

PLANNING APPLICATIONS COMMITTEE
5th September 2013

Item No: 15

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
	13/P1291	25/04/2013

Address/Site Mallards, Southside Common, Wimbledon,
London, SW19 4TG

Ward Village

Proposal: Excavation of basement, erection of two storey front and single storey and two storey rear extensions and conversion of garage to habitable roomspace, enlargement of roof and provision of accommodation within the roofspace with 2 x rooflights to the front roof slope, 1 rooflight to crown roof and inverted dormer to rear roof slope, removal of 2 x chimneys, erection of chimney to rear elevation, redesign of facades and fenestration and landscaping to the front and rear of the property.

Drawing Nos MLLRDDS-L101 Rev B, MLLRDS-E101 Rev B, E102 Rev A, E103 Rev A, E104 Rev A, MLLRDS-S101 Rev B, MLLRDS-P101, P102 Rev A, P103 Rev A, P104 Rev B, P105 Rev B and six un-numbered window details.

Contact Officer: Stuart Adams (0208 545 3147)

RECOMMENDATION

GRANT Planning 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 – No
Site notice – Yes
Design Review Panel consulted – No
Number of neighbours consulted – 4
External consultations – No.
Number of jobs created – N/A
PTAL score – 1b
CPZ – VOs

1. **INTRODUCTION**

The application has been brought before the Planning Applications Committee for consideration due to the number of objections received.

2. **SITE AND SURROUNDINGS**

- 2.1 The application site comprises a two storey detached house located on Southside Common, Wimbledon known as Mallards. The existing house is traditionally designed with a part tiled first floor, brickwork walls and a tiled hipped roof. The property has been extended with a single storey rear extension. It originally formed part of a group of three modest 1950's houses (Mallards, Greenways and Mannerhead). Mannerhead was demolished relatively recently and replaced with a new house.
- 2.2 The adjoining property, 6, 6a and 6b Southside Common, to the right of the application site frontage, at the junction between Southside Common and Lauriston Road, is a grade II listed building. Greenways, to the left of the frontage of the application site is a modest two storey house similar in bulk and appearance to Mallards.
- 2.3 The surrounding area is characterised by detached houses of various sizes and styles which are set within medium sized to large plots around Wimbledon Common.
- 2.4 The application site is located within the Wimbledon West Conservation Area.

3. **CURRENT PROPOSAL**

- 3.1 The proposal comprises the extension, complete renovation and remodelling of the existing house to provide a more modern external appearance, open plan living accommodation at ground floor and additional living space at basement and roof level.
- 3.2 It involves the excavation of a rectangular basement largely within the

existing house footprint, extending beyond it to the front and rear but no further forward than the existing gable and no further rearward than the existing single storey extension. The existing front gable would be extended further across the front façade with an amended roof form which maintains the same general eaves and ridge height. The existing conservatory would be replaced with a modern extension with a similar footprint and a covered terrace area would also be provided. The garage would be converted to part of the habitable room space and accommodation would also be provided in the roof space with 2 x rooflights to the front roof slope, 1 rooflight to crown roof and inverted dormer to rear roof slope, removal of 2 x chimneys, erection of chimney to rear elevation, redesign of facades and fenestration and landscaping to the front and rear of the property.

- 3.2 The remodelled house would retain a traditional hipped slate roof. The fenestration would be re-ordered and replaced with oak timber frames and stone sills, with high quality rendered walls (granular intonachino) and timber oak cladding feature and oak timber entrance door.
- 3.3 A construction method statement/impact assessment and flood risk assessment and ground investigation have been submitted at officers' request in relation to the basement construction.
- 3.4 The application was amended in the following manner to address concerns relating to the impact upon the adjoining grade II listed building and the detailed design of the house:
 - 20% reduction in the size of roof lights
 - Single storey front extensions removed from application
 - Alterations to window arrangement including proportions, spacing and detailing (front elevation)
 - Retention of existing perimeter brick wall
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4. **PLANNING HISTORY**

- 4.1 91/P0674 - Erection of a single storey extension at rear of existing house – Grant - 04/10/1991
- 4.2 90/P0596 - Erection of single storey conservatory at rear of property – Grant - 16/07/1990.
- 4.3 89/P0930 - Erection of a part single storey/part two storey extension at rear of dwellinghouse – Grant - 13/09/1989
- 4.4 MER913/78 - Reinstatement of 4'6" high boundary wall, two access gates and widening of existing access onto southside – Grant - 26/02/1979

4.5 WIM3210 - Outline 14 dwelling houses, 3 fronting onto southside, 5 fronting onto Lauriston and 6 fronting onto a new cul-de-sac – Grant - 06/12/1957

4.6 WIM3209 - Outline application for erection of three dwelling houses fronting onto Southside – Refused - 03/09/1957

5. **CONSULTATION**

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

5.1.1 In response to the consultation, 5 letters of objection were received. The letters of objection raise the following points:

- Extensive basement and impact upon adjoining properties (most notably the Grade II listed building)
- Need for party wall agreement
- Removal of front boundary wall. This is in matching brickwork to the adjoining Grade II listed cottage
- Rendered frontage and front wall is clearly in breach of any concept of a Unitary Plan and a Conservation Area.
- The elevations are now a mismatch of poor design of neither contemporary nor classical design.
- Rear elevation looks like a series of poor extensions with panoramic windows.
- Poor quality building
- Out of character
- Loss of light to changing room
- Overlooking and loss of privacy from inverted rear dormer

5.1.3 **Conversation Officer**

No objection

5.1.2 **English Heritage**

No objection subject to conditions to provide archaeological safeguards.

6. **POLICY CONTEXT**

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

BE.1 (Conservation Areas, New Development, Change of Use, Alterations and Extensions)

BE.8 (Setting Of Listed Buildings, Ancient Monuments, Historic Parks and Gardens and the Wider Historic Landscape)

BE.15 (New Buildings and Extensions, Daylight, Sunlight, Privacy, Visual Intrusion and Noise)

BE.16 (Urban Design)

BE.22 (Design of New Development)

- 6.2 The following Supplementary Planning Guidance notes are also relevant:

New Residential Development (December 1999)

Planning Obligations (July 2006)

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

CS14 - Design

CS18 – Active Transport

CS19 – Public Transport

CS20 - Parking, Servicing and Delivery

- 6.4 The Relevant policies in the London Plan (July 2011) are:

3.5 (Quality and Design of Housing Developments),

5.1 (Climate Change Mitigation),

5.3 (Sustainable Design and Construction).

7. **PLANNING CONSIDERATIONS**

- 7.1 The principal planning considerations related to this application are the design of the new extensions and their impact upon the Southside Common street scene/adjacent Grade II listed Building/Wimbledon West Conservation Area, impact on neighbouring amenity, trees and parking/highway considerations.

7.2 **Principle of Proposed Works**

- 7.2.1 The existing house is a modest 1950's two storey house, once forming part of a group of three similarly designed houses (Mallards, Greenways and Mannerhead) along Southside Common. The redevelopment of Mannerhead in 2000 has altered the relationship between the three houses. The existing house lacks sufficient architectural merit to justify its retention and it is identified as having a neutral impact upon the character and appearance of the Wimbledon West Conservation Area within the Council's Character Assessment. Consequently the proposed partial

demolition, extension and major remodelling of the existing house is considered to be acceptable in principle in relation to policy BE2 subject to the quality and appearance of the overall proposed scheme.

7.3 Design/Appearance/impact on Conservation Area

- 7.3.1 The application site is located within the Wimbledon West Conservation Area. Planning policy BE.1 (Conservation Areas, New Development, Change of Use, Alterations and Extensions) requires that within a conservation area a proposal for new development, alteration or extension to a building or for the change of use of land or buildings will be required to preserve or enhance the character or appearance of that conservation area.
- 7.3.2 Whilst it is noted that the proposed extensions take a different design approach to the existing house, the overall proposal seeks a complete renovation and remodeling of the existing dwelling, applying a new aesthetic to all the elevations. Houses in Southside Common and surrounding roads comprise a variety of building styles, sizes and use of materials, therefore a degree of architectural expression is considered acceptable in this location. Whilst it is noted that the predominant material within the area is facing brickwork, other materials have been used in the vicinity and therefore the proposed rendered walls, oak timber windows/doors, stone window sills and slate roof are considered to be acceptable. The materials are all high quality and full details of the modelling of the window reveals has been provided. The result is a more contemporary looking house whilst retaining a conventional massing and roof form. The design is considered to be acceptable and to preserve or enhance the character of the Conservation Area.
- 7.3.3 Siting, Bulk/Massing and Height
Whilst the proposed extensions to the existing house would result in greater massing, it would not be significantly greater and the eaves and ridge height would be unchanged, continuing to respond to the scale of neighbouring houses within the vicinity. The house would continue to sit comfortably within its plot with generously sized front and rear gardens, extending out no further than the existing front gable or rear extension. It would retain the existing gaps with neighbouring properties, extending no closer to the side boundaries. It is set at least 0.7m (increasing to 0.8m) off the boundary with 6, 6a, 6b Southside and 1.8m (increasing to 1.9m) off the boundary with Greenways.
- 7.3.4 The proposed house would still maintain a hipped roof form and whilst a flat roof section would be introduced, the flat roof section is very modest in size and other flat roof sections already exist in the area, most notably at Mannerhead. The proposed ridge level would respond to the height of the

adjacent houses, Greenways and Mannerhead, therefore creating a satisfactory relationship within the street scene.

- 7.3.5 The proposed front building line of the house would be split into two sections with both the forward and recessed front walls responding to the alignment of Greenways and Mannerhead.

7.3.6 **Boundary Treatment**

Concerns have been raised by neighbours in relation to the removal of the existing front boundary wall. The appellant has confirmed that the existing front boundary wall will be retained as existing.

7.3.7 **Basement**

The proposed basement would have a limited impact upon the visual amenities of the area with light wells being located to the rear of the building only. There are no trees within close proximity of the proposed basement that would be affected by the deeper excavation of the land.

- 7.3.8 It is considered that the proposed house would satisfactorily relate to the context site and would therefore preserve the character and appearance of the Wimbledon West Conservation Area in accordance with retained Policies BE.1 and BE.2 of the adopted Merton UDP..

7.4 **Listed Building**

- 7.4.1 The proposed house has been amended with the removal of the proposed single storey front extensions due to their obstructive impact upon views of the adjoining grade II listed building at 6, 6a, 6b Southside Common. Additional visual information provided with the revised plans demonstrates that views from Southside Common towards the listed building's central rear gable feature would be retained. There is no major change in the scale of the house relative to the Listed Building and it is considered that the proposed changes have had regard to and protect the setting of the adjoining listed building as required by planning policy BE.8 (Setting Of Listed Buildings, Ancient Monuments, Historic Parks and Gardens and the Wider Historic Landscape).

7.5 **Impact of Basement Construction**

- 7.5.1 Neighbours have expressed concerns in relation to the proposed basement and its impact upon the structural stability of adjacent properties. The applicant has commissioned structural engineers (Coyne Consulting Ltd) to produce a Construction Method Statement and Impact Assessment, Soils Limited to produce a Ground Investigation report and

gta Civils Ltd to produce a Flood Risk Assessment. The content of the three reports are summarised as follows:

7.5.2 Construction Method Statement and Impact Assessment

The proposed basement will be constructed using a traditional underpinning method. The underpins will be no wider than 1200mm, and no adjacent underpins will be constructed within a 48 hour period. This method of construction reduces the amount of potential ground movement and so minimises the effects of settlement of the adjacent structures.

7.5.3 In practice some settlement is possible but this should be no worse than 'aesthetic', according to the BRE's definition. If these conditions are met, any settlement that occurs is likely to be minimal and is likely to be accommodated in the elasticity of the superstructure.

7.5.4 The design and construction methodology, as described above, deals with the potential risks and ensures that the excavation and construction of the proposed basement will not affect the structural integrity of the adjacent properties.

7.5.5 The site is located on ground that is relatively flat and so slope instability can only be initiated in the temporary condition as the basement is being built. This would be via a collapse of the partially formed underpinning. This is highly unlikely due to the construction sequence and implementation of temporary works.

7.5.6 Flood Risk Assessment

The site lies with defended Flood Zone 1, as defined in the 2012 National Planning Policy Framework (NPPF) as having an annual probability of flooding from fluvial sources of less than 0.1% (or 1 in 1000 years.) The NPPF states that dwellings are appropriate development in FZ1.

7.5.7 Other sources of flooding: The SFRA commissioned by London Borough of Merton Council indicates areas susceptible to surface water flooding. It also outlines the other sources of flooding such as sewerage failure and that from artificial structures. This part of the borough is not mentioned in any of these sections and is not listed in the areas described as suffering from historical flooding, ie recorded flood incidents.

7.5.8 The flood risk profile of this site is concluded as being low to very low. This development will not increase this in any way.

7.5.9 It is therefore concluded that this development complies with the 2012 NPPF.

7.5.10 Ground Investigation

(Extract taken from accompanying Construction Method Statement and Impact Assessment). A site specific investigation has been carried out by Soils Limited. The investigation included a borehole in the front garden of the property. The borehole confirmed the presence of made ground to a depth of 2.2m. Below the made ground the subsoil consists of a layer of medium to dense gravel. The gravel extends to a depth of approximately 6m below ground. Below the gravel layer is the London Clay to depth. The site specific ground investigation did not reveal significant ground water at the time of the investigation (3rd and 4th of June 2013). The basement will be constructed within the Gravel layer. The new basement will be designed to limit ground bearing pressure to 150kN/m².

7.5.11 Basement Conclusion

The proposed basement would have a limited impact upon the visual amenities of the area and technical construction methods would mitigate potential harm to neighbouring properties. Planning conditions requiring further detail of construction could ensure potential harm to neighbouring properties is limited. It should also be noted that the structural stability of adjacent properties may be properly dealt with by means of a party wall agreement under the Party Wall Act 1996.

7.6 Archaeological Considerations

- 7.6.1 The application site is located within an Archaeological Priority Area as identified on the UDP proposals map. Although the basement is largely within the footprint of the existing house, in light of the archaeological sensitivity of the area, it is considered necessary to impose a planning condition requiring the implementation of a programme of archaeological works which would be secured prior to commencement of works on site.

7.7 Neighbouring Amenity

7.7.1 6, 6a & 6b Southside Common

This neighbouring property is a grade II listed building, which is split into three separate units. The building footprint is orientated at a right angle to Southside Common, with its rear wall running parallel with the application site boundary and projecting beyond the rear and frontage of the host property at the application site.

- 7.7.2 The proposed extensions, with the exception of the single storey rear extension would be sited to the flank of this neighbouring property.

Therefore there would be no undue loss of amenity to the front rooms of the property. The proposed single storey rear extension would be set 0.8m off the boundary with this neighbour and would only project 2.7m beyond the existing rear elevation of this neighbouring property. Given the level of separation away from the boundary and the modest size of the single storey rearward projection there would be no undue loss of neighbouring amenity.

7.7.3 Greenways, Southside Common

The proposed extensions at ground and first floor levels would project a combined distance of 6.7m (4m first floor and 2.7m ground) beyond the rear elevation of this neighbouring property. However the flank wall of the house would be inset 1.9m from the boundary with this neighbouring property and the flank wall of Greenways is also inset 2m off the boundary, thus creating a good level of separation between the proposed extension and this neighbour. Given the level of separation it is considered that there would be no undue loss of this neighbour's amenity.

7.7.4 10 Wilberforce Way & 40 Lauriston Road

These neighbouring properties are located to the rear of the application site. The proposed extensions are well distanced away from these neighbours to ensure that there is no undue loss of amenity. Whilst concerns have been raised by neighbours in regards to the inverted rear dormer, the proposed inverted dormer is small in size, therefore would not be able to accommodate large numbers of persons and would therefore have a restricted usage. In addition, the inverted dormer would be distanced at least 18m from the rear site boundary and 24m away from the rear elevation of 10 Wilberforce Way. The level of separation is considered to be a reasonable distance to prevent undue overlooking.

7.8 Parking and Traffic

The site has a PTAL rating of 1b and is located within CPZ- VOn. Whilst the size of the existing house has been enlarged, suitable amount of car parking is provided within the frontage and given the small scale nature of the proposal it is not considered that the proposal would create adverse harm to traffic conditions in and around the area.

7.9 Local Financial Considerations

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

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

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

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

9. **CONCLUSION**

9.1.1 The proposed development will update the existing house with alterations and extension that are acceptable in terms of design, size and appearance, using high quality appearance to create a more contemporary looking house with a conventional massing and roof form. It would have no undue impact on neighbouring amenity, trees or highway conditions. The remodeling, alteration and extension of the existing building would bring the building up to modern standards in terms of energy efficiency and improved residential accommodation for future occupiers. The proposal is considered to be in accordance with Adopted Unitary Development Plan, Core Planning Strategy and London Plan policies. The proposal is therefore recommended for approval subject to conditions.

RECOMMENDATION

GRANT PLANNING PERMISSION subject to the following conditions:

1. A1 Commencement of Development (full application)
2. B.1 External Materials to be Approved
3. C.2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window or door other than those expressly authorised by this permission shall be constructed in the upper level of the side elevation (facing Greenways) without planning permission first obtained from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties and to comply with policies BE.15 and BE.23 of the Adopted Merton Unitary Development Plan 2003.

4. C.4 Before the development hereby permitted is first occupied, the bedroom window in the side elevation at first floor level shall be glazed with obscure glass and fixed shut and shall permanently maintained as such thereafter.
- Reason: To safeguard the amenities and privacy of the occupiers of adjoining properties and to comply with policy BE.15 of the Adopted Merton Unitary Development Plan 2003.
5. C.8 No use of flat roof
6. D.11 Construction Times
7. F.1 Landscaping/Planting Scheme
8. F.2 Landscaping (implementation)
9. A) No development shall commence until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority.
B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under Part A
- Reason - Heritage assets of archaeology interest survive on the site. The planning authority wishes to secure the provision of archaeological investigations followed by the subsequent recording of significant remains prior to development (including preservation of important remains), in accordance with recommendations given by the borough and in PPS 5/NPPF.
10. Works in accordance with Construction Method Statement
11. H10 Construction Vehicles, Control of dust etc

Planning Informative

1. 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.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>