

PLANNING APPLICATIONS COMMITTEE 17th March 2016

Item No:

UPRN

APPLICATION NO.

DATE VALID

15/P3751

30/09/2015

Address/Site:

17 Ernle Road, West Wimbledon, London, SW20 0HH

(Ward)

Village

Proposal:

Excavation of basement with front and rear lightwells

Drawing Nos:

2607, 2608, block plan, site location plan & Energy Statement from SHA Environmental dated 3rd March 2016

Contact Officer:

David Gardener (0208 545 3115)

RECOMMENDATION

GRANT Planning Permission Subject to Conditions

CHECKLIST INFORMATION

- Heads of agreement: Permit free, Affordable housing
- 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: None

1. INTRODUCTION

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

2. SITE AND SURROUNDINGS

- 2.1 The application site, which is located on the southern side of Ernle Road, comprises a detached dwellinghouse which was constructed during the inter war period (between 1925 and 1939). The site is located within the Merton (Wool Road) Conservation Area.

- 2.2 The surrounding area comprises large detached dwellinghouses, which were also erected between 1925 and 1939, when 'The Barnes Field Estate', was divided up into building plots and sold off for the construction of houses. In recent years a number of properties along Ernle Road have been enlarged. The application property itself has recently been extended through the erection of a two - storey side and single storey rear extension, new roof with increased ridge height, and two dormers on the rear roof slope.
- 2.3 Ernle Road, and the wider Merton (Wool Road) Conservation Area features properties with low front boundary edges and mature trees, which creates an open and semi-rural character to the area.

3. CURRENT PROPOSAL

- 3.1 The current application is to excavate a basement, with three lightwells to the front and four lightwells to the rear of the house.
- 3.2 The proposed lightwells at the front of the house would feature either a grille or glass blocks cover whilst the lightwells to the rear would feature a grille or glass cover.

4. PLANNING HISTORY

The following planning history is relevant:

- 4.1 09/P2524 - Demolition of existing 5 bed dwelling & garage and construction of replacement 5 bed detached dwelling with associated landscaping and parking area for 2 vehicles. Refused, 13/04/2010
- 4.2 09/P2530 - Application for Conservation Area Consent for the demolition of existing 5 bed dwelling & garage and construction of replacement 5 bed detached dwelling with associated landscaping and parking area for 2 vehicles. Refused, 13/04/2010
- 4.3 10/P2821 - Demolition of parts of the existing dwelling and its associated garage and undertaking alterations and extensions including a new roof structure with dormers and roof lights on rear roof slope, two storey side extension and single storey rear extension to provide a five bedroom dwelling with landscaped front garden, two parking spaces and decoratively fenced area. Granted - 03/12/2010

5. POLICY CONTEXT

- 5.1 Adopted Merton Sites and Policies Plan and Policies Maps (July 2014): DM D2 (Design considerations in all developments), DM D3 (Alterations and extensions to existing buildings), DM D4 (Managing Heritage Assets), DM F2 (Sustainable urban drainage systems (SuDS) and; Wastewater and Water Infrastructure)

- 5.2 Adopted Merton Core Strategy (July 2011) are:
CS.14 (Design)
- 5.3 The following Supplementary Planning Guidance (SPG) is also relevant:
Residential Extensions, Alterations and Conversions.

6. CONSULTATION

6.1 The application was publicised by means of a site notice and individual letters to occupiers of neighbouring properties. In response, eight letters of objection have been received, including an objection from the North West Wimbledon Residents' Association (NWWRA). The objections are on the following grounds:

- Undesirable precedent for basements on south side of Ernle Road
- Disruption caused by construction works/Impact on safety for pedestrians and cyclists/Noise
- Impact on ground water flows/stability of adjoining houses
- Not in keeping with character of Ernle Road and wider conservation area
- The application does not include an arboricultural report assessing the impact on greenery including hedge at No.15
- The application has not been accompanied by a report setting out how the proposal will meet the London Plan carbon emission reduction targets
- One of the borehole locations (BH2) is incorrectly shown on the adjoining property

6.2 North West Wimbledon Residents' Association
Have raised concerns regarding the impact on ground water flows and this issue has not been properly addressed in the current application. In addition, the building of lightwells on the south side of the street would be out of keeping within Ernle Road part of the Conservation Area.

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

7. PLANNING CONSIDERATIONS

Given the nature of the proposal it is considered that the proposal would not have an unacceptable impact on residential amenity in respect of daylight, sunlight, visual amenity or privacy. The main planning considerations are therefore the impact that the proposed basement would have on the visual appearance and character of the Wool Road Conservation Area as well as the impact on ground stability and surface water/groundwater issues.

7.1 Design and Impact on Conservation Area

- 7.1.1 Policy DM D4 states that proposal affecting a heritage asset or its setting should conserve and enhance the significance of the asset as well as its surroundings.
- 7.1.2 It is considered that the proposed basement extension and lightwells are acceptable in terms of design and impact on the Ernle Road street scene. The basement itself, apart from the lightwells, is located entirely under the current footprint of the house. The 3 lightwells at the front (as well as the ones at the rear) are very modest in size. They are no greater than 0.75m in depth. The rectangular lightwell in front of the study sits no further forward than the front main wall of the house and will be covered in glass blocks. The rectangular lightwell next to the open porch will not extend beyond the porch pillars, and is also covered in glass blocks. The one in front of the bay will be covered by a metal grille and would be screened from view by the adjacent planting.
- 7.1.3 It is therefore considered that the visual impact of the development when viewed from the street would be extremely limited, preserving the appearance of the house, the Ernle Road street scene and the conservation area in general.

7.2 **Basement Construction and Impact on Ground and Surface Water Flow**

- 7.2.1 A Subterranean Structural Statement has been provided as part of the application containing information on construction, geology, groundwater flows and hydrology. The document has been reviewed by the Council's Structural and Flood Engineers. The applicant has provided a basement construction method statement including construction sequence, which the structural engineer considers to be acceptable. A condition will be attached requiring a final construction method statement prior to commencement of works from the commissioned contractor confirming they will either follow the submitted statement and sequence or alternatively confirm another method of construction.
- 7.2.2 Policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) requires that a proposal for a basement to demonstrate that it will achieve the London Plan emissions reduction targets expressed as a minimum improvement over the Target Emissions Rate outlined in national Buildings Regulations. In this instance a 25% improvement on Part L (2010) or a 19% improvement on Part L (2013) will be required for carbon savings. The applicant has provided an updated Design and Access Statement with an energy statement also submitted demonstrating compliance with the Council's sustainability policies.
- 7.2.3 The basement construction method statement states that a ground investigation has been undertaken and no groundwater strikes occurred during the investigation. The design parameters used are conservative and would take into consideration the water table up to ground surface level and therefore allow for any burst water mains or local surface water flooding. An additional plan has also been submitted since the application was first submitted showing permeable paving for the driveway and hardstandings

around the basement to assist surface water infiltration. Overall, it is considered that the proposal would accord with policy DM F2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014). The Council's Flood engineer has raised no objections to the proposals subject to suitable conditions being 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. LOCAL FINANCIAL CONSIDERATIONS

- 9.1 The proposal would result in a net gain of 163sqm of floor space and as such will be liable to pay both the Mayoral and Merton Community Infrastructure Levies (CIL). The funds will be spent on the Crossrail project, with the remainder spent on strategic infrastructure and neighbourhood projects.

10. CONCLUSION

- 10.1 It is considered that the proposed basement with associated lightwells would be acceptable in terms of its size and appearance and would not have an unacceptable impact on the Erle Road street scene or the wider Merton (Wimbledon West) conservation area. It is also considered that the proposal would not have an unacceptable impact on the stability of the current house or surrounding properties or ground and surface water flows. The proposal would therefore accord with the relevant policies set out in the Adopted Merton Core Planning Strategy (July 2011) and Sites and Policies Plan and Policies Maps (July 2014).

RECOMMENDATION

GRANT PLANNING PERMISSION subject to the following conditions:

1. A.1 (Commencement of Development)
2. A.7 (Approved Plans)
3. B.4 (Details of Site/Surface Treatment)
4. C.10 (Hours of Construction)
5. F.9 (Hardstandings and SUDS)
6. Prior to the commencement of the development details of the provision to accommodate all site operatives, visitors and construction vehicles and loading / unloading arrangements during the construction process shall be submitted and approved in writing with the Local Planning Authority. The

approved details must be implemented and complied with for the duration of the construction process.

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

7. No development approved by this permission shall be commenced until a detailed method statement has been produced and submitted by the contractor and reviewed/agreed by a chartered engineer. The method statement shall include construction working drawings, temporary support details and confirmation of construction sequence.

Reason: To ensure that structural stability of both the house and adjoining houses is safeguarded and neighbour amenity is not harmed and to comply with policy DM D2 of Merton's Sites and Polices Plan 2014.

8. Sustainability (energy efficiency)