

## PLANNING APPLICATIONS COMMITTEE 17 November 2016

	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
	16/P0112	04/01/2016
<b>Address/Site</b>	20 Sunnyside, Wimbledon SW19 4SH	
<b>(Ward)</b>	<b>Village</b>	
<b>Proposal:</b>	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.	
<b>Drawing Nos</b>	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	
<b>Contact Officer:</b>	Richard Allen (8545 3621)	

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### RECOMMENDATION

**GRANT Planning Permission subject to conditions**

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#### 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 19<sup>th</sup> 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. 150m<sup>2</sup> and the proposed is 250m<sup>2</sup> 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 6.9m<sup>3</sup> 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 councils 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 15m<sup>3</sup> 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)

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