4.4 MER293/68 - Erection of extension to factory for storage purposes – Grant - 02/05/1968
- 4.5 WIM7512 - Retention of single storey building for a limited period – Grant - 11/06/1964
- 4.6 WIM6016 - Erection of 2 storey building at rear of factory – Grant - 30/11/1961
- 4.7 WIM4959 - Erection of single storey factory for use as bolting house – Grant - 06/05/1960
- 4.8 WIM4903 - Construction of 5,000 gallon water tank over existing tank room on north side of factory building – Grant - 07/04/1960.
- 4.9 WIM4524 - 2 Storey extension – Refused- 03/09/1959
- 4.10 WIM4013 - Erection of single storey building in place of nissen hut – Grant - 04/12/1958
- 4.11 WIM3791 - Erection of 2 storey office and store block replacing single

storey office building – Grant - 05/06/1958

4.12 WIM3452 - Additional storey to office block – Grant - 09/10/1957

4.13 WIM2169 - Erection of lorry shelter – Grant - 12/01/1955

5. **CONSULTATION**

5.1 The application has been advertised by major site notice procedure and letters of notification to the occupiers of neighbouring properties.

5.1.1 In response to consultation, 30 letters of objection received, including two petitions with 114 and 89 signatures respectively. 38 letters of support were also received.

Letters of Objection

5.1.2 The letters of objection raise the following points:

- Already a densely populated area. Out of keeping and overdevelopment of site. The combination of the residential conversion of the Brown and Root building by Colliers Wood station and the proposed development will add a considerable strain to the local infrastructure. The development is a high density scheme, with buildings that are overly dominant, too high, out of keeping, and would set poor precedent. Long corridor with little natural light.
- Existing buildings already cause loss of light to neighbouring homes and proposal will exacerbate this and cause overshadowing of Wandle Bank Common due to proposed height.
- Loss of outlook from neighbouring properties and overlooking from windows and balconies. Request removal of apartment at the extreme south (affects outlook from 40 Wandle Bank).
- Negative impact upon adjacent school with regards to traffic, parking and congestion.
- Disruption during demolition and construction. Noise, pollution and dust. Reduced ventilation due to height of buildings, resulting in health concerns.
- Petitions of support are not from local people affected by the proposal and should not be taken into consideration.
- Existing parking problems for residents will be exacerbated especially as so little parking provision for 34 new residential units. New occupiers unlikely to commute by bike. Issue of additional car parking permits will increase demand. Has underground car parking been discussed?
- The area is already prone to flooding - four storey plus roof terraces building will require deep foundations and will affect the water table/ add to risk of more flooding. Drainage system will not be able to cope.

- Loss of employment and jobs. Existing site employs around 100 people. The new commercial space will not be suitable for existing businesses. State of disrepair is no reason to redevelopment. Lack of affordable commercial units within the vicinity where existing business can relocate in the Borough. Concern that office will be changed to residential due to lack of interest, example seen at the nearby development on Plough Lane. Office space cannot provide more work opportunities that the present commercial units occupying the whole site. Existing workshops provide all the facilities required for small/medium sized business for local people and business. No effort to accommodate the existing tenants and businesses into the new proposed plan. Existing business have a good relationship with neighbours. Mixed community required, both jobs and housing resulting in less travel to place of work.
- Loss of property value
- Security risk from new pedestrian access
- Objections were raised at the public consultation despite claims of the applicant
- Does not overcome previous refusal on the site (00/P0698)
- Danger to school children due to the close proximity of the development.
- Lack of affordable housing for local people. Request that the viability assessment is made public. Concern that developers are avoiding their obligation to provide much needed affordable housing.
- Children currently play on the street and businesses look out for them, this will be lost with the redevelopment

5.1.3 The petition with 141 signatures raised the following points

- Flooding
- The local infrastructure will be overstretched with local schools already oversubscribed
- Traffic near the school entrance will be increased and yet more cars will vie for the resident parking spaces creating problems for existing residents
- The current commercial units employ about 100 people. Business's will be forced to leave and many companies will cease trading, resulting in unemployment of local people.
- The replacement commercial space would be very small office space rather than workshops which are scarce in the vicinity. The area needs a mixed economy.

5.1.4 The petition with 89 signatures raised the following points

- Loss of employment will be great due to the closing down of the businesses housed at the historical commercial estate. Loss of 30 odd local businesses housed at the site. Loss of transport repairs and building services supplies and engineering services to the Borough. Loss of historical employment site. Would destroy local community shared

- between the staff and local residents.
- Development is proposed on a formal flood plain and should sensibly not be developed for housing
- Highway congestion by the flat owners cars and visiting vehicles which will affect the school in East Road and the back entrance of the bus depot as both roads are much too small to cope with additional traffic and parking and unloading of vehicles. Haydon's Road is already congested.
- The proposal would overlook the school, bus garage and houses
- Overshadowing of gardens and houses
- Increased population with affect existing residents
- Existing employment uses will have to move outside the borough
- The architecture is plain and will turn into the slums of the future

Letters in support

5.1.5 The 38 letters of support raise the following points:

- Delivery of a new pathway through the site from East Road/All Saints Road to Wandle Park and Colliers Wood Station, useable by new and existing residents
- Redevelopment of a low quality industrial site into excellent new facilities
- 34 high quality new homes for the borough, including family sized and affordable housing
- A denser employment site, with 459 sqm of much improved and policy compliant commercial space, suitable for small to medium sized businesses.

Re-consultation (14/09/2016)

5.1.6 In response to the re-consultation, ten letters have been received, they reiterate the original objections and raises the additional points relating to:

- Flooding of basement and impact upon neighbouring buildings
- Ongoing problems with sewers
- Loss of light to Wandle Bank Common
- Loss of sky line and outlook from properties.
- Overlooking of 46 Wandle Bank from first floor terrace
- No details of refuse storage, will this be enclosed?

5.2 Council Tree Officer

5.2.1 No arboricultural objection is raised to the proposed development. However, as there are trees adjacent to the site, these will need to be protected during the course of building works. The arboricultural report advises that the building nearest the tree marked no.8 in the report may

require piled foundations to cause less disturbance to the tree. This can be dealt with by planning condition.

5.3 Council Transport Planning Officer

- 5.3.1 The proposed land swap would enable 7 of the proposed parking bays to be designated to the proposed family dwellings. The process would form part of the Section 106 agreement and would require the affected public highway to be stopped up before the land transfer could take place. A separate traffic order would be required to designate the new disabled parking bays. Materials and construction of the parking bay needs to be conditioned so that a clear distinction between private and public parking can be made. It is also noted a new footpath (private) is provided behind the parking where at present none exists.
- 5.3.2 As the site scores a PTAL rate of 4 (good accessibility) it is appropriate that the development is designated as permit free (this needs to be included in the title deeds). Close scrutiny of the existing CPZ boundaries shows that the existing development was not included in either zone S3 and CW1. Therefore future residents/businesses would still not qualify for parking permits. However, making the development permit free would remove any doubt and thereby help to mitigate parking pressure in East Road, which remains outside the adjoining CPZ's.
- 5.3.3 Subject to the regularisation of parking there is expected to be a reduction in vehicle trips as any new journeys will be off-set from the existing site traffic, in particular the number of larger goods/commercial vehicles should be reduced .
- 5.3.4 In practice traffic conditions for the school opposite should remain similar to the present situation, although the construction management plan needs to outline specific steps to liaise with school to avoid heavy plant/deliveries visiting the site or manoeuvring close by during school start and finish times.
- 5.3.5 The existing access/loading space onto Wandle Bank needs to be removed and a new footway provided to link the existing footways (up to the existing tree)

5.4 Council Flood Engineer

- 5.4.1 Further to the revisions made to the FRA, which includes detail on all ground finished floor levels being set above 1 in 100 year climate change level +300mm, I am happy to remove objections on flood risk grounds. The Environment Agency will need to be satisfied with respect of the fluvial risk from the River Wandle, but taking into account these changes,

this should now be appropriate.

5.4.2 Conditions will be required in respect of ground floor finished floor levels being set above +12.89m AOD and my previous condition below with regards to details of the final surcharge water drainage scheme. We would support opportunities to divert clean surface water/roof drainage to the Wandle rather than to sewer, if possible.

5.5 Environment Agency

5.5.1 Following receipt of the updated Flood Risk Assessment (FRA) Issue 4 from Vale Consultancy on the 2 September we are now in the position to remove our objection.

5.5.2 The revised FRA has taken into account the latest climate change allowances and proposes Finished Floor Levels (FFLs) that will appropriately mitigate risk.

5.5.3 The proposed development will only meet the requirements of the National Planning Policy Framework if the following measures as detailed in the FRA submitted with this application are implemented and secured by way of a planning condition on any planning permission.

5.5.4 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) dated: 30 November 2015, REF: 3083 Issue 4 and the following mitigation measures detailed within the FRA:

1. Finished floor levels are set no lower than 12.75 m above Ordnance Datum (AOD).
2. The development will not increase flood risk to areas adjacent to the site, the wider area or downstream of the site for the lifetime of the development.

5.5.5 The above mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Evacuation Plans

5.5.6 The Environment Agency does not typically comment on, or approve the adequacy of, flood emergency response procedures accompanying development proposals, because we do not carry out such roles during a flood event. Our involvement with the proposed development during an emergency will be limited to delivering flood warnings to occupants or users covered by our 'FloodLine' service.

- 5.5.7 The applicant should take advice from the emergency services when producing an emergency response plan (or evacuation plan) for the proposed development as part of the FRA, as stated in the Planning Practice Guidance.
- 5.5.8 We advise local planning authorities to formally consider the emergency planning and rescue implications of development proposals when making their decisions, particularly in any circumstances where warning and emergency response are fundamental to managing flood risk.

Surface water flood risk

- 5.5.9 There will be a significant improvement to the surface water drainage at the site through a combination of reducing impermeable area, and the implementation of the proposed Sustainable Drainage Systems (Green Roof areas/Permeable pavements etc.). These will act to reduce pluvial runoff to surrounding areas, as well as reducing the stress upon the downstream sewer network for the lifetime of the development

5.5 Future Merton Planning Policy

- 5.5.1 The site is a scattered employment site and as such Policy DM.E3 *Protection of scattered employment sites* (Merton's Sites and Policies Plan 2014) applies. This states:

Policy aim

To ensure that there is a diverse mix of size, type, tenure and location of employment facilities which can support a range of employment opportunities towards creating balanced mixed use neighbourhoods in Merton.

Policy

a. Proposals that result in the loss of scattered employment sites will be resisted except where:

- (i) The site is located in a predominantly residential area and it can be demonstrated that its operation has had a significant adverse effect on local residential amenity;*
- (ii) The size, configuration, access arrangements and other characteristics of the site makes it unsuitable and financially unviable for whole-site employment use; and,*
- (iii) It has been demonstrated to the council's satisfaction that there is no realistic prospect of employment or community use on this site in the future. This may be demonstrated by full and proper marketing of the site at reasonable prices for a period of 30 months (2½ years).*

b) If proposals do not meet policy requirements DM E3 (a) (iii) above, the council will seek measures to mitigate against the loss of employment land. Such measures may include:

- 1. Providing employment, as part of a mixed use scheme on-site; or,*
- 2. Providing alternative sites for employment use (for instance, 'land swaps')*

Site proposal – employment use

- 5.5.2 The proposal will result in the loss of 1,389sqm of employment floorspace (using the net usable employment floorspace of 422sqm rather than the 459sqm which includes the commercial refuse store).
- 5.5.3 The existing site currently has around 29 different business tenancies. Rental rates are low compared to SME premises in South Wimbledon Business Area but the premises are generally in poor condition. The smaller units at Rapid House (approx. 8 units) are mostly vacant.
- 5.5.4 There is a difference of view between the applicant and those making representations about the number of jobs supported by the existing site.
- 5.5.5 Based on the Jelf Insurance Partnership report (site visit November 2015 for insurance and risk management purposes which included a visit to each premises and an assessment of each tenant's use and occupancy), the applicant claims that there are 32 jobs on site. The Jelf Insurance Report is useful as it was carried out as a site visit and it is assumed that the number of people working on the site are self-declared by each business.
- 5.5.6 However the Jelf Insurance report (November 2015) takes no account of jobs created by people who are self-employed but contracted to the business, nor of some tenancies where the premises is let but the number of jobs reported is "not known" nor the capacity of any vacant units considered for jobs density.
- 5.5.7 Representors to the planning application state that there are more than 100 jobs supported by the site. Representations to the planning application have been received from businesses occupying the site. These representations states that more people are employed on-site than are accounted for by the applicant in the Jelf report. In one example, the Jelf report states that the number of people working within a particular tenancy are "not known" but the representation from the tenant states that at least five people are working out of the particular tenancy. Whether these are direct employees or subcontractors is not known nor is it clear

why the businesses did not declare these people as working out of the site for insurance purposes

- 5.5.8 Based on the information provided by the applicant and the representations, it seems reasonable that the site supports more employment than the applicants' statement of 32 jobs on site particularly when different work patterns (full time, part time, direct employees, subcontractors etc) are considered. However it is also impossible to verify representors' statements that around 100 people are working on the site and this too seems unlikely, given the number of vacant premises and the lower number of onsite workers provided by the business tenants for insurance and safety purposes in November 2015.
- 5.5.9 The applicant's proposal could provide 42 jobs (applicant's Planning Statement) which seems a reasonable assumption based on job density calculations. However, as the applicant states in their letter of 4th July, it is not possible at this early stage to know who might occupy the site in the future and therefore how many jobs it would deliver.
- 5.5.10 It is therefore a balanced judgement as to whether the proposed employment floorspace would provide more jobs than are currently available on the existing site. It is likely, though not certain, that the redeveloped site would support fewer businesses than are currently present on site. The proposed application would provide higher quality modern employment floorspace. It is important to be clear that any viable redevelopment of the site – in whole or in part - for employment purposes would result in higher business rents as the current rental levels are reflective of low grade industrial type property.

Policy matters

- 5.5.11 The Council's Core Planning Strategy 2011, policy CS.12 and Merton's Economic Development Strategy both support proposals that increase the number of jobs and the provision of more highly skilled and higher earning jobs. I am addressing each of the policy matters in turn.
- 5.5.12 DM E3 (i) Neither the applicant nor the council are stating that the operation of the existing employment space has had a significant adverse effect on residential amenity.
- 5.5.13 DM E3(ii) In the applicant's letter of 24 March 2016 (from Savills), the applicant states that the size, configuration, access arrangements and other characteristics of the site make it unsuitable for continued sustainable whole-site employment/industrial use as evidenced by the submission of a Houston Lawrence report (24 March 2016).

5.5.14 However the Houston Lawrence submission accompanying the application does not consider this matter. The Houston Lawrence submission contains information supporting the council's current policy position and market conditions:

- that there is currently strong demand for business space to serve the SME sector
- That there is a high proportion of SMEs that make up Merton's business base
- the currently high demand for SME space can further be demonstrated by using examples at the Generator Business Centre, Lombard Estate, Merton Abbey Mills and the Trident Business Centre in Tooting.
- The importance of shorter term, more flexible contracts in attracting SME businesses.

5.5.15 It is clear from the applicant's submission that:

- the existing site provides employment floorspace suitable for SMEs on short term contracts. The premises are of poor quality and are not up to modern standards with rental levels similar to those found on other workshop / similar industrial sites in Merton.
- The proposed site would provide employment floorspace suitable for SMEs to modern standards. The plans associated with this application are characteristic of Grade A offices. The applicant states that they would market the employment floorspace on short term contracts which are suitable for SMEs. The applicant's submission (Savills letter 4th July 2016 and the financial viability report) states that the applicant would be renting the employment space at levels comparable to other modern premises in south London

5.5.16 The council's research and local evidence, including other planning proposals, supports the information on the currently high demand for SME space in Merton.

5.5.17 There is currently good demand for well-designed commercial premises in Merton and surrounding boroughs. This view is supported by the council's own commercial property stock which is also seeing high demand and other employment surveys undertaken in the past 18 months.

5.5.18 There is currently good demand for premises from the SME sector. The council would agree with this view, which is supported by Merton's own employment studies and strategies which demonstrate that Merton has a high proportion of SMEs and that currently demand for space that can be occupied by SMEs is high. Mitcham business generator fully let as is Wembletech, and other venues such as Wandle Valley Resource Centre and Vestry Hall are well let. There is demand for employment space for all

types of SMEs, including the flexible office space proposed as part of the planning application and the workshop/storage space that is being demolished.

5.5.19 DM.E3(iii) although the applicant has not marketed the scattered employment site as required by policy DM.E3 (iii) the applicant's the Aitchison Raffety letter of 28 April 2016 demonstrates ongoing marketing of the various units within the site over a much longer period of time than is required by policy DM.E3, with the most recent date for marketing being 2013. The Aitchison Raffety letter states that the marketing techniques used (e.g. To Let signs, adverts in local press) kept vacancy levels low and occupation steady for the larger units but that the smaller office-type units have been hard to let due to the poor condition of the buildings. There is no evidence of the site being marketed as a whole for employment or community use.

Conclusion

5.5.20 In accordance with Sites and Policies Plan policy DM E3(b), as proposals do not meet policy requirements DM E3 (a) (iii), the applicant has asked the council to consider providing employment as part of a mixed-use scheme to mitigate against the loss of employment land.

5.5.21 It is a balanced judgement as to whether the proposed scheme accords with policies CS12 and DM.E3.

5.5.22 The proposed scheme would provide modern, flexible employment floorspace suitable for SMEs, rented at comparative market-led commercial rents. There is currently good demand for this type of employment space in Merton. This accords with Merton's Core Planning Strategy CS12 in providing modern space for higher value jobs in Merton.

5.5.23 However the proposed scheme would result in a loss of 1,389sqm / 14,951sqft of employment floorspace, currently hosting 29 SMEs. The limited marketing evidence from the applicant demonstrates that the larger existing units have been in demand with minimal turnover for more than a decade although the smaller office-based units are nearly all vacant. The evidence and the representations do not demonstrate that the proposal accords with DM.E1(i) or DM.E.(ii); while the site may be financially unviable according to the applicants to redevelop for whole site employment purposes, the evidence assessed with this application does not demonstrate that the site is unsuitable for whole-site employment use. The current accommodation is in poor condition, not up to modern standards and the rents are low, reflecting this.

- 5.5.24 There are different statements as to the number of jobs supported on site between the applicant and the representors. Based on all the evidence, it seems possible that the number of jobs supported by the existing site could be very similar to the potential 42 jobs estimated for future occupants of the proposed employment floorspace.
- 5.5.25 Were this site to be redeveloped for whole site employment purposes, the rents would need to rise considerably to reflect commercial rents for modern employment premises similar to those in the South Wimbledon Business Area. From the representations received from the existing businesses, it seems very unlikely that these existing businesses would be able to afford competitive market rents in modern premises and therefore would not benefit even if this site were to be redeveloped for 100% employment uses, were this to become viable.
- 5.5.26 The applicant's Savills letter of 4th July states that the new employment premises would be rented at commercial market rates of £20 per square foot, repeated in the applicant's assessment of financial viability. If the council were to require "affordable" rents for part or all of the new employment floorspace, the applicant states that this would need to be deducted from the affordable housing contribution in order to create a viable scheme.
- 5.5.27 In conclusion, it is a finely balanced judgement as to whether this proposal meets the aims of Merton's Core Planning Strategy and Sites and Policies Plan by making Merton more prosperous with strong and diverse long-term economic growth. The planning application should be considered as a whole and the merits of the other attributes of the scheme such as the provision of new homes, improved public realm, transport improvements and other matters may support an approved scheme.
- 5.6 Council Climate Officer - No objection subject to conditions.
- 5.7 Council Environmental Health – No objection subject to conditions
- 5.8 Historic England – No objection subject to conditions.
- 5.9 Councils Highway Officer
- 5.9.1 We would require legal involvement for a stopping up order for the existing public highway, and S38/S278 agreements to carry out works on the public highway and to adopt any new highway. We would need to agree any alignment and construction details of the highway.
- 5.10 Councils Emergency Planner – No objection subject to condition

6. **POLICY CONTEXT**

6.1 Merton Core Planning Strategy (July 2011)

CS8 – Housing Choice
CS9 – Housing Provision
CS12 – Economic Development
CS14 - Design
CS15 – Climate Change
CS18 – Active Transport
CS19 – Public Transport
CS20 - Parking, Servicing and Delivery

6.2 Adopted Merton Sites and Policies Plan (July 2014)

DM H2 Housing Mix
DM H3 Support for affordable housing
DM E1 Employment areas in Merton
DM E3 Protection of scattered employment sites
DM E4 Local employment opportunities
DM O2 Nature conservation, trees, hedges and landscape features
DM.D2 Design Considerations in All Developments
DM.EP2 Reducing and Mitigating Noise
DM T1 Support for sustainable transport and active travel
DM T2 Transport impacts of development
DM T3 Car parking and servicing standards
DMR2 Development of town centre type uses outside town centres

6.3 London Plan (2015)

3.3 (Increasing Housing Supply),
3.4 (Optimising Housing Potential),
3.5 (Quality and Design of Housing Developments),
3.8 (Housing Choice),
5.1 (Climate Change Mitigation),
5.3 (Sustainable Design and Construction).
7.3 (Designing Out Crime)
7.4 (Local Character)
7.6 (Architecture)

7. **PLANNING CONSIDERATIONS**

7.1 The principal planning considerations related to this application are the principle of development, loss of employment floorspace, the design of the new buildings and site layout, impact upon the East Road and Wandle Bank street scenes, the standard of accommodation provided, impact upon neighbouring amenity, flooding/basement issues, trees and parking/highways considerations and affordable housing provision.

7.2 Amendments

- 7.2.1 A number of amendments have been made to the original submission at officer's request to improve the design of the development and to protect neighbouring amenity. A full list of the changes can be found in 3.1.13 of the committee report.

7.3 Principle of Development

- 7.3.1 The redevelopment of the site would provide 34 new flats and 459sqm of new office space (Class B1a).

- 7.3.2 The existing site is not a designated industrial site and is classified as a scattered employment site in relation to the Council's adopted Sites and Policies Plan. Planning policy DM E3 (Protection of scattered employment sites) therefore applies. This seeks to ensure that there is a diverse mix of size, type, tenure and location of employment facilities which can support a range of employment opportunities towards creating balanced mixed use neighbourhoods in Merton. Neighbours and existing occupiers have expressed their concerns with the loss of existing businesses on the site, however it must be noted that there is no policy requirement to protect the existing uses, only that the site retains a source of employment. The proposal seeks to provide a mixed use development of residential and office space. The proposed office facilities are considered to be high quality and a vast improvement on the current facilities on the site. Office accommodation has also been identified as an attractive use in this location. and could create a net increase in the number of jobs on site. The principle of reproviding new employment floorspace is considered to be acceptable.

- 7.3.3 The requirement for additional homes is a key priority of the London Plan and the recently published Further Alterations to the London Plan (FALP) seeks to significantly increase the ten year minimum housing target across London from 322,100 to 423,887 (in the period from 2015 to 2025), and this equates to an associated increase in the annual monitoring target across London to 42,389. The minimum ten year target for Merton has also increased by more than 30% to 4,107, with a minimum annual monitoring target of 411 homes per year. The delivery of new residential units at this site will contribute to meeting housing targets and the mix of unit sizes will assist in the delivery of a mixed and balanced community in a sustainable location. New housing is considered to be in accordance with the objectives of the NPPF, London Plan targets, and LBM policy.

7.4 Reduction in Employment Floorspace/Redevelopment of Existing Buildings

7.4.1 The site is a scattered employment site and as such Policy DM.E3 Protection of scattered employment sites (Merton's Sites and Policies Plan 2014) applies. Policy DM.E3 seeks to ensure that there is a diverse mix of size, type, tenure and location of employment facilities which can support a range of employment opportunities towards creating balanced mixed use neighbourhoods in Merton.

7.4.2 Planning policy DM.E3 states that proposals that result in the loss of scattered employment sites will be resisted except where:

- (i) The site is located in a predominantly residential area and it can be demonstrated that its operation has had a significant adverse effect on local residential amenity;*
- (ii) The size, configuration, access arrangements and other characteristics of the site makes it unsuitable and financially unviable for whole-site employment use; and,*
- (iii) It has been demonstrated to the council's satisfaction that there is no realistic prospect of employment or community use on this site in the future. This may be demonstrated by full and proper marketing of the site at reasonable prices for a period of 30 months (2½ years).*

7.4.3 If proposals do not meet policy requirements DM E3 (a) (iii) above, the Council will seek measures to mitigate against the loss of employment land. Such measures may include:

- Providing employment, as part of a mixed use scheme on-site; or
- Providing alternative sites for employment use (for instance, 'land swaps')

7.4.4 The proposal seeks to provide employment as part of a mixed use scheme on site. The proposed redevelopment of the site will however result in the loss of 1,389sqm of employment floorspace, reducing from 1,812 sqm to 422sqm (excluding the commercial refuse store). The reduction in the amount of commercial floor space is therefore a material planning consideration given the site's existing use as a scattered employment site. It should however be noted that consideration must be given to the number of potential jobs any redevelopment could potentially generate.

7.4.5 The existing site currently has around 29 different business tenancies. Rental rates are low compared to SME premises in South Wimbledon Business Area, reflecting the fact that premises are generally in poor condition. The smaller units at Rapid House (approx. 8 units) are mostly vacant. There is a difference between the applicant and representations received on the number of jobs supported by the existing site. As set out

in the Planning Policy section's full comments, it seems likely that the site supports more than the applicant's statement of 32 jobs and less than the 100 jobs claimed by objectors. Based on the level of proposed replacement floorspace, the assumption that it would generate 42 jobs (agent's Planning Statement) seems reasonable according to job density calculations, noting that office floor space generates significantly more jobs per square metre than industrial units.

- 7.4.6 It is a balanced judgement as to whether the proposed employment floorspace would provide similar or more jobs than are currently available on the existing site. The proposal would provide higher quality modern employment floorspace. The existing units are in poor condition and any viable redevelopment of the site up to good standards – in whole or in part - for employment purposes would result in higher business rents as the current rental levels are reflective of low grade industrial type property.
- 7.4.7 In relation to part (i) of Policy DM E3, neither the applicant nor the council are claiming that the operation of the existing employment space has had a significant adverse effect on residential amenity.
- 7.4.8 In relation to part (ii), the planning agent states that the size, configuration, access arrangements and other characteristics of the site make it unsuitable for continued sustainable whole-site employment/industrial use. However, the Houston Lawrence report (24 March 2016) submitted with the application is considered to demonstrate the following:
- that there is currently strong demand for business space to serve the SME sector
 - That there is a high proportion of SMEs that make up Merton's business base
 - the currently high demand for SME space can further be demonstrated by using examples at the Generator Business Centre, Lombard Estate, Merton Abbey Mills and the Trident Business Centre in Tooting.
 - The importance of shorter term, more flexible contracts in attracting SME businesses.
- 7.4.9 It is clear from the applicant's submission that:
- the existing site provides employment floorspace suitable for SMEs on short term contracts. The premises are of poor quality and are not up to modern standards with rental levels similar to those found on other workshop / similar industrial sites in Merton.
 - The proposed site would provide employment floorspace suitable for SMEs to modern standards. The plans associated with this application are characteristic of Grade A offices. The applicant states that they would market the employment floorspace on short term contracts which are suitable for SMEs.

- 7.4.10 Merton's own employment studies confirm that there is currently good demand for well-designed commercial premises in Merton and surrounding boroughs. There is demand for employment space for ALL types of SMEs, including the flexible office space proposed as part of the planning application and the workshop/storage space that is being demolished.
- 7.4.11 The proposed scheme would provide modern, flexible employment floorspace suitable for SMEs, rented at comparative market-led commercial rents. There is currently good demand for this type of employment space in Merton. This accords with Merton's Core Planning Strategy CS12 in providing modern space for higher value jobs in Merton.
- 7.4.12 However the proposed scheme would result in a loss of 1,389sqm / 14,951sqft of employment floorspace, currently hosting 29 SMEs. The limited marketing evidence from the applicant demonstrates that the larger existing units have been in demand with minimal turnover for more than a decade although the smaller office-based units are nearly all vacant. The evidence and the representations do not demonstrate that the proposal accords with DM.E1(i) or DM.E.(ii); while the site may be financially unviable according to the applicants to redevelop for whole site employment purposes, the evidence assessed with this application does not demonstrate that the site is unsuitable for whole-site employment use.
- 7.4.13 The current accommodation is in poor condition, not up to modern standards and the rents are low, reflecting this. Were this site to be redeveloped for whole site employment purposes, the rents would need to rise considerably to reflect commercial rents for modern employment premises similar to those in the South Wimbledon Business Area. The concerns of existing business tenants have been noted, however, from the representations received from the existing businesses, it seems very unlikely that these existing businesses would be able to afford competitive market rents in modern premises and therefore would not benefit even if this site were to be redeveloped for 100% employment uses, were this to become viable.
- 7.4.14 The acceptability of the proposed reduction in employment land is finely balanced, however account must be taken of all other planning considerations set out in the committee report. The redevelopment of the site would replace poor quality employment space with a limited life span with new high quality office space, which would offer potentially the same number of jobs on the site. There is evidence of demand for offices in this location and therefore the new facilities would ensure the long term economic future of the site.

7.4.15 The redevelopment of the site would bring other benefits such as the need for high quality new homes in London. 34 new homes of high quality would be created by the proposed development. In addition the existing commercial units have a negative impact upon the visual amenities of the area - the proposed development would provide high quality modern buildings which positively respond to the context of the site and the immediate area. A new pedestrian link from East Road to Wandle Bank would also be created through the heart of the scheme, leading directly to the pedestrian bridge over the River Wandle. On balance, taking into account all planning considerations, the proposed redevelopment of the site to create a mixed use scheme is considered to be acceptable in relation to policy DM E3.

7.5 **Design and Neighbour Amenity**

7.5.1 Design

Context

7.5.2 The application site is located within a predominantly residential area of two, three and four storey buildings and some smaller scale commercial units. Long rows of two storey terraced houses adjoining the application site in Wandle Bank, East Road and All Saints Road. The height and massing of buildings increase almost immediately to the north of the application site in the northern section of Wandle Bank and South Road as well as on the opposite bank of the River Wandle to 3 to 4 stories plus roof.

7.5.3 A single storey school (All Saints Church of England School) is located directly to the west of the application site and a two storey bus depot directly to the south.

7.5.4 It should be noted that the existing buildings on site have a negative impact upon the visual amenities of the area due to their condition and appearance. From the design perspective, the redevelopment of the site is welcomed by the Council.

Height/massing

7.5.5 The height and massing of the proposed buildings are considered to respect the context of the site. The proposed building would be located towards the end of a no through road, separated from the two storey terrace to the north by the proposed vehicular/pedestrian access and adjacent to the undeveloped vehicle parking area of the bus garage to the south. The proposed building would therefore be seen as a standalone building within the street.

- 7.5.6 Block A would have a staggered elevation treatment and building height along the East Road frontage which will help integrate the development into the wider environment, lowering in height at the southern and northern ends. The larger four storey central element would include a well-considered wave roof form and set backs within the elevations providing modelling. Blocks B and C would be two storey detached or terraced buildings which will help maintain the domestic scale of the development and respond to the varying building forms/height within the vicinity and proximity to the terrace in Wandle Bank at the rear.

Materials

- 7.5.6 The proposed buildings would have a modern design approach which is considered to be of high quality that will enhance the visual amenities of the area. The modern design approach picks on the materials of surrounding buildings with the predominant use of stock brick within its elevations; this is supported by modern materials such as zinc standing seam panels and a green oak structural frame to the balconies..

Layout

- 7.5.7 The proposed redevelopment of the site would include a new pedestrian access from East Road to Wandle Bank. It should be noted that there is an existing access but it is a convoluted and unattractive route between the existing commercial units. The proposed new route through the site would provide an improved direct link from East Road to Wandle Bank which has the benefit of natural surveillance from windows within the development as well as neighbouring properties. The new route would help integrate the proposed development into the surrounding area and link with the pedestrian bridge over the Wandle into Wandle Park.

Landscaping

- 7.5.8 The existing trees on the site to be removed have limited visual amenity given their size and condition. The Council tree officer has confirmed that adjacent trees can be safeguarded through the use of planning conditions. As part of the redevelopment of the site soft landscaping is proposed including the planting of trees. Soft landscaping details can be secured via a planning condition. The existing site is dominated by buildings and hardstanding. The proposed buildings combined with the proposed hard and soft landscaping strategy is considered to be an improvement on the current situation and would therefore improve the visual amenities of the area.

Neighbour Amenity

Sun and day light Report

- 7.5.9 The applicant has submitted an independent sun and day light report with the application. The report includes an assessment of sun and day light to 89 All Saints Road, 44 East Road, 40 – 51 Wandle Bank and 55 Wandle Bank. The report uses three detailed methods for calculating daylight, the Vertical sky Component (VSC), the N—Sky Line Contour (NSC) and the Average Daylight Factor (ADF). For sunlight the Annual Probable Sunlight Hours (APSH) method is detailed.
- 7.5.10 The results of the VSC and NSC assessments demonstrate that the vast majority of windows within the surrounding properties retain daylight levels fully in line with the BRE criteria. The results do indicate a small number of technical deviations, however these reflect localised sensitivities such as small or constrained windows and overall compliance rates are excellent for an urban environment.
- 7.5.11 The results of the APSH sunlighting assessment of the surrounding properties also show that the vast majority of relevant windows / rooms remain compliant with the BRE criteria. Only a small number of west facing windows experience changes in low angle winter sunlight with the majority of these impacts already falling below the target criteria.
- 7.5.12 In addition to the above, the sun and day light report has also assessed the sunlight available to the amenity space situated to the east of the site. The results of the sunlight amenity space demonstrates full compliance with the BRE targets.
- 7.5.13 Overall the results of the daylight and sunlight assessment are in line with the intentions of the BRE guidance and are considered acceptable particularly given the urban nature of the site.

Block A

Design

- 7.5.14 Building Block A fronts onto East Road and comprises a part single, part two, part three, part four storey building with accommodation within a part lower ground floor basement. The proposed building line would be set back from the pavement edge to allow for a front curtilage, some soft landscaping and a formal car parking arrangement. The design would create an active frontage onto East Road with individual ground floor as well as communal entrances being accessed directly from the street. It would also greatly improve upon the existing appearance of the site and relationship to the street.

Neighbour Impact (Block A)

42 - 51 Wandle Bank

7.5.15 Block A, fronting East Road, would be a four storey building distanced approximately 28m from the rear elevations of terraced houses in Wandle Bank. The foreground of views from the rear of properties in Wandle Bank would be of Block B close to the rear garden boundaries of these neighbouring properties, with a similar massing and siting to the existing buildings on the site. Therefore Block A would be seen within this context and thus the massing of Block A would be broken down by the level of separation and the siting and massing of Block B. Given the arrangement and level of separation, there is considered to be no unacceptable loss of amenity from Block A.

89 All Saints Road

7.5.16 Located to the west of the application site on the opposite side of East Road. The proposed building block A would be distanced at least 12.693m away from the flank wall of this neighbouring property and East Road would form a physical barrier between the sites. Given the level of separation, orientation of this neighbouring property at a right angle to the application site and East Road forming a physical barrier it is considered that that there would be no undue loss of amenity.

7.5.17 Whilst there would be some overshadowing of this neighbours garden during early morning sunlight, given the orientation of the property and its relationship with the application site, the neighbours garden would receive suitable levels of sunshine from midday onwards which would easily exceed the 2 hours of sunlight recommended in the BRE guidance on overshadowing. Given the level of separation and the neighbouring property sitting at a right angle to the application site, it is considered that there would be no undue loss of amenity.

7.5.18 The front balconies to Block A will be fitted with privacy screens which would direct views away from residential gardens along East Road. The proposed fins have been designed seamlessly into the fabric of the building, providing an architectural feature as well as ensuring that there is no undue overlooking of this neighbours and other rear gardens beyond for properties in East Road. A planning condition can be imposed to ensure the long term protection of neighbouring amenity.

All Saints School

7.5.19 All Saints School is located opposite the application at the southern end of East Road. The proposal seeks to create a live frontage into East Road

including a formal car parking arrangement and a new pedestrian route from East Road to Wandle Bank. The proposed car parking arrangement would be an improvement on the informal arrangement and the proposed new pedestrian route would provide a more pleasant access from Wandle Bank to East Road. Given the non-residential use of the school there would be no loss of amenity.

44 East Road

7.5.20 Located to the north of the application site, this neighbour has an open and expansive side/rear garden and is well distanced away from the proposed building within the development site. It should also be noted that the existing building projecting along the neighbour's garden would be replaced by the new vehicle/pedestrian access. This could be considered as an improvement on the neighbours open aspect garden area. The proposed buildings are well distanced away from this neighbouring property to ensure that there is no undue loss of amenity. Screening to balconies at the upper levels would ensure that there is no undue overlooking of the neighbouring garden and house.

Block B

Design

7.5.21 The proposed two storey building within the eastern, southern and northern sections of the site will contribute towards adding variety to the scheme and helping to create a high quality mews type development. The buildings within the site are either two/three storey in height, domestic in scale and responding to the constraints of the site. The buildings pick up on the materials of surrounding properties with the use of brickwork elevations however this would be supported by modern materials such as zinc panels. Overall the proposed buildings are considered to be well designed, adding interest to the scheme and responding to the news mews development and surrounding properties in a positive manner.

Impact on Neighbour Amenity (Block B)

42 - 51 Wandle Bank

7.5.22 Located to the east, the application site is considered to have a sensitive relationship with these neighbours due to the neighbour's shallow rear gardens and close proximity of the existing building along their site boundary. The existing building on the site is a large single storey building with either a flat or sloping roof form, forming either the whole rear boundary of these neighbours' rear gardens or like number 42 and 51 Wandle Bank forming part of the rear boundary. The existing situation is

considered to be a material planning consideration due to the close proximity and height of the existing building affecting outlook and light levels for these properties.

7.5.23 Following amendments requested by the planning officer, the proposed massing creates a similar relationship to the existing sloping roofed building. With the exception of the two rear staircases, the proposed building has been designed to sit within the envelope of the existing massing. The eaves level of the proposed building, which forms the rear boundary of neighbouring properties, is 0.1m lower than the existing situation and set 0.2m further away from the rear boundary. In terms of the rear staircases, these are not considered to have a material impact, due to their modest size and screens to prevent overlooking of neighbouring properties and gardens. It should also be noted that the existing building has a continuous form along the rear boundary of neighbouring gardens. The proposed building would include two gaps at first floor level which would help break down the massing of the proposed building. These two gaps would accommodate amenity spaces for two of the flats. A 1.8m high screen would prevent overlooking of the neighbours. This can be controlled via a suitable planning condition.

7.5.24 In terms of the relationship to the existing flat roof section of the existing buildings along these neighbouring gardens (projects along the rear boundary of 42 to 44 Wandle Bank), the proposed eaves level would 0.2m higher than the top of the existing flat roof, however the rear wall of the proposed building at ground floor would be set 0.2m further away from boundary (existing building forms rear boundary). At first floor level, the building has been designed with a part sloping roof cut into the rear wall which helps reduce its massing when viewed from properties in Wandle Bank. The rear wall of the proposed first floor would be inset 3.7m away from the rear boundary. Whilst the Councils SPG recommends a 4m separation for two storey buildings directly adjacent to the ends of existing gardens, consideration is given in this instance to the existing situation and the design of the first floor. The proposed first floor would only be 0.3m short of the guidance and its first floor has been designed with a part sloping roof section cutting into the rear wall (not appearing as a traditional two storey building with roof). Given the existing situation and design of the proposed building it is considered that there would be no undue loss of amenity in this instance.

40 – 42 Wandle Bank

7.5.25 40 – 42 Wandle Bank (three properties) are located to the east of the application site. The existing flat roof building occupies part of the rear garden of 42 Wandle Bank, however the other areas beyond the rear gardens of these neighbouring properties are separated from the

application site by the part of the car parking area of the adjacent bus depot. The parcel of land of the bus depot therefore forms a physical buffer between the rear gardens and the application site boundary thereafter. The two storey house (Block B) in the southern section of the site (opposite these neighbours) is distanced 17.8m from the rear elevations of 40 – 42 Wandle Bank. In addition, as stated above, the existing parcel of land of the bus depot offers a physical buffer between existing and proposed neighbours. Whilst the amended plans have moved the proposed house closer to these neighbours, the side roof terrace has been removed and the level of separation would ensure that there is no undue loss of amenity.

55 Wandle Bank

- 7.5.26 This neighbour is located to the north of the application site. The neighbour sits within a wider plot compared to other houses in the street. This creates an improved relationship with the application site with the neighbouring house having an open side/rear garden and house itself being set away from the northern boundary of the application site. The existing buildings on the site sit parallel with the neighbours side/rear garden and are therefore considered to be a material planning consideration.
- 7.5.27 The proposed buildings along the side/rear boundary of the neighbouring property, whilst being higher at points, would have a lesser projection, thus creating a more open aspect for the neighbour's garden. The proposed buildings in some respects could therefore be considered an improvement on the existing situation. Whilst the proposed houses (Block B & C) are taller in height, compared to the existing industrial units, the proposed houses are well distanced away from this neighbouring building to ensure that there is no undue loss of amenity. Whilst there is a proposed roof terraces, planning conditions requiring screening of the terraces would ensure that there is no undue overlooking of the neighbouring property and garden areas.

Block C

Design

- 7.5.28 The proposed new house on Wandle Bank is considered to be a well-designed house that responds to the form and height of buildings within the street scene in a modern and well-designed manner. The proposed building is considered to add interest and variety within the street scene forming a good transition between the smaller terraced houses to the south (34 – 51 Wandle Bank) and the large terrace to the north (55 Wandle Bank).

Neighbour Amenity (Block C)

42 - 51 Wandle Bank

7.5.29 The proposed house fronting Wandle Bank (Block C) would be sited to the flank of the adjacent terrace in Wandle Bank. Therefore there be no undue loss of amenity from the building itself or front roof terrace. The proposed one bedroom house (Block B) on the northern side of the proposed mews would be set away the rear garden of 51 Wandle Bank by a suitable distance to ensure that that there is no undue loss of amenity. The provision of screens to the roof terrace would ensure that there is no undue overlooking of the neighbouring gardens or properties. Retention of screening can be secured via a planning condition to ensure the long term protection of amenity.

7.6 Standard of Residential Accommodation

7.6.1 In terms of the quality of the accommodation proposed, it is considered that the proposed houses and flats would provide a good standard of accommodation for future occupiers. The proposed units would generally exceed or meet minimum London Plan Gross Internal Area, room size and amenity space standards. Each habitable room would receive suitable light levels, adequate outlook and would be capable of accommodation furniture and fittings in a suitable and adoptable manner.

7.6.2 The 1 bedroom house does not have a 50 sqm garden (Council's minimum amenity space standard for house). However, given that this is only a 1-bed unit with a 12 sqm first floor terrace and 30 sqm roof terrace, this is considered to be acceptable.

7.7 Playspace

7.7.1 The proposed scheme would be generally well in excess of London Plan minimum requirements for on-site private amenity space provision and a small communal amenity space is proposed. As the site is approximately 150m (actual walking distance) from an existing play space and 20m from a large public park, the proposals are acceptable with regards to play space provision.

7.8 Highways

Context

7.8.1 The applicant site is located within an area of good public transport accessibility (PTAL score of 4). Within the vicinity of the site there are 5

bus services, Colliers Wood under ground station is 550m from the site; Haydon's Road train station is 1.3km from the site (16 mins walk) and the site is 600m from the cycle superhighway 7 which provides passage to Central London.

- 7.8.2 The applicant site is not located within a Controlled Parking Zone (CPZ), however the application site is located close to CPZ's S3 (North/South/West of East Road - Monday to Saturday between 8.30am and 6.30pm) and CW1 (Wandle Bank - Monday to Saturday between 8.30am and 6.30pm).
- 7.8.3 There are no servicing restrictions adjacent to the site along Wandle Bank and East Road. Existing servicing arrangements are via kerbside along East Road and Wandle Bank. There is however no stopping allowed from 07.30 – 9.00 and 15.00 – 17.00 Monday to Friday at the entrance to C of E All Saints Primary School opposite the site.
- 7.8.4 The application site currently has an informal arrangement of car parking on site and on East Road. Cars and vans currently park on the access road on the southern end of the site and the access way between the existing industrial. Additional car parking for the units and general public is provided for on East Road in an informal arrangement next to the wooden fence along East Road.

Proposal

- 7.8.5 The proposal for 34 residential units and 459 sqm of office space is considered to a modest sized development within an urban setting. The proposal would provide a total of 14 car parking space with a new vehicle access serving the site from East Road and a new pedestrian access through the site from East Road to Wandle Bank.
- 7.8.6 Of the 14 car parking spaces, 9 spaces would be allocated directly to the new residential units. These spaces would be managed by a parking management plan which would be subject of a planning condition and approval from the Council. Of the 9 allocated car parking spaces for the new residential units, 2 spaces with electric charging points would be located within the site and 7 spaces along the southern end of East Road.
- 7.8.7 The proposed commercial units would have 2 allocated car parking spaces within the site close to the units. A new double yellow line opposite the pedestrian access on Wandle Bank is proposed to improve potential servicing of the commercial units from Wandle Bank (40-45m carry distance). The 3 car parking spaces on the northern end of East Road would be unallocated car parking spaces with peak parking restrictions between 8.30-10am & 4.00pm – 6.30pm. This would prevent commuter

parking during peak hours and would allow for visitor parking and servicing requirements for both residential and commercial units.

Land Swap

- 7.8.8 Some of the car parking spaces in East Road sit outside the land ownership of the applicant (public highway), therefore a land swap is required in this instance. This can be secured via a S106 agreement. In addition, a contribution towards parking restrictions and traffic management order for East Road and Wandle Bank if these are needed would also be subject of a legal agreement whereby in agreement with the Councils Highway section the applicant would be liable for the cost of the related works.

Permissive Path

- 7.8.9 In order to ensure that the proposed pedestrian access is made available for public use, the development would be subject of an S106 agreement requiring a permissive path through the site.

Residential Parking

- 7.8.10 Neighbours have raised concerns with the level of car parking and impact upon surrounding streets. The Councils Transport Planning Section considers that the scheme is acceptable subject to conditions and S106 agreements.
- 7.8.11 Given the parking restrictions and the site having good accessibility to public transport, it is expected that the majority of travel would be by public transport. The proposal would provide 9 car parking spaces for residential use which would be in line with the London Plan 2016 parking standards (minor alterations to the London Plan) which states that up to 1.5 car parking spaces per unit can be provided. It also notes that all developments in areas of good public transport accessibility (in all parts of London) should aim for significantly less than 1 space per unit. The level of car parking is therefore in line with the objectives the London Plan.
- 7.8.12 The Council does acknowledge the concerns from neighbours in terms of car parking, however the proposals would meet London Plan policy requirements, is modest in scale and application site has a PTAL score of 4 which indicates good levels of public transport within close proximity of the site. In order to ensure limited impact upon surrounding area, place no additional pressure on the operation of surrounding CPZ's and to promote sustainable modes of transport, the development is considered suitable as a permit free development whereby preventing car parking permits being issued for the residential and commercial units.

Car Club

- 7.8.13 To further encourage sustainable modes of transport and help establish travel patterns for future occupiers, the development would also be subject to a free, three year car club membership. This can be controlled via a S106 agreement.

Commercial Parking/Serviceing

- 7.8.14 As stated above the application site is located within an area of good public transport accessibility and given the amount of parking available, travel by staff and visitors is likely to be made from public transport thereby promoting sustainable modes of travel and limiting impact upon surrounding highway network.
- 7.8.15 The three commercial units would be allocated 2 car parking spaces within the site close to the units. The 3 unallocated parking bays on East Road would provide additional parking for visitors and servicing arrangements. The applicant states that servicing would continue on East Road and Wandle Bank, however the plans have been amended to provide improved parking and servicing arrangements with allocated car parking and new double yellow lines opposite the pedestrian access on Wandle Bank improving servicing within close walking distance of the commercial units (40 – 45m carry distance). On balance, the proposed car parking and servicing arrangement are considered suitable for the proposed employment units.

Wandle Trail

- 7.8.16 As set out above, given the constraint of the site and surrounding areas, it is expected travel to and from the site will take place by walking to and from public transport areas, such as from Colliers Wood. The application site is located partly on Wandle Bank and within close proximity of the Wandle Trail on the opposite side of Wandle Bank. Therefore in order to promote sustainable modes of transport, the applicant has agreed to make a financial contribution of 10k towards improvements to the Wandle Trail. The Wandle Trail is currently working on improvements to lighting and therefore the contribution can be put towards this current project.

7.9 Flooding

- 7.9.1 Part of the northeast corner of the site is located within Flood Zone 2 associated with the fluvial risk of flooding from the River Wandle. Wandle Bank itself has a high and medium risk of Surface Water Flooding, according to the Environment Agency's flood map for surface water.

Further to the revisions made to the FRA, which includes detail on all ground finished floor levels being set above 1 in 100 year climate change level +300mm, the Councils Flood Engineer has no objection to the scheme subject to conditions. The Environment agency has also confirmed that they have no objection to the scheme (following amended information being submitted) subject to conditions.

7.9.2 The Councils Emergency Planner has confirmed that details of flood warning as requested by the Environment Agency can be suitably addressed via a planning condition requiring details of a Flood Warning and Evacuation plan and that the procedure is implemented and agreed in writing to the satisfaction of the Local Planning Authority.

7.10 Archaeology

7.10.1 The site is located within the Wandle/Colliers Wood Archaeology priority zone. The Wandle/Colliers Wood archaeology priority zones has been a particular focus for riverside industry from medieval period onwards with several corn mills being located during the mediaeval period, supplanted in the post-mediaeval period by textile processing and finishing industries. Historic England states that they have no objection subject to conditions.

8 Affordable Housing

8.1.1 Planning policy CS 8 (Housing Choice) of Merton's Core Planning Strategy states that development proposals of 10 units or more require an on-site affordable housing target of 40% (60% social rented and 40% intermediate). In seeking affordable housing provision, the Council will have regard to site characteristics such as site size, its suitability and economics of provision such as financial viability issues and other planning contributions.

8.1.2 The amount of affordable housing this site can accommodate has been subject of a viability assessment. Following extensive discussions, the Council's independent viability assessor originally stated that a policy compliant 40% affordable scheme is not viable and that only 13.5% affordable in the form of Low Cost Home Ownership could be achieved on this scheme. Due to the management difficulties associated with such a small element of affordable housing, a payment in lieu of affordable housing of £200,000 was considered to be a reasonable approach. The provision of an offsite affordable housing contribution is considered to be acceptable in this instance and meets the objectives of planning policy CS 8 (Housing Choice).

8.1.3 In light of the scale of the development and the possible lengthy timescales involved in implementing and constructing the development,

the affordable housing contribution would be subject of a review mechanism.

9. Local Financial Considerations

- 9.1 The proposed development is liable to pay the Merton and Mayoral Community Infrastructure Levy (CIL), the funds for which will be applied by the Mayor towards the Crossrail project. Merton's Community Infrastructure Levy was implemented on 1st April 2014. This will enable 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 pooled developer contributions towards providing the necessary infrastructure should be collected.

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

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

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

11. **CONCLUSION**

- 11.1.1 The existing site is occupied by rundown, low quality industrial buildings and some form of redevelopment is considered to be inevitable. On balance, the reduced amount of employment floorspace is considered to be acceptable in the context of the new, high quality floorspace to be provided and its potential level of replacement employment as well as the other planning benefits flowing from the proposal. The proposed development will provide 34 new family dwellings and 459 sqm of good quality office floor space. The principle of development is considered to be acceptable with a mixed use development retaining a source of employment and providing much needed new homes. The design of the development is considered to be of high quality in terms of appearance and accommodation being proposed. The proposed buildings would respect the context of the site and would have no undue impact upon neighbouring amenity, flooding or highway considerations. The proposal is therefore recommended for approval subject to conditions and S106 agreement.

RECOMMENDATION

GRANT PLANNING PERMISSION

Subject to the completion of a Section 106 Agreement covering the following heads of terms:-

1. That the developer makes a financial contribution towards Affordable housing (£200, 000) with review mechanism.
2. Permit Free Development (residential and business)
3. Wandle Trail contribution (10k)
4. Land Transfer
5. Car Club
6. Permissive path
7. The developer agreeing to meet the Councils costs of preparing, drafting and monitoring the Section 106 Obligations.

And the following conditions:

1. A.1 Commencement of Development
2. A7 Approved Plans
3. B1 Materials to be approved
4. B4 Details of Surface Treatment
5. B5 Details of boundary treatment
6. C06 Details of refuse & recycling
7. C07 Refuse implementation
8. C08 Use of Flat Roofs (other than those approved)
9. C09 Balcony Screening
10. D11 Construction Times

11. F05 Tree protection
12. F8 Site Supervision (Trees)
13. Design of foundations
14. H06 Cycle Parking – Details to be submitted
15. H07 Cycle Parking to be implemented
16. F01 Landscaping/planting scheme
17. F02 Landscaping (implementation)
18. H10 Construction vehicles, wash down facilities (mayor developments)
19. H12 Delivery and Servicing Plan to be Submitted
20. H13 Construction Logistic Plan to be Submitted (mayor development)
21. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) dated: 30 November 2015, REF: 3083 Issue 4 and the following mitigation measures detailed within the FRA:
 1. Finished floor levels are set no lower than 12.75 m above Ordnance Datum (AOD).
 2. The development will not increase flood risk to areas adjacent to the site, the wider area or downstream of the site for the lifetime of the development.

The above mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.
22. Construction Traffic Management Plan
23. Prior to the installation of the biomass boiler, an air quality assessment shall be undertaken and submitted to the Council for approval which should include dispersion modelling for the CHP boiler, and the CHP boiler shall only be installed if the Local Planning Authority considers the results of the assessment and any recommended measures to be acceptable. The boiler shall be installed in full accordance with any such measures.

24. Due to the potential impact of the surrounding locality on the residential use a noise survey undertaken by a competent person is to be undertaken having regard to all relevant planning guidance, codes of practice and British Standards for the investigation of noise. The survey shall include recommendations and appropriate remedial measures and actions to minimise the impact of the surrounding locality on the development. A scheme for sound insulation and noise control measures shall be submitted for the Council's approval and implemented to the satisfaction of the Council, prior to the occupation of the residential properties.
25. Noise levels, (expressed as the equivalent continuous sound level) LAeq (15 minutes), from any new plant/machinery, including the CHP boiler from the proposed development use shall not exceed LA90-10dB at the boundary with the closest residential property.
26. Any external lighting shall be positioned and angled to prevent any light spillage or glare beyond the site boundary.
27. An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.
28. Subject to the site investigation for contaminated land, if necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

29. Any approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, unless otherwise agreed in writing by the Local Planning Authority.
30. Following the completion of any measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.
31. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.
32. No development shall take place until a Demolition and Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the demolition and construction period.

The Statement shall provide for:

- hours of operation
- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- the erection and maintenance of security hoarding including decorative -displays and facilities for public viewing, where appropriate
- wheel washing facilities
- measures to control the emission of noise and vibration during construction.
- measures to control the emission of dust and dirt during construction/demolition
- a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: To protect the amenities of future occupiers and those in the local vicinity.

33. No part of the development hereby approved shall be occupied until evidence has been submitted to and approved in writing by the Local Planning Authority, confirming that the development has achieved not less than a CO2 emissions reductions outlined in Policy 5.2 of the London Plan (35% reduction over the Part L 2013), and internal water usage rates of no greater than 105l/p/day (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 (2010). Evidence to demonstrate a Co2 emissions 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 2015 and Policy CS15 of Merton's Core Planning Strategy 2011.

34. No development shall commence until the applicant submits to, and has secured written approval from, the Local Planning Authority on evidence demonstrating that the development has been designed to enable connection of the site to an existing or future district heating network, in accordance with the Technical Standards of the London Heat Network Manual (2014).

To demonstrate that the site heat network has been designed to link all building uses on site (domestic and non-domestic) and to demonstrate that sufficient space has been allocated in the plant room for future connection to wider district heating in accordance with London Plan policies 5.5 and 5.6.

- 33 Unless otherwise agreed in writing by the Local Planning Authority, no part of the development hereby approved shall be used or occupied until evidence has been submitted to the council that the developer has uploaded the appropriate information pertaining to the sites Combined Heat and Power (CHP) system has been uploaded onto the London Heat Map (<http://www.londonheatmap.org.uk/>)

To ensure that the development contributes to the London Plan targets for decentralised energy production and district heating

planning. Development Plan policies for Merton: policy 5.2,5.5 of the London Plan 2011 and policy CS15 of Merton's Core Planning Strategy 2011.

- 34 The development hereby permitted shall not be occupied until such time as a Flood Warning and Evacuation plan and procedure is implemented and agreed in writing to the satisfaction of the Local Planning Authority. The Flood Warning and Evacuation Plan shall be implemented in accordance with the Flood Risk Assessment and the procedures contained within the plan shall be reviewed annually for the lifetime of the development. Consultation of the plan shall take place with the Local Planning Authority and Emergency Services.

Reason: To reduce the risk of flooding to the proposed development and future users in accordance with Merton's CS16 and policy DM F1 and the London Plan policy 5.12.

- 35 Stage 1 - No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

36. Stage 2 - If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Informative Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally

accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 37 The development permitted by this planning permission shall be carried out in accordance with the Flood Risk Assessment (FRA) The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the risk of flooding to the proposed development and future users, and ensure flood risk does not increase offsite in accordance with Merton's policies CS16, DM F1 and DMF2 and the London Plan policies 5.12, 5.13.

38. The development hereby permitted by this planning permission shall ensure that finished floor levels for all residential units shall be set no lower than +300mm above the 1 in 100 year plus climate change flood level (in metres above Ordnance Datum) and include flood resilient materials for the ground floor construction. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the risk of flooding to the proposed development and future users in accordance with Merton's policies CS16, DM F1 and the London Plan policy 5.12.

- 39 The development hereby permitted shall not be occupied until such time as a Flood Warning and Evacuation plan and procedure is implemented and agreed in writing to the satisfaction of the Local Planning Authority. The Flood Warning and Evacuation Plan shall be implemented in accordance with the submitted document included within section 13 of the Flood Risk Assessment and the procedures contained within the plan shall be reviewed annually for the lifetime of the development. Consultation of the plan shall take place with the Local Planning Authority and Emergency Services.

Reason: To reduce the risk of flooding to the proposed development and future users in accordance with Merton's CS16 and policy DM F1 and the London Plan policy 5.12.

40 No development approved by this permission shall be commenced until a detailed scheme for the provision of surface and foul water drainage has been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority and in consultation with Thames Water. The final drainage scheme shall be designed in accordance with the details submitted in the Flood Risk Assessment. The drainage scheme will dispose of surface water by means of a sustainable drainage system (SuDS) to both the River Wandle and the surface water sewer at the agreed restricted rate in accordance with drainage hierarchy contained within the London Plan Policy (5.12, 5.13 and SPG) 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 and control the rate of surface water discharged from the site. Appropriate measures must be taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. Include a timetable for its implementation;
- iii. Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime;
- iv. A CCTV of the existing sewer and drainage network to establish its condition and any remedial works;
- v. Include a sequencing of works and construction method statement for any sewer diversions and new connections
- vi. All sewer diversions and any new connections are undertaken to the satisfaction of Thames Water.

Reason: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DMF2 and the London Plan policy 5.13.

41 Parking Management Plan

42 Planning Informative

Historic England recommends that Stage 1 of the archaeological fieldwork defined in the condition would comprise the following:

Geotechnical Monitoring

Should any future geotechnical work be undertaken on site it is recommended that these works are archaeologically monitored under watching brief conditions. Archaeological monitoring of geotechnical pits and boreholes can provide a cost-effective means of establishing the potential for archaeological remains to survive on previously developed land or where deep deposits are anticipated.

And (if required)

Geoarchaeological Coring and/or Test Pits

The excavation of targeted geoarchaeological cores and/or test pits is recommended if geotechnical works are not to be undertaken, or if the undertaken geotechnical works do not fully address archaeological questions regarding below ground deposits.

Geoarchaeology is the application of earth science principles and techniques to the understanding of the archaeological record.

The results of the geotechnical and (if required) geoarchaeological work undertaken on site should then be used for:

Deposit Model Compilation

The data gathered during the geotechnical and (if required) geoarchaeological work should be used in the creation of a 'Deposit Model', to assist in identifying buried landforms and deposits of archaeological interest. Previous geotechnical data gathered from the site but not archaeologically monitored should also be incorporated in the Deposit Model.

The findings of the Deposit Model should then be used to advise on the requirements of the eventual Stage 1 archaeological evaluation:

Evaluation

An archaeological field evaluation involves exploratory fieldwork to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. Field evaluation may involve one or more techniques depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A field evaluation report will usually be used to inform a planning decision (pre-determination evaluation) but can also be required by condition to refine a mitigation strategy after permission has been granted.

Further information on archaeology and planning in Greater London including Archaeological Priority Areas is available on the Historic England website.

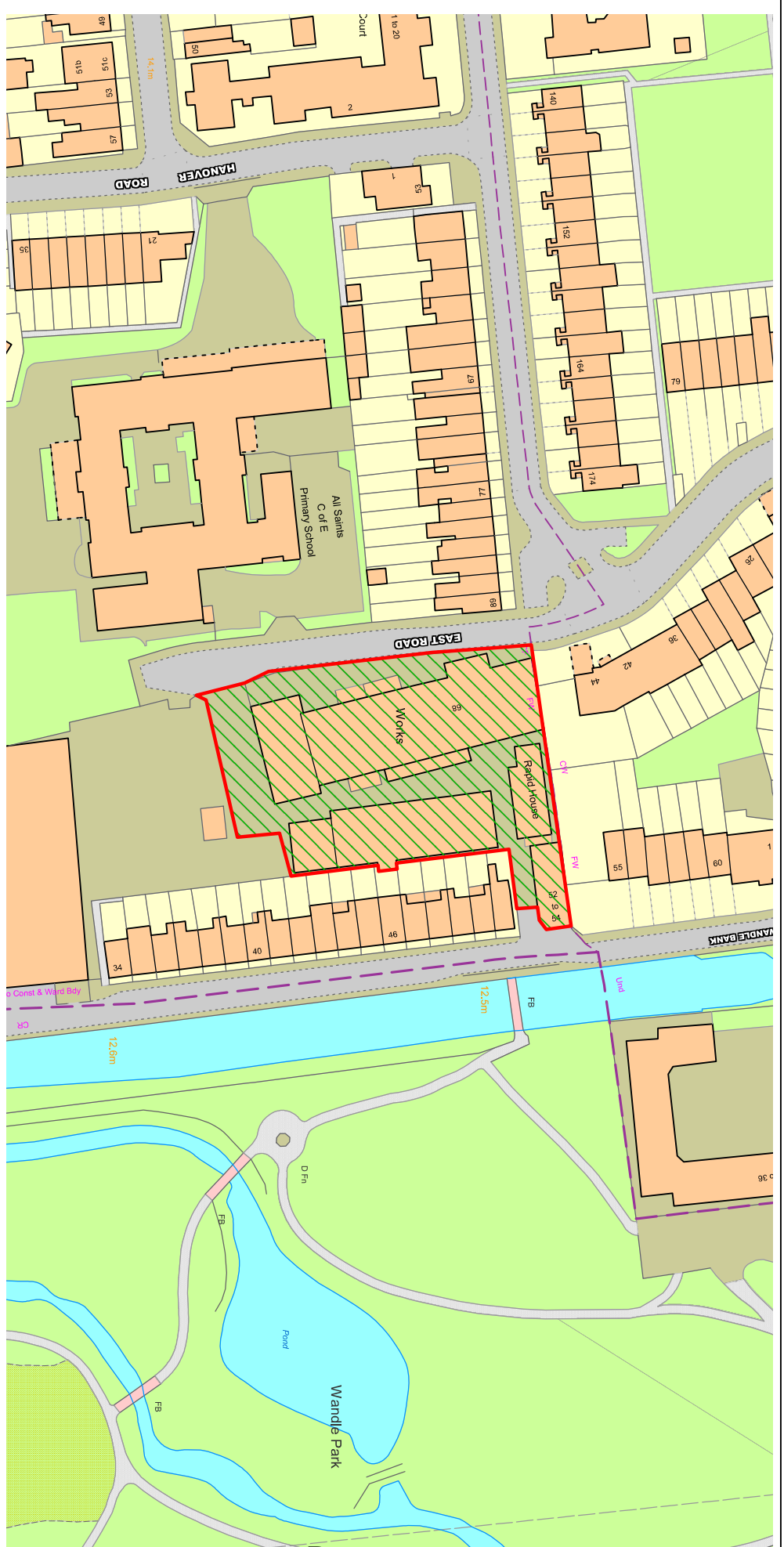
- 43 IN01 Party walls
 - 44 INF9 Works on the Public Highway
 - 45 INF12 Works affecting the Public Highway
-

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

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NORTHGATE SE GIS Print Template



Text Details **52-54 Wandle Bank**

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**PLANNING APPLICATIONS COMMITTEE
17 NOVEMBER 2016**

ITEM WITHDRAWN FROM THIS AGENDA

	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
	16/P2942	02/08/2016
Address/Site:	Wellington House, 60 – 68 Wimbledon Hill Road, Wimbledon, SW19 7PA	
(Ward)	Hillside	
Proposal:	Refurbishment of the existing building including the recladding of the exterior of the building, erection of two additional floors and infilling of the surface level car park to create an additional 2,055sqm of office (Use Class B1). Change of use and amalgamation of two ground floor units from A2 use (financial and professional services) to a single A3 use (café / restaurant). Reconfiguration of existing basement to accommodate plant with reduction in basement car parking	
Drawing Nos:		
Contact Officer:	David Gardener (0208 545 3115)	

RECOMMENDATION

GRANT Planning Permission Subject to Conditions and S106 Agreement

CHECKLIST INFORMATION

- Heads of agreement: Short stay cycle parking contribution, S278 Agreement, Carbon Emissions Offset Contribution
- 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: Yes
- Number of neighbours consulted: 354
- External consultations: None

1. INTRODUCTION

- 1.1 The application has been brought before the Planning Applications Committee due to the number of objections received following public consultation..

2. SITE AND SURROUNDINGS

- 2.1 The application site comprises a four storey (plus plant room) mixed use building on the corner of Wimbledon Hill Road and Mansel Road on the edge of the designated Wimbledon Town Centre area.
- 2.2 At ground floor level, facing Wimbledon Hill Road, it comprises 2 estate agents and 1 letting agency (A2 financial and professional services) and 1 restaurant (A3 café / restaurant). The 3 floors above are in office use (Use Class B1) served by an entrance lobby on Mansel Road. Adjacent to the entrance lobby on Mansel Road is a surface car park and refuse storage area with a ramped access down to a basement car park. There are 7 parking spaces at surface level and 27 at basement level.
- 2.3 Mansel Court, which is a recently remodelled and extended five and six-storey office building, sits adjacent to the site on Mansel Road, separated by the car park. 58 Wimbledon Hill Road is a four storey building attached to Wellington House on the Wimbledon Hill Road frontage comprising restaurant use at ground floor level with office above. Forming part of the redevelopment of 58 Wimbledon Hill Road is a four storey element at the rear comprising six self-contained residential flats on its first, second and third floors. This element is known as 58 Worple Road Mews.
- 2.2 Wellington House is located in the Merton (Wimbledon Hill Road) conservation area. The immediate area comprises an eclectic mix of building styles and sizes. Wellington House on one side of Wimbledon Hill Road and Melbury House, a modern four-storey building on the opposite side (on the corner of Wimbledon Hill Road and Woodside) replace earlier terraces. Traditional Victorian terraces comprising commercial uses at ground floor level and a mixture of office and residential uses above are located on the application site of Wimbledon Hill Road. On the opposite side, south of Alwyne Road, are the highly ornate Jacobean style 'Bank Buildings' of 37-47 Wimbledon Hill Road.
- 2.3 Mansel Road is a predominantly residential street running between Wimbledon Hill Road and Raymond Road to the south. Towards Wimbledon Hill Road the residential terraces give way to larger office, school and church buildings that mark the start of the town centre area. The boundary lies between the office building known as Mansel Court and the neighbouring nursery use. Trinity Church and Hall is a grade II listed building from 1885, built in a Gothic style of red brick and stone dressing. There are a further eleven locally listed buildings along Mansel Road that are considered to contribute to the character and appearance of the conservation area.

- 2.4 The application site has excellent public transport links (PTAL rating of 6b) being sited in very close proximity to Wimbledon tube, railway and tram station and a number of bus routes.

3. CURRENT PROPOSAL

- 3.1 The proposal is for the refurbishment of the existing building with significant changes to the external appearance of its principal street elevations, including recladding of the existing concrete frame with new patterned brickwork, curving the corner with large glass panels and new shopfronts, alterations to the principal street elevations, reconfiguration of internal spaces and erection of two additional floors.
- 3.2 An infill building is proposed in the location of the surface car park with access maintained to a reconfigured basement to accommodate plant with the total number of car parking spaces reduced from 34 (basement and ground level) to 11 basement spaces including two blue badge holder spaces. At ground floor level, the parking would be replaced with 56 cycle spaces with shower and locker facilities.
- 3.3 A total of 2,055sqm of GIA (Gross Internal Area) additional office space is proposed. The new office floor plates would be high quality A grade office.
- 3.4 The application has been amended since it was first submitted with the roof plant significantly reduced. Some of the plant has also been relocated to the rear part of the building at level 5. The floorplate of level 5 has also been reduced in size with the southeast elevation on Wimbledon Hill Road set further back from No. 58 Wimbledon Hill Road.
- 3.5 The façade has also been further developed from the original submission with the colour of the brickwork lightened, introduction of ornate patterning to the horizontal spandrel panels and patterned metal horizontal panels. Glazing has also been introduced to the level 4 brick return whilst the metal vertical railings have been replaced with glass.
- 3.5 The building will have a maximum height of approx. 20.22m to the top of level 5 and 22.7m to the top of the roof plant. The building would have terraces at levels 4 and 5 and would also step in at the rear at levels 4 and 5.
- 3.6 It is proposed to change the use of the two A2 estate agents closest to the corner with Mansel Road to A3 (café/restaurant) use.
- 3.7 The application as originally submitted proposed that servicing of the proposed development would take place on the highway via a loading bay on Mansel Road in front of the proposed development. In order to accommodate the loading bay, it was proposed that the two existing central islands on Mansel Road would be removed. The plans have now been amended with the central islands retained. An off-street loading area for small to medium sized vehicles is now provided on-site within the basement access area, with larger

vehicles loading on-street. In the case of on-street loading and unloading, the vehicle would be required to park in front of Mansel Court although part of the vehicle would be able to park in front of the basement access. The proposed on street loading arrangement would be facilitated by re-locating and re-configuring four existing on-street parking bays, with the loss of one bay but an improvement in their dimensions.

4. PLANNING HISTORY

The following planning history is relevant:

- 4.1 MER676/76 - Retention of a 4 storey building with 4 shops on ground floor, showrooms on 1st floor, and offices on 2nd and 3rd floors with a basement car park. Granted - 07/02/1977
- 4.2 MER109/77 – Change of use to offices. Granted - 14/04/1977
- 4.3 95/P0177 - Enclosure of 1 car parking space in basement area to provide covered area for power supply system. Granted - 05/05/1995
- 4.4 02/P1940 - Installation of a two metre high sliding security gate and railings to the Mansel Road frontage of the rear service yard. Granted - 11/11/2002
- 4.5 Pre-application advice was sought in March 2016 (LBM Ref: 16/P0974/NEW) for re-cladding of external elevations of current mixed use building, erection of a two storey extension to the roof and infilling of surface car park to create 2,500sqm of additional office space, change of use and amalgamation of two A2 units into a single A3 use.

5. POLICY CONTEXT

- 5.1 The following policies from the Adopted Sites and Policies Plan and Policies Maps (July 2014):
DM D1 (Urban design and public realm), DM D2 (Design considerations in all developments), DM D3 (Alterations and extensions to existing buildings), DM D4 (Managing heritage assets), DM E1 (Employment areas in Merton), DM E2 (Offices in town centres), DM R1 (Location and scale of development in Merton's town centres and neighbourhood parades), DM R4 (Protection of shopping facilities within designated shopping frontages), DM R5 (Food and drink/leisure and entertainment uses), DM T1 (Support for sustainable transport and active travel)
- 5.2 The relevant policies in the Adopted Core Strategy (July 2011) are:
CS.6 (Wimbledon Town Centre), CS.7 (Centres), CS.12 (Economic development), CS.14 (Design), CS.15 (Climate Change), CS.18 (Active Transport), CS.19 (Public Transport), CS.20 (Parking, Servicing and Delivery)
- 5.3 The relevant policies in the London Plan (July 2011) are:

4.2 (Offices), 5.2 (Minimising carbon dioxide emissions), 5.6 (Decentralised energy in development proposals), 5.3 (Sustainable Design and Construction), 5.9 (Overheating and cooling), 6.3 (Assessing effects of development on transport capacity), 6.9 (Cycling), 6.13 (Parking), 7.2 (An inclusive environment), 7.4 (Local character), 7.6 (Architecture), 7.7 (Location and design of tall and large buildings), 7.8 (Heritage Assets and Archaeology)

5.4 National Planning Policy Framework (NPPF)

5.5 Merton's Tall Buildings Background Paper 2010

5.6 Wimbledon Hill Road Character Assessment 2006

6. CONSULTATION

6.1 The application was originally publicised by means of a site notice and individual letters to occupiers of neighbouring properties. In response, 37 letters of objection were received including objections from the Raymond & Mansel Road Residents Association, Wimbledon E Hillside Residents' Association and the Wimbledon Society. The letters of objection are on the following grounds:

- Mansel Road is an inappropriate location for a loading bay whilst maintaining the current traffic islands is critical to safety of the street. The two traffic islands on Mansel Road have a long history and have been deemed to be the most suitable way to prevent cars using Mansel Road as a way of bypassing the traffic lights at the end of Worple Road to turn up Wimbledon Hill Road. The proposal to use no left turn signs was not considered to offer sufficient protection
- Loading bay and associated implications including changes to islands should be subject to separate formal consultation. Loading bay should be located on-site
- If there is a requirement for a short term loading bay during construction then appropriate provision needs to be made for temporary changes to the location of the islands to both keep the protection offered by the islands whilst allowing vehicles making a left turn from Wimbledon Hill Road into Mansel Road when a vehicle is loading and unloading. Disruption caused during construction as well by increase in traffic generated by larger building
- Underground parking area is chaotic and with only one access ramp would result in delays due to waiting vehicles disrupting traffic flows. Reduction in on-site car parking spaces is unacceptable
- Weekend closures for construction would have significant impact on church congregation including elderly and the disabled
- CPZ includes parking meters, which means there would be greater pressure on metered bays. S106 must be included prohibiting any business/visitor permits in the CPZ
- Proposed restaurant use would put greater pressure on parking. Increase in footfall

- Extended building would be too tall, dominating, overpowering and too bulky. Building should match height of Melbury House
- Does not respect or relate to rich architectural styles of other buildings in local/conservation area. Dark bricks and large glass windows is insensitive to its setting. Unacceptable impact on conservation area
- Overdevelopment of the site. Sustainability should be 'excellent' and not 'very good'
- Lack of demand for restaurants on this part of Wimbledon Hill Road and if proposed A3 use granted could lead to anti-social behaviour and increased street rubbish. Could also easily offer fast food as no control over food. Should be retained as an A2 unit.
- Loss of daylight/sunlight, overshadowing and overlooking of flats at 58 Worple Road Mews (Rear of 58 Wimbledon Hill Road) and Wimbledon High school classrooms
- Noise

6.2 The Wimbledon Society

6.2.1 The increase in height is not sufficiently set back and the scale of the building would be increased significantly. The impact of this proposal is to introduce an unacceptable dominance of the existing streetscene on Wimbledon Hill Road. On Mansel Road the closing of the gap would overshadow the road and reduce sunlight extending the commercial, tree less character into the residential road. The blandness of the elevations does not relate well to the terrace on Wimbledon Hill Road, Melbury House which has clearly aimed to introduce a variety of brick based detailing or the conservation area. The opportunity should be made to erect a canopy above the pavement.

6.2 Following amendments to the proposal a further two re-consultations were undertaken. A further 9 objections have been received including further objections from the Wimbledon Society and Wimbledon E Hillside Residents' Association on the following grounds:

- Amendments to the proposal are minimal and the building would still be out of scale and too tall compared to existing buildings. Building would also be too dominant and any infill should not extend beyond front building line of Mansel Court. The 'gateway' aspect remains lost.
- Lack of on-site parking and granting of parking permits for occupiers. Loss of on-street parking bay
- Removal of traffic islands during construction and road safety due to car drivers making illegal left turns out of Mansel Road. Too little consideration given to residents both during and after construction.
- Increased air pollution and impact on sewers
- Change of use of much of ground floor to A3 is unwarranted and unwanted
- Green roof area is green wash
- Proposed cycle storage is poorly configured
- Would encourage on-street loitering from e.g. smokers

6.3 Design and Review Panel – (23rd September 2016)

- 6.3.1 The Design and Review Panel (DRP) commented on the originally submitted scheme.
- 6.3.2 The Panel were clear that the proposal as it stands does represent an improvement on the current building. However, this reason alone was not considered sufficient to grant consent on design grounds. The conservation area character and gateway location of the site also needed to be better taken into account.
- 6.3.3 The Panel noted that at its previous review it had recommended removing the top storey as it seemed too high for its location and in relation to other buildings, and that this floor had not been removed in the current design. Whilst it was acknowledged there had been some alterations to the upper storeys mass and appearance, the plant room was still prominent and the darker colours proposed made the top of the building seem too heavy.
- 6.3.4 The Panel were concerned that the approach to scale, bulk and massing was to assume it was similar to the built and successful Mansel Court and that this would be okay. This was not considered a valid argument by the Panel as that site was clearly different in many respects. The design needed to look to good nearby buildings in more detail to develop design cues and build on the generally good analytical work already done.
- 6.3.5 The building is essentially 3 storeys higher than the adjacent building and the Panel felt that, despite the changes, the transition in height was not successful and could probably not be managed successfully within the building itself, and that their opinion that a storey should be removed was still valid. It was felt that this fundamental aspect had to be resolved and that a high quality frontage would not atone for this.
- 6.3.6 The building is located at a point where the suburban feel of Wimbledon Village gives way to the urban feel of the town centre. It was considered to mark this transition with an urban building, but that it simply needed to make the gateway statement more positive. This could be done in many ways with alterations to the curved corner – which itself was a positive element. One suggestion was that the corner element alone could support an additional storey as a landmark – similar to a cupola. Another suggestion was to work closely with an artist to generate creative ideas for the corner to make it distinctive.
- 6.3.7 In terms of the general design and appearance of the building, the Panel felt that it had a number of good qualities, notably the attention to detail with the brickwork, which was picking up on some local distinctiveness. There were other issues however, that did not work well. The brick colour was considered too dark and uniform, rather than the warmer brick and terracotta used on the former bank building opposite. It was felt that the infilling of the gap in the Mansell Road frontage needed to be managed sensitively in order for it not to be overbearing in the street scene.

- 6.3.8 There was also some discord felt with respect to the vertical and horizontal elements. These seemed too uniform, reminiscent of industrial warehouse buildings, and therefore made the building seem more at home in Clerkenwell rather than Wimbledon. As the building was a re-clad, it was felt important to retain vertical separation between the bays at ground floor to reflect the rhythm of adjacent shops.
- 6.3.9 This uniform feel led the Panel to suggest that different floors of the building should have subtly different elevational treatment. This would add interest, as well as dilute the uniformity without compromising the overall design, for which there was a degree of support. It was also noted that the ground floor seemed too squat and that this was probably due to inaccurate and inconsistent CGI images. This led to the request for elevational drawings of the whole façade to show the building properly in context and scale.
- 6.3.10 The Panel felt that, although there had been some changes, they considered them relatively minor. The key element of the bulk and mass of the building had not been addressed, despite being raised at a previous review. The Panel were also disappointed that the generally good quality appearance of the building had not been further developed to make it better relate to adjacent buildings and ensure the design was finer grained and more appropriate for Wimbledon.

VERDICT: **RED**

6.4 Design Review Panel – further review by email October 2016

- 6.4.1 In response to the comments received at DRP in September 2016, further revisions were made which were then circulated for email feedback from individual DRP members. Panel members in response stated that there are positive aspects of the latest amendments including the imaginative brick detailing, lighter colours on the top floor and the brick colour relating better to surroundings. There were also positive comments regarding the decorative panels/spandrels under windows that look like part of the window frame and texture detail of the brickwork. The reduced height was also considered to be an improvement.
- 6.4.2 There were however still considered to be a number of negative aspects. This includes the height/massing still being too bulky (this would benefit from removal of another storey) and the building has a 'wall' effect when viewed from Wimbledon Hill Road. Reducing the height would address this, and a more discernible gap with Mansel Court could also possibly help. A more explicit corner treatment was needed to create a positive gateway, rather than the current 'wraparound'. The corner needs more excitement and life – the building is weakest here, where it should be strongest. The ground floor was also considered to still look too cramped at the corner due to the higher ground level and it was suggested that as a start, the masonry ground floor band could be raised or thickened, but an artist could be commissioned to aid in the design of this corner. Concerns were also raised concerning each of the storey bays from 1st to 4th being identical and the building does not evolve

as it goes up – the adjacent building does this very distinctly. Doing this in a more subtle way would address this, add richness and address the point of the building looking a bit ‘Clerkenwell’ rather than ‘Wimbledon’.

6.5 Future Merton - Urban Design

6.5.1 The applicant and land-owner is the same as the adjacent Mansel Court which has recently been re-clad and refurbished to provide better quality office accommodation, and improvements to the local architecture and street scene. This gives the Council confidence in terms of delivery of the scheme and long-term stewardship of the development. Merton’s Core Strategy and Economic Development Strategy both emphasise the need for additional high quality office space in Wimbledon to support jobs and the local economy. The principle of these proposals are sound and will be a benefit to Wimbledon town centre.

6.5.2 A scheme that would involve a complete demolition and re-build would cause greater local disturbance and have a greater effect on local businesses than the current proposals presented here. It is the council’s view that it’s inherently more sustainable to re-use and remodel an existing building for new purposes and a prolonged lifespan. However, working with the existing columns and floor slabs of the current 1970s building presents challenges; for example the floor to ceiling heights, plot rhythm and squat ground floor do not match those of the adjacent Victorian terraces on the hill and are, by necessity; fixed.

6.5.3 It is considered that the applicant has successfully created a more contemporary, open and active building (set within the limitations of the existing frame and existing building proportions). The proportion of the ground floor shop-fronts have been made slightly taller through clever positioning and of new shop signage zones (located higher up) to echo, as much as possible within the existing frame, those in the adjacent terrace. The upper floors have been opened up with floor-to-ceiling windows. This visually reduces the effect of the solid mass of the existing 1970s brick and smoked glass façade. The extent of the floor-to-ceiling ratio has been decreased in response to DRP comments and now includes a low-bronze banding at the lower part of the windows; so that office floor clutter (bins/bags etc) aren’t directly visible from the street. This is a welcome change and adds further detailing to the depth and reveals of the windows and façade.

6.5.4 The proposal extends onto the rear car park. Whilst this fills in a gap, the natural end to the commercial uses on this street is west of the adjacent office building of Mansel Court. This urban form is replicated to a degree on the other side of the street, with the elevations of the school buildings (sitting higher up the hill), and it is not until further along Mansel Road that the character becomes strongly residential. This infilling is considered sensible and appropriate, particularly as the current view between the buildings is of the less attractive service areas, backs of buildings and blank flank wall of Mansel Court. The proposed development is also an appropriate way to fill an

urban block, and is one of the few ways a site can achieve an intensification of use in this part of Wimbledon town centre.

- 6.5.5 The proposals include an increase in height of an additional two storeys. The height and massing has been revised through the planning process resulting in a significantly reduced plant area and a more pronounced stepping up of the floors from the adjacent terrace (somewhat mimicking the topography of the site). It should be noted that to fund the quality of improvements to the office space and the architecture of the building; value has to be created through some growth and intensification. The proposals presented here represent a viable and acceptable level of intensification. A part 5/6 storey development in a major town centre is not considered as tall and the building set-backs mitigate the height and bulk of scheme. The building performs the function of both gateway and 'book-end' of an urban terrace where you'd expect the corner block to be emphasised in height. The height of the building is higher than the building opposite, but this in itself does not make it inappropriate. It is also important that the building has sufficient presence to act as a gateway building to the town centre, and height has a legitimate role to play in achieving this. The building, as amended, will not appear as a building that is significantly taller than those around it, nor as a landmark solely because of its height.
- 6.5.6 The building is not considered excessively tall for its location and shouldn't be a 'shouty' or dominant landmark. The proposals are respectful to the neighbouring context whilst achieving a measure of growth. Whilst the building extends taller than the adjacent buildings, it does not do so significantly and can still be read as part of the terrace of shops going up the hill. The corner of the building with increased height and curved wraparound begins to mark the building as a local landmark. However, it reads primarily as simply a way the building turns the corner. This curved hinge is in part dictated by the existing floor-plates and column positions, but presents a more rounded, softer corner – again, referencing the larger curves of Melbury House as it turns into Woodside opposite.
- 6.5.7 As the building is a recladding, the rhythm and proportions are largely inflexible at the large scale. The effect of this is that the building does not have the opportunity to step up the hill bay-by-bay, as the older buildings do. This loses a degree of grain to the building, but does clearly mark the difference in use – as an office, and this is not inappropriate given the site constraints. It does however mean that what should be the most imposing part of the building – the corner, is less imposing. However, as mentioned earlier – landmarks don't need to shout or stand out. There is an understated and restrained simplicity in these proposals, when viewed from a distance, and up-close the extremely detailed brickwork becomes the point of interest and adds a layer of quality and texture to the building.
- 6.5.8 The current proposal has a front elevation at the top level of vertical fins. These work well as a subservient form to the main elevation and lighten the mass of the building at the upper levels (similar to Elys). The use of brick at the lower levels emphasises the relationship with the adjacent terrace and

other gateway building of Melbury House. The proposed material of brick is clearly appropriate for this type of building and location in Wimbledon. It fits the local context well. The detailing in the brick, with the angled brick texture (borrowed from Mansell Road Church) moulded frieze and spandrel panel, introduce an exceptional level of detail, texture and human scale that is clearly of high quality and is a level of craftsmanship often lacking in many modern buildings. Following DRP, the brown bricks have been lightened (to be more red) to fit in with the Bank Buildings and Melbury House. This must be tightly governed through planning conditions to maintain quality. It is a good contemporary interpretation of some local vernacular.

6.5.9 As this is a recladding, there is a limited degree to which the local context can be interpreted in the form or topography. The detailing and materials however, do this well. This level of richness in the facades will be an improvement to the heritage asset of the conservation area it sits within. The impact of building on the car park has already been discussed above. The importance of side gaps at the end of terraces in the conservation area character, or in Wimbledon in general is considered of limited or no significant importance, and is not picked out in the conservation area appraisal as an important characteristic. In fact, the hiding of the rear elements of buildings will improve the street scene and ensure the intensification blends well with its surroundings. The appearance of the existing building is clearly of its time, despite being based on a 1970s frame. The proposed scheme looks and feels like a good quality, flexible office building that belongs in a town centre. Its appearance also responds reasonably well to local context at the detailed level.

6.5.10 The public realm is improved by the change of use from A2 to A3, as this will generally mean more open frontages and better natural surveillance, as well as more evening activity. The footway here has recently been replaced. On Mansell Road, the car park gap has been filled in, screening the service uses and improving the distinction between public and private realm. The corner unit has been wrapped around to add active frontage to Mansell Road, which was previously a dead blank wall. Overall, the public realm has been improved as the scheme has progressed through planning.

6.6 Future Merton - Transport Planning

6.6.1 It is considered that whilst there will be some highway impacts they would be slight and insufficient to merit refusal as they predominantly relate to the applicants own day to day operations which can be managed through their site servicing and management plan. The proposal would result in the net loss of one on-street parking bay however it is considered that the four current bays are too short for modern vehicles and as such their replacement with three longer bays is acceptable. The applicant will also be required to enter into a S106 agreement to provide a financial contribution for short stay cycle provision in the local area given the applicant has only provided long stay spaces.

6.7 Future Merton - Climate Change

- 6.7.1 The BREEAM design stage assessment provided by the applicant indicates that the development should achieve an overall score of 63.02%, which meets the minimum requirements to achieve BREEAM 'Very Good' in accordance with Merton's Core Planning Strategy Policy CS15. This is particularly commendable in light of the use of BREEAM New Construction scheme to undertake the assessment. In order to make allowance for the additional difficulties assessing a refurbishment project under the BREEAM New Construction scheme it is suggested that a condition is attached to allow a BREEAM Good rating to be accepted in this case. Additionally the applicant has requested that allowance be made for the time taken to finalise the code certificates and reflected in the wording of the condition.
- 6.7.2 The BRUKL output documentation submitted for the proposed development indicates refurbished element of the works will achieve the target emissions reduction of 35% whilst the new build element of the development will only achieve an emissions reduction target of 11%. This leaves a carbon shortfall of 13.87 tCO₂ which will need to be addressed through a S106 payment according to the offset methodology outlined in the Mayors Sustainable Design and Construction SPD.
- 6.7.3 Future Merton are satisfied that the all potential on-site carbon abatement opportunities have been considered and implemented where feasible and that the constraints placed on the site by virtue of it being an existing building limit the potential of achieving a 35% improvement for the new build element. The reimagining carbon shortfall can be dealt with via a S106 payment of £24,966.

7. PLANNING CONSIDERATIONS

7.1 Principle of Development

- 7.1.1 The Council supports the development of major offices in Wimbledon town centre, which is defined in Policy DM R1 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) as having more than 1,000sq.m. Policy CS.7 of the Core Planning Strategy states that in Wimbledon Town centre the council will support high quality offices, especially major development. Policy DM E1 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that proposals relating to employment sites will only be supported that subject to Policy DM E2 and DM E3, retain existing employment land and floor space. The Council will support proposals for the redevelopment of vacant and underused existing employment land and floor space for employment use and proposals for large and major offices (B1(a) use class) in town centres. Policy DM E1 notes that as Wimbledon town centre is tightly bound by residential areas, the possibilities for growth include increasing density on existing sites. This policy states that the council will work with landowners to meet market demand for high quality, well designed large floorplate offices commensurate with Wimbledon's status as a major centre and to take advantage of the internationally recognised Wimbledon 'brand'.

- 7.1.2 At a regional and national level it should be noted that Policy 4.2 of the London Plan states that the Mayor will encourage renewal and modernisation of the existing office stock in viable locations to improve its quality and flexibility. Paragraph 19 of the NPPF states that the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.
- 7.1.3 The applicant has submitted a market overview and summary which demonstrates that there is a significant shortage of office space in Wimbledon town centre with total stock levels recorded at circa 1.8m sq. ft. with current availability being limited to only two buildings with over 5,000 sq. ft. This represents only 1% of total stock and is considered to be exceptionally low. There is potentially a further 10,000 sq. ft. of space coming through on the ground floor of Wimbledon Bridge House when Unibet move into the refurbished Pinnacle House building on completion of works.
- 7.1.4 Wellington House is located in Wimbledon Town centre and has excellent transport links (PTAL rating of 6b), which means it is a highly suitable location for a major office development. It is considered that the proposal would comply with local, regional and national planning policies by providing a modernised and sustainable office building with well-designed large floorplates commensurate with Wimbledon's status as a major centre.

7.2 Design, Impact on Streetscene and Wider Context

- 7.2.1 The extended building would be six storeys and have a maximum height of approx. 20.22m (22.7m to top of roof plant). The top floor would be recessed approx. 3m behind the building's Wimbledon Hill Road elevation and 2 – 2.4m behind the buildings Mansel Road elevation. Level 4 is also stepped back from the building's Wimbledon Hill Road and Mansel Road frontages.
- 7.2.2 The London Plan states that tall buildings are those buildings that are substantially taller than their surroundings, cause a significant change to the skyline or are larger than the threshold sizes set for the referral of applications to the Mayor. Policy 7.7 states that tall buildings should generally be limited to sites in town centres that have good access to public transport.
- 7.2.3 Given the proposed building would have a maximum height of 22.7m it would not require referral to the Mayor of London as its proposed height would fall below the 30m height limit for buildings located outside the City of London. Nevertheless it is considered that given it would be two storeys taller than the buildings on this side/part of Wimbledon Hill Road that in this instance the proposal might be classed as a tall building.
- 7.2.4 In terms of local planning policy, Policy CS.14 of the Core Planning strategy promotes high quality sustainable design that improves Merton's overall design standard. Policy DM D2 of the Adopted Sites and Policies Plan and

Policies Maps (July 2014) states that proposals for development will be expected to relate positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings. More specific guidance is outlined in the Tall Buildings Background Paper (2010) which forms part of Merton's Local Development Framework, as an evidence base in support of the Design Policy outlined in the Core Strategy. This states that in Wimbledon Town Centre, tall buildings should contribute to creating a consistent scale of development based on a range of similar but not uniform building heights. These should be determined by reference to surrounding building heights and townscape characteristics.

7.2.5 Wimbledon is the borough's largest town centre, identified as a major centre in the London Plan. The centre has the highest level of public transport accessibility in the borough and this makes the centre a sustainable location for a tall building. It should be also be noted that the proposal is located in the Merton (Wimbledon Hill Road) so there needs to be careful consideration of its wider impact on the conservation area. The proposed building given its height and prominent location at the junction of Wimbledon Hill Road and Mansel Road would be visible from a number of vantage points along both these roads.

7.2.6 The Design and Review Panel reviewed the proposal as originally submitted. It should also be noted that the panel reviewed a previous scheme at pre-application stage. The Panel were clear that the proposal as it stands does represent an improvement on the current building. However, the Panel noted that at its previous review (pre-application stage) that it had recommended removing the top storey as it seemed too high for its location and in relation to other buildings, and that this floor had not been removed in the current design. Whilst it was acknowledged there had been some alterations to the upper storeys mass and appearance, the plant room was still prominent and the darker colours proposed made the top of the building seem too heavy. The panel also felt that the transition in height was not successful and could probably not be managed successfully within the building itself, and that their opinion that a storey should be removed was still valid. In terms of the general design and appearance of the building, the Panel felt that it had a number of good qualities, notably the attention to detail with the brickwork, which was picking up on some local distinctiveness. There were other issues however, that did not work well. The brick colour was considered too dark and uniform, rather than the warmer brick and terracotta used on the former bank building opposite.

7.2.7 The applicant has made further amendments in response to comments received from the Design and Review Panel and council planning officers following its original submission. This includes the setting back of level 5 from the buildings southeast facing elevation, reducing the size of the roof plant with some plant relocated to level 5 and lightening the brick colour. The metal vertical railings have also been removed and replaced with glass and ornate patterning to the horizontal spandrel panels has been introduced. Although the top floor has not been removed it has been reduced in size in response to the original comments received from DRP with it now stepped in further from

the buildings southeast elevation which means there is a more gradual transition in scale to the terraced buildings along Wimbledon Hill Road and also means the building no longer appears top heavy.

7.2.8 To fund the quality of improvements to the office space and the architecture of the building; value has to be created through some growth and intensification. The proposals presented here represent a viable and acceptable level of intensification and it is considered that a part 5/6 storey development in a major town centre is not considered as tall and the building set-backs mitigate the height and bulk of scheme. The building performs the function of both gateway and 'book-end' of an urban terrace where you would expect the corner block to be emphasised in height. It is also important that the building has sufficient presence to act as a gateway building to the town centre, and height has a legitimate role to play in achieving this. The building, as amended, will not appear as a building that is significantly taller than those around it. The reduction in size of the roof plant also means this element would now be barely visible from the street. Given the large size of the roof plant on the originally submitted scheme, this effectively removes a floor sized element from the top of the building further reducing the building's scale and mass. It is considered that the reduction in size of the roof plant would significantly improve the appearance of the scheme when viewed along Wimbledon Hill Road, particularly from further up the road towards Wimbledon Village where the plant was particularly prominent. Although DRP continue to have reservations about the height and massing of the building, Merton's Urban Design Team have been involved in negotiations and have reviewed the changes and are strongly supportive of the scheme as set out in paragraphs 6.5.1 – 6.5.10 and is summarised below.

7.2.9 The building is not considered excessively tall for its location and shouldn't be a 'shouty' or dominant landmark. The proposals are respectful to the neighbouring context whilst achieving a measure of growth. Whilst the building extends taller than the adjacent buildings, it does not do so significantly and can still be read as part of the terrace of shops going up the hill. The corner of the building with increased height and curved wraparound begins to mark the building as a local landmark. However, it reads primarily as simply a way the building turns the corner. This curved hinge is in part dictated by the existing floor-plates and column positions, but presents a more rounded, softer corner – again, referencing the larger curves of Melbury House as it turns into Woodside opposite.

7.2.9 The proposal extends onto the rear car park. Whilst this fills in a gap, the natural end to the commercial uses on this street is west of the adjacent office building of Mansel Court. This urban form is replicated to a degree on the other side of the street, with the elevations of the school buildings (sitting higher up the hill), and it is not until further along Mansel Road that the character becomes strongly residential. This infilling is considered sensible and appropriate, particularly as the current view between the buildings is of the less attractive service areas, backs of buildings and blank flank wall of Mansel Court. The proposed development is also an appropriate way to fill an

urban block, and is one of the few ways a site can achieve an intensification of use in this part of Wimbledon town centre.

7.2.10 As the building is a recladding, the rhythm and proportions are largely inflexible at the large scale. The effect of this is that the building does not have the opportunity to step up the hill bay-by-bay, as the older buildings do. This loses a degree of grain to the building, but does clearly mark the difference in use – as an office, and this is not inappropriate given the site constraints. It does however mean that what should be the most imposing part of the building – the corner, is less imposing however this is not a significant concern as landmark buildings do not have to necessarily stand out. There is an understated and restrained simplicity in these proposals, when viewed from a distance, and up-close the extremely detailed brickwork becomes the point of interest and adds a layer of quality and texture to the building.

7.2.11 The current proposal has a front elevation at the top level of vertical fins. These work well as a subservient form to the main elevation and lighten the mass of the building at the upper levels (similar to Elys). The use of brick at the lower levels emphasises the relationship with the adjacent terrace and other gateway building of Melbury House. The proposed material of brick is clearly appropriate for this type of building and location in Wimbledon and fits in well with the local context. The detailing in the brick, with the angled brick texture (borrowed from Mansell Road Church) moulded frieze and spandrel panel, introduce an exceptional level of detail, texture and human scale that is clearly of high quality and is a level of craftsmanship often lacking in many modern buildings. Following DRP, the brown bricks have been lightened (to be more red) to fit in with the Bank Buildings and Melbury House and it is considered to be a good contemporary interpretation of some local vernacular.

7.2.12 Overall, it is considered that the proposal is an imaginative design that responds well to its surrounding context contributing positively to the Merton (Wimbledon Hill Road) conservation area and the Wimbledon Hill Road and Mansel Road streetscene. It has benefited from the Council's design review process and the Council's Urban Design officer is fully supportive of the scheme.

7.3 Residential Amenity

7.3.1 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.

7.3.2 A block of six self-contained flats known as 58 Worple Road Mews are located to the rear of No.58 Wimbledon Hill Road. The flats are arranged over the first, second and third floors and abut the southern corner of the application

site. The occupiers of the flats have access to a rear courtyard area, which is located at first floor level to the rear of No. 58 Wimbledon Hill Road. Mansel Court, which is a recently refurbished office building, is located immediately to the southeast, whilst Wimbledon High School is located on the other side of Mansel Road. Melbury House, which is a four storey commercial building, is located on the opposite side of Wimbledon Hill Road at the junction with Woodside.

7.3.3 No. 58 Worple Road Mews comprises two, one bedroom flats on each floor at first, second and third floor levels with each of the flats being dual aspect. The proposed development would only be visible from the rear of these flats. The applicant has submitted a daylight and sunlight assessment which assesses the impact of the proposed development on No.58 Worple Road Mews. The Vertical Sky Component (VSC) is a measure of the skylight reaching a point from an overcast sky. The proposal would fail the VSC to the rear habitable room windows of each of the flats. However, it is important to note that the VSC is a simple geometrical calculation which provides an early indication of the potential for daylight/sunlight entering the space. It does not assess or quantify the actual daylight levels inside the rooms. In this instance, the close juxtaposition of buildings requires a more detailed approach and therefore the Average Daylight Factor (ADF) is calculated. This uses the VSC calculation in order to confirm the angle of obstruction and visible sky, but goes on to consider the area of glass receiving light and the transmittance qualities of the glass. This is then related to the surface area and reflectance value, of the room beyond. This provides a far more comprehensive review of daylight and is judged against the room's use. The British Standard sets the minimum diffuse daylight levels that should be available to the main habitable room windows, such as bedrooms, living rooms and kitchens. The following minimum average daylight factors should be achieved in the main habitable room: 1% in bedrooms, 1.5% in living rooms and 2% in kitchens. In this instance all but one of the habitable room windows would fully comply with BRE guidance, with only the bedroom window of one of the first floor flats failing. However, it is considered that this is considered to be acceptable given this window already fails the average daylight factor measurement, which means this bedroom already receives a limited amount of daylight/sunlight. It should also be noted that the living room windows to each of these flats are located to the front of the building and would not be impacted at all by the proposed development.

7.3.4 There would be some loss of outlook from the flats at No.58 Worple Road Mews due to the filling of the gap between the current building and Mansel Court. However, it is considered that given the application site is located in Wimbledon Town Centre, where more dense development is expected and encouraged it is considered that the proposal in this instance would not be visually intrusive or overbearing when viewed from these properties. It should be noted that the rear elevation of these properties already directly face the rear elevation of No. 58 Wimbledon Hill Road, which itself is a four storey commercial building. To further mitigate the impact of the extension on these properties the southeast facing rear wall would be located approx. 5m from

the side boundary the application site shares with No.58 with levels 4 and 5 stepped further back.

- 7.3.5 In terms of privacy, it should be noted that the building would comprise two terraces, which would be located at level 4 on the front of the building facing Wimbledon Hill Road and at level 5 on the southeast facing side of the building. It is considered that given their location there would not be any impact in terms of privacy. The rear of the building would feature windows that directly face the courtyard area and bedroom windows of three of the flats of No.58 Worple Road Mews. It is considered that given there would only be a separation distance of between 14.5m and 17.5m between the southeast facing windows and the bedroom windows of three of the flats at No.58 that it would be necessary to attach a condition requiring these windows are obscure glazed and fixed shut below 1.7m internal floor height.
- 7.3.6 It is considered that given the above considerations that the proposal would not be visually intrusive or overbearing when viewed from surrounding residual properties, or result in an unacceptable level of daylight/sunlight or privacy loss. The proposal would therefore accord with policies DM D2 and DM D3 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) and is acceptable in terms of residential amenity.

7.5 Parking and Traffic

- 7.51 Policy 6.1 of the London Plan (2015) supports development which generates high levels of trips at locations with high levels of public transport accessibility and improves the capacity and accessibility of public transport, walking and cycling. At a local level Policy CS.18 promotes active transport and encourages design that provides attractive, safe, covered cycle storage, cycle parking and other facilities (such as showers, bike cages and lockers). Policy CS.20 of the Core Planning Strategy states that the Council will require developers to demonstrate that their development will not adversely affect pedestrian and cycle movements, safety, the convenience of local residents or the quality of bus movement and/or facilities; on-street parking and traffic management. Developments should also incorporate adequate facilities for servicing to ensure loading and unloading activities do not have an adverse impact on the public highway.
- 7.52 The application as originally submitted proposed an on-street loading bay directly outside the development site on Mansel Road, which would have necessitated the modification of the existing contra flow cycle facility, including the removal of two segregation islands. Whilst this was considered to be satisfactory from a transport perspective concerns were raised during the consultation stage that the loss of these islands may encourage motorists to ignore the No Entry restrictions and turn left onto Wimbledon Hill Road. As a result a number of alternative options were explored including modifications to the existing cycle lane arrangements outlined in a second consultation. However, this option was dropped following concerns raised in a safety audit. The current proposal provides an off-street loading facility suitable for small to medium delivery vehicles by utilising the area in front of the entrance gates to

the basement ramp. Refuse vehicles and occasional larger delivery vehicles would make use of a new section of double yellow line waiting restriction adjacent to the site in front of Mansel Court. This can be achieved by relocating the adjacent on-street car parking bays westwards a short distance. Given these bays are considered to be too short for modern vehicles (approx. 4.4m to 5.4m), three longer bays of between 5 and 6m in length will be re-provided. It is noted that the applicant's own service vehicles would restrict access to the underground car park for short periods, however it is considered that given the low level of movements from the car park and the presence of alternative on-street car parking close by that this would be acceptable in this instance. The proposed delivery and servicing plan would also actively seek to manage servicing to outside office hours/off peak times to minimise the number and frequency of movements to further mitigate this impact.

7.53 The applicant has submitted a transport statement and Travel Plan demonstrating that the transport impacts associated with the proposals can be accommodated within the surrounding transport network. The proposal includes reducing the number of car parking spaces from 34 to 11 spaces including two Blue Badge parking spaces which will be located at basement level and accessed via a ramp from Mansel Road. It replaces surface level parking with high quality cycle parking provision. This is considered to be acceptable as it encourages sustainable travel in this highly accessible location. Wellington House is well connected and has excellent public transport links (PTAL rating of 6b).

7.53 The London Plan expects outer London Centres that have high PTALs to have cycle parking standards to match those of inner/central London (1 space per 90sqm). The proposed development would have a total ground floor area of approx. 4,530sqm and will provide 58 long stay cycle spaces at ground floor level which means it would comply with London Plan standards. It is also considered that this element of the proposal would comply with Policy CS.18 of the Core Planning Strategy as the cycle storage would also be secure, covered and other facilities such as showers and lockers would be provided. The London Plan also requires a development of this size to provide 9 short stay cycle spaces (first 5,000sqm: 1 space per 500sqm, thereafter: 1 space per 5,000sqm). Given the constraints of the site the proposal would not provide any short stay cycle spaces. As such, the applicant will be required to provide a financial contribution of £2700 (9 x £300 per short stay cycle space) for short stay cycle provision in the local area.

7.6 Sustainability and Energy

7.6.1 The BREEAM design stage assessment provided by the applicant indicates that the development should achieve an overall score of 63.02%, which meets the minimum requirements to achieve BREEAM 'Very Good' in accordance with Merton's Core Planning Strategy Policy CS15. This is particularly commendable in light of the use of BREEAM New Construction scheme to undertaken the assessment. In order to make allowance for the additional difficulties assessing a refurbishment project under the BREEAM New Construction scheme it is suggested that a condition is attached to allow a

BREEAM Good rating to be accepted in this case. Additionally the applicant has requested that allowance be made for the time taken to finalise the code certificates and reflected in the wording of the condition.

- 7.6.2 The BRUKL output documentation submitted for the proposed development indicates refurbished element of the works will achieve the target emissions reduction of 35% whilst the new build element of the development will only achieve an emissions reduction target of 11%. This leaves a carbon shortfall of 13.87 tCO₂ which will need to be addressed through a S106 payment according to the offset methodology outlined in the Mayors Sustainable Design and Construction SPD.
- 7.6.3 Future Merton have assessed the application and are satisfied that the all potential on-site carbon abatement opportunities have been considered and implemented where feasible and that the constraints placed on the site by virtue of it being an existing building limit the potential of achieving a 35% improvement for the new build element. The reimagining carbon shortfall can be dealt with via a S106 payment of £24,966.

7.7 Change of Use

- 7.7.1 The proposal would involve the amalgamation of two A2 units (professional and financial services) to create a single larger A3 unit. The application site is located in a secondary shopping frontage and as such uses such as restaurants are encouraged because they contribute to the vitality and viability of the shopping frontage. It should also be noted that the site is also located at the edge of Wimbledon Town Centre and a number of other restaurant uses are located along this part of Wimbledon Hill Road which means that it is a suitable location for a restaurant use. It should also be noted that the proposed change of use would not result in the loss of an A2 unit and not a retail unit.

8. ENVIRONMENTAL IMPACT ASSESSMENT

- 8.2 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 Wellington House is located in Wimbledon Town centre and has excellent transport links (PTAL rating of 6b), which means it is a highly suitable location for a major office development. The proposal would provide an enlarged, modernised and sustainable office building with well designed large

floorplates commensurate with Wimbledon's status as a major centre. Wimbledon is also the borough's largest town centre, identified as a major centre in the London Plan, which also makes it a sustainable location for a tall building. It is considered that the proposal will respect its context, in terms of its height, scale and massing and would be very high quality and a significant improvement in design terms compared to the tired and dated existing building. The impact on residential amenity and transport and highways is considered to be acceptable subject to the imposition of suitable conditions. It is therefore recommended that planning permission be granted subject to the conditions and heads of terms set out below.

RECOMMENDATION

GRANT PLANNING PERMISSION subject to the completion of a S106 agreement covering the following heads of terms:

- 1) Carbon emissions offset contribution (£24,966)
- 2) S278 agreement to be entered into covering the following:
 - Footway reconstruction;
 - Relocation of access to basement area;
 - Modification to existing waiting restrictions/parking bay layout on Mansel Road including traffic management order and access area
 - The removal and replacement of contraflow cycle lane splitter during construction if necessary.
- 3) Financial contribution for cycle parking in the local vicinity (£2,700)
- 4) Paying the Council's legal and professional costs in drafting, completing and monitoring the legal agreement.

And subject to the following conditions:

1. A.1 (Commencement of Development)
2. A.7 (Approved plans)
3. B.1 (External Materials to be Approved)
4. C.3 (Obscured Glazing (Fixed Windows))
5. C.7 (Refuse and Recycling (Implementation))
6. C.8 (No use of flat roof)
7. C.9 (Balcony/Terrace (Screening))
8. D.10 (No external lighting)

9. D.11 (Construction Times)
10. H.4 The disabled parking space shown on the approved plan 064-A-11-09(E) shall be provided and demarcated as disabled parking spaces before first occupation of the extended office building and shall be retained for disabled parking purposes for occupiers and users of the development and for no other purpose.

Reason: In order to comply with the requirements of Section 76 of the Town and Country Planning Act 1990 which relates to the provision of satisfactory access to buildings for people with disabilities and to ensure compliance with policy CS20 of the Adopted Merton Core Planning Strategy 2011.

11. H.7 The development hereby permitted shall not be occupied until the cycle parking, washing and locker facilities shown on the approved plan 064-A-11-10(F) have been provided and made available for use. These facilities shall be retained for the occupants of and visitors to the development at all times.

Reason: To ensure the provision of satisfactory facilities to promote sustainable modes of transport and to comply with Policy CS18 (Active Transport) of the Adopted Merton's Core Planning Strategy 2011

12. H.8 (Travel Plan)
13. H.12 (Delivery and Services Plan to be submitted)
14. H.13 (Construction Logistics Plan to be submitted)

15. Unless otherwise agreed in writing by the Local Planning Authority, a Post-Construction Review Certificate issued by the Building Research Establishment or other equivalent assessors confirming that the non-residential development has achieved a BREEAM rating of not less than the standards equivalent to 'Good' has been submitted to and acknowledged in writing by the Local Planning Authority within six months of the occupation of the developer '. The submission shall also include confirmation that the development will meet the London Plan C02 reduction targets.'

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply 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.

16. No part of the development hereby approved shall be occupied until evidence has been submitted to and approved in writing by the Local Planning Authority confirming that the development has achieved not less than a 35% improvement on Part L2B and an 11% saving on Part L2A for the refurbished and new build elements respectively.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply 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

17. Before the commencement of the development, details of the proposed green/brown roofs (including: species, planting density, substrate, a section drawing at scale 1:20 demonstrating the adequate depth availability for a viable green/brown; and a maintenance plan) shall be submitted to an approved in writing by the Local Planning Authority. The measures shall be implemented in accordance with the approved details and be permanently retained as such.

Reason: In order to conserve and enhance biodiversity and wildlife habitats in accordance with the provisions of policy CS.13 of Merton's Core Planning Strategy 2011.

18. No external windows and doors shall be installed until detailed drawings at 1:20 scale of all external windows and doors including materials, set back within the opening, finishes and method of opening have been submitted to and approved by the local planning authority. Only the approved details shall be used in the development hereby permitted.

Reason: To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

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