



- 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 dating from the 1950's. The application site has a frontage onto both Peek Crescent and Marryat Road, with a vehicular access from the former and a pedestrian access from the latter. There are a number of mature trees within the site, notably 4 mature horse chestnuts which line the Marryat Road frontage. The application site is within Sub-Area 6 (Wimbledon House) of the Merton (Wimbledon North) Conservation Area.

## 3. **CURRENT PROPOSAL**

- 3.1 The current proposal involves the demolition of the existing dwelling house and erection of a new six bedroom detached dwelling house with accommodation within the roof space and at basement level. The proposed house would be 10.2 metres in width (to the Peek Crescent frontage) and the house would be 10.5 metres in length. The proposed house would have an eaves height of 9 metres and a hipped roof with an overall height of 13.2 metres. Dormer windows would be provided on both the front and rear elevations. The proposed house would be set off the boundary with 3 Peek Crescent by 2 metres.
- 3.2 Internally, at basement level a gym, play room, plant room and other ancillary rooms are proposed served by 2 light wells on the side and one on the rear. The main living space is at ground floor with the pedestrian and vehicular access from Peek Crescent. There are four bedrooms at first floor and a further 3 potential bedrooms within the roofspace. The existing vehicular access from Peek Crescent would be adjusted so that the entrance aligns with the front door of the new house.
- 3.3 A traditional design approach has been adopted for the proposed house with a hipped roof and two storey bay windows and feature dormer windows that reflect the character and appearance of neighbouring houses in Peek Crescent.
- 3.4 The proposal includes the removal of three of the mature horse chestnut trees on the Marryat Road frontage, which the accompanying tree report advises are in poor condition, and the provision of replacement trees.

## 4. **PLANNING HISTORY**

- 4.1 In May 2012 a pre-application meeting was held in connection with the proposed demolition of the existing house and erection of a new house (LBM Ref.12/P1248/NEW)
- 4.2 In October 2012 planning permission and conservation area consent was granted under delegated powers for the demolition of the existing dwellinghouse and erection of a detached six bedroom house (LBM Refs.12/P1813 and 12/P1815).
- 4.3 In February 2013 a pre-application meeting was held in connection with a revised scheme for the redevelopment of the site by the erection of a detached dwellinghouse (LBM Ref.13/P0433/NEW).

## 5. CONSULTATION

- 5.1 The application has been advertised by conservation area site and press notice and letters of notification to occupiers of neighbouring properties. In response 7 letters of objection have been received. The grounds of objection are set out below:-

### Building Line

- the house intrudes more towards Marryat Road than both the existing house and the existing planning permission and the scale is aggravated by the large chimney stack which protrudes excessively from the roof, should be further away from Marryat Road, proposed building line is incompatible with keeping the trees, the building line specified in the 1899 Wimbledon House Estate covenants will be observed.

### Trees.

-The application proposes the removal of the four mature Horse Chestnut trees along the Marryat Road boundary and the trees contribute to the conservation area and streetscene, encroaches into the root protection area more than previously, no details provided of size or type of replacement tree, tree report omits footprint of proposed new basement, preference is to retain and manage existing trees as set out in the report, Council should verify that trees are in poor condition and need to be removed. If they do need to be removed, should have suitable mature replacements. Trees should not be removed- much loved feature.

### Design

-The design of the house should be in keeping with the Edwardian architecture in the surrounding area, previous design was more appropriate, exact design of proposed boundary treatment should be specified, porch pillars not in keeping with Edwardian houses in Peek Crescent and should be removed. 2m gap should be maintained with 3 Peek Crescent as per previous approval. Concerned about impact of basement on flow of water, turret feature out of keeping and should be removed

- 5.2 Parkside Residents Association

The Parkside Residents Association have no objection in principle to the demolition of the existing house and its replacement with a new house of suitable design and in keeping with the setting of the Conservation Area, taking into account the plot's prominent corner position. Their observations are:

- (i) Marryat Road building line infringement. In Marryat Road and Peek Crescent, the building lines largely respect those established when the area was developed at the turn of the century. The line (20 feet from the road boundary) is the subject of a restrictive covenant. The proposal would appear to be in breach of the 1899 covenant in respect of the position of the building in relation to the Marryat Road frontage and would be out of character with the development pattern
- (ii) Impact on trees. The mature Horse Chestnut trees on Marryat Road provide an attractive green feature which contributes to the character of the Conservation Area. Siting the house and lightwells so close to that frontage compromises the viability of the trees and they query whether there is room left for replacement trees to reach maturity. If set back to line of previously approved house, protective measures could be implemented.
- (iii) Requirement for a Basement Construction Method Statement- 3 Peek Crescent is locally listed . A suitable condition should be imposed requiring a basement construction method statement to be provided prior to commencement of construction.
- (iv) Permitted Development Rights and Working Hours – given the prominence of the site, any amendments should be the subject of a fresh application. Working hours should be restricted to 8am-5pm weekdays and 8am -1pm Sat

### 5.3 Tree Officer

The tree officer states that the arboricultural report advises that trees T5, T6, T7 and T8 are in a general poor form due to mainly to past management and the trees have developed associated problems. All four trees are recommended for removal. The drawing 'Proposed Site Plan' no.00P0050 Rev.B indicates that only trees T6, T7 and T8 are to be removed. There are no details of the proposed landscaping scheme; however the tree officer recommends that the trees are replaced on a 1 for 1 basis and that planning conditions are imposed on any grant of planning permission relating to tree protection, site supervision and a soft landscaping scheme.

### 5.4 Amended Plans (1)

The design of the proposed house was amended with the side elevation being adjusted to be closer to the Marryat Road frontage and the vehicular access reduced in width to align with the front door of the proposed dwelling. A separation distance of 2 metres has also been maintained between the proposed house and 3 Peek Crescent. A reconsultation has been undertaken and no further representations have been received.

### 5.5 Amended Plans (2)

A further amendment was made to the plans in respect of the alignment of the side elevation fronting onto Marryat Road. The side elevation has been

repositioned so the flank wall of the proposed house is on a similar alignment to the previously approved scheme. The footprint of the basement has also been amended and the rear lightwell and external staircase moved further into the rear garden. It is also proposed to install small lightwells to the Marrayat Road frontage and the design of the front entrance has been amended. A reconsultation has been undertaken and any comments will be reported to committee.

## 6. **POLICY CONTEXT**

6.1 The relevant policies contained within the Adopted Merton Core Strategy (July 2011) are CS8 (Housing Choice), CS9 (Housing Provision), CS13 (Open Space, Nature Conservation Leisure and Culture) and CS14 (Design).

6.1 The retained policies contained within the Adopted UDP (October 2003) are NE.11 (Trees-Protection), HS.1 (Housing Layout and Amenity), BE.15 (New Buildings and Extensions, Daylight, Sunlight, Privacy, Visual Intrusion and Noise), BE.23 (Alterations and Extensions to Buildings).

### 6.2 The London Plan (February 2011)

The relevant policies within the London Plan are 3.5 (Design and Quality of Housing), 3.8 (Housing Choice), 7.4 (Local Character) and 7.21 (Trees).

## 7. **PLANNING CONSIDERATIONS**

7.1 The main planning considerations concern the acceptability of the demolition of the existing building, the design and appearance of the replacement building and the impact on the Conservation Area, including the siting of the building footprint in relation to road frontages, the impact on trees, neighbour amenity, quality of accommodation and parking/highway issues.

### 7.2 Demolition of Existing Building

Conservation Area Consent has previously been granted for the demolition of 1 Peek Crescent in October 2012 (LBM Ref 12/P1815). This was on the basis that number 1 Peek Crescent was a 1950's 'infill' development from a later time period to its neighbours, and was not considered to make a positive contribution to the appearance of the Conservation Area. Its demolition was therefore considered to be acceptable on the basis that a suitable replacement house had been proposed. The proposed demolition is still considered to be acceptable subject to a suitable replacement proposal in terms of retained UDP policy BE.1.

### 7.3 Design and Conservation Issues

The initial redevelopment proposal was subject to pre-application discussions and planning permission was subsequently granted on 2 October 2012.

However, due to a restrictive covenant the approved house could not be built due to its footprint which would have encroached rearward beyond the building line. The current application proposes a detached house arranged

over four levels with accommodation within the basement and within the roof space. The proposed house is of similar height and width to the previously approved scheme but does not project so far into the rear garden as the previously approved scheme. The current proposal has also been amended so that the flank wall of the house is no closer to Marryat Road than the previously approved scheme and the design of the house has been revised with the addition of four small lightwells to the Marryat Road elevation and repositioning of the rear lightwell and external staircase and the design of the front entrance has also been revised. In response to neighbours concerns the flank wall of the proposed house has been sited 2 metres from the boundary with 3 Peek Crescent and the separation distance is considered to be acceptable. The design of the proposed house reflects the character of other houses in Peek Crescent with its hipped roof and two storey bay windows to the Peek Crescent elevation. The proposal would therefore preserve and enhance the character and appearance of the Merton (Wimbledon North) Conservation Area and is therefore acceptable in terms of Adopted Core Strategy policy CS14 and retained UDP policies BE.1 and BE.22.

#### 7.4 Neighbour Amenity

Although the proposed house would be closer to the boundary with number 3 Peek Crescent than the existing house, a two metre separation distance would be maintained between the proposed house and 3 Peek Crescent which is considered to be acceptable. In terms of windows within the side elevation facing 3 Peek Crescent, there would be only three windows within the side elevation at first floor level, to the staircase and bathrooms which would be obscure glazed. The siting of the proposed house and the position of windows is considered to be acceptable in terms of retained UDP policy BE.15.

#### 7.5 Trees

The proposal involves the removal of four Horse Chestnut trees situated on the Marryat Road frontage of the site. The removal of these trees was not part of the previous planning permission which retained the trees. The tree officer has confirmed that the trees are in a poor condition and does not object to the removal of the trees. However, the tree officer recommends that conditions be imposed on any grant of planning permission in respect of tree protection for the retained trees, site supervision and soft landscaping. The amended scheme has increased the space between the flank wall of the proposed house and the Marryat Road frontage of the site which will enable space to plant replacement trees which are large enough to have a similar street presence when mature and the replacement trees would be semi-mature specimens. The proposal is therefore considered to be acceptable in terms of retained UDP policy NE.11.

#### 7.6 Parking

Vehicular access from Peek crescent would be maintained albeit in a modified form and off-street parking provided within the front cartilage. There are no highways objections to the proposal and proposed development is acceptable in terms of Adopted Core Strategy Policy CS20.

7.7 Local Financial Contributions

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

**SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS**

9.1 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly there is no requirement for an EIA submission.

10. **CONCLUSION**

10.1 The demolition of the existing house has previously been considered to be acceptable by the grant of Conservation Area Consent on 2 October 2012 (LBM Ref.12/P1815) and there is an extant planning permission for the erection of a replacement dwelling (LBM Ref.12/P1813). The concerns of the neighbour have been noted and a 2 metre separation distance would be maintained between the proposed house and the boundary with 3 Peek Crescent. Windows within the side elevation of the proposed house facing Peek Crescent would be glazed with obscure glass and would not result in overlooking and/or loss of privacy. The design of the proposed replacement house is considered to be acceptable and the proposal would not affect neighbour amenity. The proposed development would also preserve and enhance the character and appearance of the Merton (Wimbledon North) Conservation Area. Accordingly it is recommended that planning permission be and conservation area consent granted.

**RECOMMENDATION**

**(1) 13/1206**

**GRANT PLANNING PERMISSION**

subject to the following conditions:-

1. A.1 Commencement of Development
2. B.1 External Materials to be Approved
3. B.4 Details of Site/Surface Treatment
4. D.11 Hours of Construction
5. H.9 Construction Vehicles

6. F.4 Tree Survey Approved (Drawing number 00P050 Rev B)
7. F5P Tree Protection
8. No works or development shall commence until a scheme of supervision for the arboricultural protection measures required by Condition 6 has been approved in writing by the Local Planning Authority. This scheme will be appropriate to the scale of the works and will include details of;
  - (a) Induction of personnel awareness of arboricultural measures.
  - (b) Identification of individual responsibilities and key personnel.
  - (c) Statement of delegated powers.
  - (d) Timing and methods of site visiting and record keeping, including updates.
  - (e) Procedures for dealing with variations and incidents.
  - (f) The scheme of supervision will be carried out as agreed.
  - (g) The scheme of supervision will be administered by a qualified arboriculturalist instructed by the applicant and approved by the Local Planning Authority.

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

9. No development shall take place until there has been submitted in writing for approval to the Local Planning Authority details of the method of the excavation and the construction of the basement extension. Such details shall be included in the Arboricultural Method Statement and Tree Protection Plan.

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

11. INF1 Party Wall Act

## **(2) 13/P1213**

### **GRANT CONSERVATION AREA CONSENT**

Subject to the following conditions:-

1. A.4 (Conservation Area Works)