

**PLANNING APPLICATIONS COMMITTEE**  
**21<sup>st</sup> April 2016**

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>Item No:</u> <u>DATE VALID</u>
	15/P2830	03/09//2015
<b>Address/Site</b>	7 Lambourne Avenue, Wimbledon Park, London, SW19 7DW	
<b>Ward</b>	Wimbledon Park	
<b>Proposal:</b>	Demolition of existing house and erection of a pair of two storey 5/6 bed semi-detached houses with accommodation at basement and roof levels	
<b>Drawing Nos</b>	907/01, 03 B, 04 C, 05 B, 06 B, 07 B, 10 B & 11 D	
<b>Contact Officer:</b>	Stuart Adams (0208 545 3147)	

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**RECOMMENDATION**

**GRANT Planning Permission subject to conditions and S106 agreement**

**CHECKLIST INFORMATION.**

Heads of agreement: - Affordable Housing & Permit Free Development  
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 – 8  
External consultations – No.  
PTAL Score – 1b  
CPZ – P2(s)

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## 1. **INTRODUCTION**

- 1.1 The application has been brought before the Planning Application 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 in Lambourne Avenue, which is a cul de sac accessed from Arthur Road, Wimbledon Park. The house is the last in a line of 4 properties on the eastern side of the road before reaching the houses at the bottom of the cul de sac. The house has a side boundary with the turning head area, giving it a corner location. It is set back from the pavement in an elevated position compared to pavement level. It sits on a plot which is appreciably larger and wider than the other 3 houses on the east side of the road.
- 2.2 Lambourne Avenue is characterised by detached houses in a maturely landscaped setting, to which the vegetation within the deep front curtilages contributes. Another key feature of the road is the topography, sloping downwards from Arthur Road, from south to north, to the bottom of the cul-de –sac. The most northerly properties on the far side of the turning head sit below street level which provides views beyond and a sense of openness.
- 2.3 The next door house, no 5 Lambourne Avenue, adjacent to the southern boundary of the application site, is a new replacement house, completed in 2015.
- 2.4 The property is located within the Wimbledon North Conservation Area (Sub-Area 3: Arthur and Leopold Road). It is also within a Controlled Parking Zone.

## 3. **CURRENT PROPOSAL**

- 3.1.1 The proposal is for the demolition of the existing house and erection of a pair of two storey 5/6 bedroom semi-detached houses with accommodation at basement and roof levels.
- 3.2 The proposed houses would have a traditional design using stock brick and stone detailing and Rivendale artificial slate as the principal materials. The hipped roof form and dormers would be similar to the adjoining house at no.5. Light wells for the basement are located to the side (behind a side garden wall) for the northernmost plot and to the rear for the adjoining one. Off street car parking for 2 cars is provided for each house within a 5.1m wide front driveway. This results in the removal of two existing on street bays.

- 3.3 The floor space (GIA) and amenity space standards of individual residential units are as follows compared to the adopted London Plan guidelines and Merton planning policy DM D2 Design considerations in all developments).

Proposal	Type(b)bed (p) person	Proposed GIA	London Plan	Amenity Space (sq m)	London Plan/ Merton requirement
House A	6b12p	365	129	280	50
House B	6b12p	398	129	205	50

#### 4. **PLANNING HISTORY**

- 4.1 WIM6953 - Erection of house and garage – Grant - 27/08/1963
- 4.2 WIM4240 - Formation of a new street and also to provide an additional building plot making a layout of 20 building plots – Grant - 19/03/1959.

#### 5. **CONSULTATION**

- 5.1 The application has been advertised by standard site notice procedure and letters of notification to the occupiers of neighbouring properties.
- 5.2 In response to consultation, 8 letters of objection received. The letters raise the following concerns:
- Loss of 2 on street CPZ car parking spaces. Increased impact upon traffic and parking.
  - Semi-detached houses will make the road look urban. The scale, size, height, width and proximity to the street corner would erode the sense of spaciousness at this highly sensitive and elevated location, would appear incongruous and unduly dominant, adverse impact on Conservation Area, overdevelopment
  - Plans fail to portray the setback position of no 9 or provide details of the road levels along this frontage. Does not reflect the manner in which the proposal relates to the topography of the site and street scene generally
  - Restricted covenants for a single house only
  - Gap of 1m to the boundary with no.5 is insufficient for a building of this size in this context and would erode the existing sense of spaciousness.. Single storey garages on the other houses retain views of trees between the houses and give a sense of spaciousness which is a key feature of the area.

- The ridge heights of properties along Lambourne Avenue are stepped, reflecting the natural topography of the area. Proposal fails to respond to this pattern of development or the contours of the road. The over scaled form of the roof is further evidenced by the extent of flat roof proposed.
- Proposed design is contrived and adversely contrasts with the simple roof forms in Lambourne Avenue, with gable and hipped features on the front and side elevations adding bulk and reinforcing its visual dominance. Victorian/Edwardian style does not fit with the varied 20<sup>th</sup> century styles of the other houses in Lambourne Avenue. Large arched windows not in keeping
- The front gardens along Lambourne Avenue are characterized by soft landscaping which frames the road and views towards Wimbledon Park. The proposed front curtilage would be dominated by hardsurfaced parking area and would be visually incongruous and detrimental to the street scene.
- The contours of Lambourne Avenue and the arrangement of buildings enable views towards Wimbledon Park and beyond and this is positively identified as being of significance in the CA assessment. The dominant scale would impact on views within the CA and those towards Wimbledon Park and beyond. The significant harm to the heritage asset is not outweighed by any public benefit.
- The basement bedrooms would not provide sufficient daylight or sunlight and would have a very restricted outlook onto a small light wells
- Noise
- Does not respect rear boundary lines, extending further towards the rear without stepping down in height.
- effect of the basement on the stability of land, neighbours and water table
- Loss of privacy and loss of sunlight to garden of no 9

5.2.1 Following re-consultation, 7 letters of objection were received. Neighbours consider that the changes are minor and have not addressed their concerns. The letters of objection raise the following points in regards to the amendments:

- The proposal for two houses on the current site of a single property. This is out of character with the road which is made up of detached houses.
- Overbearing
- Two driveways and the removal of the part of the front garden would have an adverse impact on the green nature of the conservation area.
- Loss of two on road car parking spaces would cause problems for visitors

- The amended design is still awkward and contrived. The amendments do not go far enough – houses still excessive in scale
- The step down in ridge height is not sufficient and windows are not well designed. Too many windows on North-east elevation which are not in keeping with other houses.
- Removes the existing gap between no 5 and no 3 formed by the two adjacent garages. No 5 was preventing from building above the garage.
- Excessive rearward projection
- The overall width remains overwhelming as the mass of the two houses together produces a front elevation that is more than 1/3<sup>rd</sup> wider than any other house in the area.
- Structural damage to adjacent properties due to basement and impact upon land stability and water table
- Increase in ridge height of 1.08m in comparison to existing is a huge difference.
- Roof should be lower to allow views of Wimbledon Park and beyond. Loss of openness
- The north end of the building has been slightly set back, but this is only very minimal and will make little difference when viewed from the street.
- Mistake in the drawings such that a window has not been shown on the North-West elevation at the rear of the first floor – there is a window shown on the 1<sup>st</sup> floor plan but not on the elevation
- The vast multi-paned stairwell window is totally out of keeping with all the other houses on the street.
- Excessive size of the proposed off street parking is out of keeping
- Set precedent
- Overdevelopment

## 6. **POLICY CONTEXT**

### 6.1 Merton Core Planning Strategy (July 2011)

CS8 – Housing Choice

CS9 – Housing Provision

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.D2 Design Considerations in All Developments

DM.D4 Managing Heritage Assets

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

- 6.3 London Plan (July 2015) and Minor Alterations to the London Plan (March 2016)
- 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, the design of the new houses and the impact upon the Lambourne Avenue street scene and the Wimbledon North Conservation Area, the standard of accommodation provided, impact upon neighbouring amenity, trees and parking/highways considerations.

### 7.2 Amendments

- 7.2.1 The plans have been amended in the following ways:

- Single storey side element removed. Ridge and eaves level lowered on two storey side element of corner house to reduce massing and entrance door relocated to increase landscaping to the corner.
- Amended layout of front garden to increase soft landscaping and relocated bins and bike stores.
- On street car parking spaces to be removed annotated on plans and pavement and ridge/eaves levels shown on elevations

### 7.3 Principle of Development

- 7.3.1 Planning policy DM D4 (Managing heritage assets) requires that development that affects a heritage asset or its setting will be required to conserve and where appropriate enhance Merton's heritage assets and distinctive character. The policy further states that loss of a building that makes a positive contribution to a conservation area or heritage site,

should also be treated as substantial harm to a heritage asset. The existing dwellinghouse has little architectural merit and is not considered to make a positive contribution to the Wimbledon North Conservation Area. Therefore, in principle, the demolition of the existing building is considered acceptable.

7.3.2 The redevelopment of the site would create two 6 bedroom houses, which would result in a net increase of 1 unit on the site. The London Plan and the Council's adopted planning policies seek to increase housing provision where it can be shown that an acceptable standard of accommodation will be provided. The London Plan 2015 sets Merton a minimum target provision and the development would make a modest contribution to meeting that target.

7.3.3 In terms of providing two dwellings on this site, there is no principle objection subject to the normal planning considerations set out below. It is noted that neighbours have raised concerns regarding a covenant restricting development to one dwelling, however this is a civil matter and is not a planning consideration.

#### 7.4 Design

7.4.1 Planning policy DM D2 (Design considerations in all development) seeks to achieve high quality design by relating 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 landscaping features of the surrounding areas.

7.4.2 Lambourne Avenue is characterised by detached houses with relatively deep setbacks from the road. The large detached houses at the northern end of this cul-de-sac are predominantly at a lower level than the road. As noted in the Character Assessment for the Sub-Area, this arrangement of highway and buildings

*'combine to form a long wide gap when viewed from within Arthur Road. This allows an extensive view across wooded gardens to Wimbledon Park and beyond.'*

The proposed houses do not sit any further forward on the plot than the existing house to be demolished or the adjoining house at no.5, therefore this long, wide gap which is a key characteristic of Lambourne Avenue in relation to the Conservation Area is considered to be maintained.

7.4.3 The houses on the eastern side of Lambourne Avenue follow the road contours with roofs and eaves heights stepping down to follow the topography. This stepping down is maintained in the proposed

development, and in recognition of the fact that no 7 sits in an elevated position above the turning head, the application has been amended to reduce the height and massing of the element closest to the northern boundary further still and step the building back with a staggered building line. 3 Lambourne Avenue has a ridge and eaves height 0.34m and 0.58m higher than its neighbour at no.5. The proposed development would result in no 5 having a ridge and eaves height 0.35m and 0.54m higher than the closest element of the proposed houses, maintaining a similar relationship with no 5 to that which exists between no's 3 and 5. The ridge height of the main element would be 1m higher than the existing house and the part closest to the corner would be no higher than the existing ridge as well as being set back behind the main elevation. The proposed development is considered to satisfactorily follow the existing pattern of development in terms of ridge and eaves heights.

- 7.4.4 In terms of the height and massing and siting, in addition to the step in height and set back at the corner, it should also be noted that in contrast to the existing prominent projecting gable end, the roof design has a hipped roof form, sloping away from the front elevation rather than projecting vertically, to minimise its presence in the street scene.
- 7.4.5 The plans have been amended to remove hard landscaping paths and steps between the side elevation and the northern boundary to maintain a green and open landscaped aspect and the proportion of soft to hard landscaping has been increased within the front curtilage to provide a softer appearance.
- 7.4.6 In terms of maintaining suitable gaps around buildings, between no.s 3 and 5, a 4.272m gap exists between the upper floor elements, made up of the single storey garage belonging to no.3 and a 1m gap between the flank wall of the new house at no 5 and the boundary with no.3. A similar 4.266m gap is maintained between 5 and 7, made up of the single storey garage of no 5 and the 1.1m gap between the new house flank wall and the boundary with no. 5. The proposed development has also been amended to retain at least a 4.6m gap from the northern boundary, increasing to 7.5m. Whilst the two storey element of the proposed houses would be situated closer to number 5 Lambourne Avenue, resulting in a reduced gap between these neighbours, it would be similar to existing spacings and a large gap on the other side of the buildings would be retained in order to maintain a sufficiently green and open aspect at the corner. Whilst the massing of the building would be greater than the existing house, care has been taken to maintain a suitable massing with respect to its location in the streetscene and on balance, it is considered that the proposed development would respect the visual amenities of the street scene and would conserve the character of this part of the Wimbledon North Conservation Area.



## 7.5 Basement

7.5.1 The proposed basement would have a limited impact upon the visual amenities of the area with light wells being located at the rear and side of the houses. The light wells would be fitted with low-rise balustrades and given their siting would have a limited impact upon the visual amenities of the street scene. There are no trees within close proximity of the proposed basement that would be affected by the deeper excavation of the land. Neighbours have expressed concerns in relation to the proposed basement and its impact upon land stability, impact upon adjacent properties and water table. The applicant has commissioned an independent structural engineer (RJC Structural Design) to produce a Construction Method Statement which explains the construction and detailing of the proposed basement. The Council's Structural and flood engineers have confirmed the acceptability of the proposed basement details subject to conditions. Separate building regulations approval would be required for the construction of the basement and the provisions of party wall legislation would apply..

## 7.6 Standard of Accommodation

7.6.1 The proposed houses would provide a satisfactory standard of accommodation for future occupiers. The proposed houses would exceed Merton's and London plan space standards. The layout of the houses shows that each room is capable of accommodating furniture and fittings in a satisfactory manner. Whilst it is noted that the bedrooms in the basements would have limited outlook and light, they do not form the main bedroom accommodation and are likely to be guest or additional ancillary accommodation. All the other habitable rooms have good levels of outlook, light and circulation areas. The houses would have direct access to a private rear amenity space well in excess of the Council's minimum standard of 50 square metres.

## 7.7 Neighbouring Amenity

### 5 Lambourne Avenue

7.7.1 The proposed house would be inset 1.1m from the boundary with this neighbour. The proposed houses would not project beyond the front elevation of no.5 and would be no further forward than the existing house. At the rear, the nearest element of no.5 is a single storey side addition which accommodates a garage and utility room, separating the main house at no.5 from the side boundary. The proposed rear building line of the houses would align with the ground floor rearward projection of the main part of the neighbouring house (2m beyond the upper floors), which

is situated beyond the single storey side garage. There would be a separation distance of 4.2m between the flank wall of the proposal and this neighbour's main flank wall (main part of house). Given the relative siting and good level of separation between neighbours it is considered that there would be no undue loss of amenity.

- 7.7.2 In order to ensure that there is no overlooking from the side windows and flat roof section of the proposed houses, obscured glazing and no use of the flat roofs can be secured via suitable planning conditions.

#### 9 Lambourne Avenue

- 7.7.4 This neighbour site is orientated at a right angle to the application site and sits directly at the end of the garden of the application site. The proposed houses would be distanced approximately 25m from this neighbouring property. Upper floor windows looking towards the rear garden area would be over 16m away. Given the orientation of the neighbouring property and level of separation it is considered that there would be no undue loss of amenity. A new semi-mature tree will be planted adjacent to the boundary with no.9 and additional planting can be required adjacent to the boundary to soften views of the rear elevations.

#### 7.8 Parking and Traffic

- 7.8.1 The site is in a controlled parking zone (P2(s)) with controls operating between Monday to Friday between 11am-3pm. The proposals show a double width hardstanding for each property, providing each house with 2 off street spaces. This level of parking provision is in line with the London Plan car parking standards.
- 7.8.2 The driveway/crossover for the northernmost property is positioned close to the corner of the road however traffic movements will be low in this cul de sac location and the positioning is therefore considered to be acceptable.
- 7.8.3 The proposal would result in the loss of 2 on street parking bays and will add to visitor demand. Although the provision of 4 off street parking bays will offset some of this impact, it is recommended that the development is permit free. Although this is unusual for a property in a PTAL 1b area it is recommended that this is required to mitigate against the reduced on street parking availability.

#### 7.9 Trees

- 7.9.1 The applicant has submitted an arboricultural report which the Councils Tree Officer has confirmed is acceptable. The Councils Tree Officer has

confirmed that she has no objection to the application subject to conditions relating to tree protection, site supervision and detail of landscaping.

## 8. Affordable Housing

8.1.1 Planning policy CS8 (Housing Choice) of Merton's Core Planning Strategy states that the Council will seek provision of an affordable housing equivalent to that provided on-site as a financial contribution on sites where there is a net increase of between 1-9 units. The site originally contains a single family dwelling house, therefore there is a net increase of 1 unit for the purposes of the affordable housing contribution. The required affordable housing contribution in this instance would be £277,438.

## 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 1<sup>st</sup> 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 of EIA submission.

## 11. **CONCLUSION**

11.1.1 The proposed development will provide 2 new family dwellings which are considered to satisfactorily relate to the context of the Lambourne Avenue street scene and would conserve the character of this part of the Wimbledon North Conservation Area. The standard of residential accommodation proposed is considered to meet the needs of future occupiers, with an appropriate level of amenity space and room sizes with

good levels of outlook and light. There would be no undue impact upon neighbouring amenity, trees, traffic or highway conditions. The proposal is in accordance with Adopted Sites and Policies Plan, Core Planning Strategy and London Plan policies. 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 (£277,438).
2. Designation of the development as permit-free and that on-street parking permits would not be issued for future residents of the proposed development.
3. 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. C01 No Permitted Development (Extensions)
7. C02 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, dormer, rooflight or door other than those expressly authorised by this permission shall be constructed in the upper levels of the flank elevations without planning permission first obtained from the Local Planning Authority.

8. C03 Before the development hereby permitted is first occupied, the upper floor windows in the South-West elevation 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 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.

9. C07 Refuse and Recycling (Implementation)

10. C08 No Use of Flat Roof

11. D11 Construction Times

12. F01 Landscaping/Planting Scheme

13. F02 Landscaping (Implementation)

14. F05 The details and measures for the protection of the existing retained trees as contained in the approved document 'Arboricultural Method Statement Implications Assessment & Tree Protection Report' dated 15<sup>th</sup> July 2015 shall be fully complied with. The approved methods for the protection of the existing retained trees shall follow the sequence of events as detailed in the document and as shown on the drawing titled 'Tree Protection Plan' and numbered '907/03' and 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 02 of Merton's Sites and Policies Plan 2014

15. F08 Site Supervision (Trees)

16. H07 Cycle Parking to be implemented

17. 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. 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. Evidence to demonstrate a 25% 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.

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

18. L3 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. Evidence to demonstrate a 25% 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.

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

- 19 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 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.

20 Development carried out in accordance with the CMS

INFORMATIVES:

1. *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).*
2. *You are advised to contact the Council's Highways team on 020 8545 3700 before undertaking any works within the Public Highway to obtain the necessary approvals and/or licences. Please be advised that there is a further charge for this work. If your application falls within a Controlled Parking Zone this has further costs involved and can delay the application by 6 to 12 months.*

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