

PLANNING APPLICATIONS COMMITTEE 9 FEBRUARY 2017

APPLICATION NO. 16/P4082	DATE VALID 25.10.2016
Address/Site	26 Bakers End, Wimbledon Chase, London, SW20 9ER
Ward	Merton Park
Proposal:	Conversion of single family dwellinghouse into 2 x self-contained flats
Drawing No's:	Site location plan and drawings; B101 REV D, B102 REV B & B103 REV B
Contact Officer:	Leigh Harrington (020 8545 3836)

RECOMMENDATION

Grant permission subject to conditions

CHECKLIST INFORMATION.

- S106 Heads of agreement: No
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Impact Assessment been submitted –No
- Design Review Panel consulted – No
- Number of neighbours consulted – 46
- Press notice – No
- Site notice – Yes
- External consultations: Nil
- Number of jobs created – n/a

1. INTRODUCTION

- 1.1 The application is brought before PAC due to the level of objection to the proposal.

2. SITE AND SURROUNDINGS

- 2.1 The application site is a semi-detached single family dwelling located on the east side of the Cul de Sac end of Bakers End in Wimbledon Chase. The property has an existing rear roof dormer extension and single storey rear extension. An access path runs to the rear of the site which is surrounded by similar residential properties.
- 2.2 The site is not within a Conservation Area, an area at risk from flooding or an Archaeological Priority Zone but is located within an area currently under consultation for designation as a Controlled Parking Zone (MP2).

2.3 The application site has a low level of access to public transport, (PTAL level 2).

3. CURRENT PROPOSAL

3.1 The proposal involves the conversion of the existing house to two self contained flats. Flat A, a 2 bedroom 3 person ground floor unit would be accessed via a doorway in the side passage opening to a hallway at ground level which would serve a double bedroom to the front of the building, a shower room, a combined, dining/living/kitchen area and a single bedroom that would also occupy the sub divided existing single storey rear extension. The flat would have a 25 sq.m rear garden.

3.2 Flat B, a 3bedroom 4 person unit would be accessed via the existing front door opening into a hallway with storage cupboards leading to a stairway to the upper floors. On the first floor the stairs open to a hallway with a combined kitchen/living/dining room area to the front and a single bedroom and the bathroom to the rear. The staircase leads up to the converted loft space where a double bedroom would be located in the space under the front roof slope which also provides under eaves storage whilst a large single bedroom and bathroom would occupy the existing rear roof dormer. This flat would also be provided with a private amenity space with access provided through a new doorway to be inserted in the ground floor flank wall to allow access along the side passage leading to the rear garden area.

3.3 The front of the house is laid to a hardstanding which can provide a parking bay, refuse stores and cycle storage for each flat.

4. PLANNING HISTORY

4.1 03/P1279 Certificate of Lawfulness for a hip to gable and rear roof dormer extension.

4.2 04/P2204 Planning Permission granted for a single storey rear extension.

4.3 10/P3183 Certificate of Lawfulness refused for a single storey rear extension.

4.4 11/P0396 Certificate of Lawfulness for a single storey rear extension.

4.5 14/P3398 Conversion of single family dwellinghouse into 2 x self-contained flats, comprising 1 x 3 bed and 1 x 1 bed units. Withdrawn by applicant.

4.6 15/P0316 Conversion of single family dwellinghouse into 2 x self-contained flats, comprising 1 x 3 bed and 1 x 1 bed units. Withdrawn by applicant.

5. CONSULTATION

- 5.1 The planning application was publicised by means of site notices and letters were sent to 46 neighbouring occupiers. In response 2 letters and a petition signed by 13 neighbouring residents were received raising the following issues:
- The applicant operates the property as an HMO for which he does not have a license.
 - The application site is poorly maintained and Environmental Health and the Council's planning enforcement section have been involved in the site with regards to; the condition of the premises with litter and rubbish dumped in front of the building, the HMO issue, an unauthorized side entrance, a kitchen at first floor level and a fence along a shared access. The applicant has failed to properly display the site notice where it can be read. Concerns regarding the manner and conduct of the applicant who has never lived here.
 - Flats are not in keeping with a residential street of houses.
 - Having a living room or kitchen directly next to a bedroom would adversely impact neighbour amenity.
 - Parking pressure would increase with more cars.
- 5.2 Transport Planning. No objections, each flat has a parking space, details for cycle storage will need to be secured by condition.

6. POLICY CONTEXT

- 6.1 Relevant policies in the London Plan (March 2015) are 3.3 (Increasing Housing Supply), 3.4 (Optimising Housing Potential), 3.5 (Quality and Design of Housing Development), 3.8 (Housing Choice), 5.1 (Climate Change), 5.3 (Sustainable Design and Construction), 5.13 (Sustainable drainage), 6.9 (Cycling), 6.13 (Parking), 7.4 (Local Character), 7.5 (Public realm), 7.6 (Architecture), 7.15 (Reducing and managing noise).
- 6.2 Relevant policies in the Core Strategy (July 2011) are CS8 (Housing Choice), CS9 (Housing Provision), CS11 (Infrastructure), CS14 (Design), CS15 (Climate Change), CS 16 (Flood risk management).CS 17 (Waste Management), CS18 (Active Transport), CS19 (Public Transport), CS20 (Parking, Servicing and Delivery).
- 6.3 Relevant policies in the Adopted Sites and Policies Plan 2014 are DM D1 (Urban Design and the Public Realm), DM D2 (Design considerations in all developments), DM D3 (Alterations and extensions to buildings), DM EP 2 (Reducing and mitigating against noise), DM EP 4 (Pollutants), DM T1 (Support for sustainable transport and active travel), DM T2 (Transport impacts of development), DM T3 Car parking and servicing standards.
- 6.4 London Housing SPG 2016
- 6.5 DCLG- Technical housing standards 2015

7. PLANNING CONSIDERATIONS

- 7.1 The principal planning considerations in this case relate to the principle of additional residential accommodation on the site, the impact of the conversion on the appearance and character of the building and local area, the impact on neighbour and occupier amenity as well as the provision of housing to a suitable standard.
- 7.2 The provision of additional units of accommodation on the site
Currently Policy CS. 9 within the Council's Adopted Core Strategy [July 2011] and policy 3.3 of the London Plan [July 2015] state that the Council will work with housing providers to provide a minimum of 4107 additional homes [411 new dwellings annually] between 2015 and 2025. Policy CS 14 in the Core Strategy requires that when a family sized unit, i.e. one with three or more bedrooms, is proposed for conversion to flats, at least one family sized unit should be retained. That unit should also have direct access to amenity space. This proposal will provide a new flat and retain a family sized unit with direct access to the garden and is therefore considered to accord with these policies.
- 7.3 Standard of Accommodation and Amenity Space
The London Plan (2015) (Policy 3.5) and its supporting document, The London Housing Supplementary Planning Guidance 2016 provide detailed guidance on minimum room sizes and amenity space. These recommended minimum Gross Internal Area space standards are based on the numbers of bedrooms and therefore likely future occupiers. The 3 bedroom flat has a second bedroom with a GIA of 11.4 sq.m which places it below the 11.5 sqm minimum for a double bedroom and so this flat would be a 3 bedroom 4 person unit over three floors which meets the minimum 90 sqm of GIA. The family sized flat would be provided with 85 sq.m of private garden space. The ground floor flat, Flat A has a GIA of 61 sq.m which meets the minimum requirement of 61 sq.m and benefits from the provision of a generous rear amenity space of 25 sq.m. Each flat is dual aspect and benefits from good levels of natural sunlight.
- 7.4 Design
London Plan policy 7.4, Sites and Policies Plan policies DM D1 and DM D2: as well as LBM Core Strategy Policy CS14 are all policies designed to ensure that proposals are well designed and in keeping with the character of the local area. The proposals do not involve any extension works to the existing building and the only changes visible from outside the building would be the two doorways in the side elevation and the subdivision of the rear garden to which no objections are raised.
- 7.5 Neighbour Amenity
London Plan policy 7.6 and SPP policy DM D2 require that proposals will not have a negative impact on neighbour amenity in terms of loss of light, visual intrusion or noise and disturbance. With no extension works proposed the scheme would have no impact in terms of loss of light or outlook. An objection

was received from the neighbouring occupier raising concerns relating to the impact of having a new living room area at first floor level adjoining the bedrooms of the neighbouring house. There is a brick wall between the two buildings which would be a standard means of separation and satisfactory sound insulation between houses that would be required under building regulations when the houses were built.

7.6 Traffic, Parking and Servicing

The issue of additional pressure on parking was raised in objections to the proposals however current central government and Mayoral guidance seeks to encourage use of sustainable travel modes and to reduce reliance on private car travel. To this end there are only guidelines on the maximum level of parking that should be provided rather than a minimum. The site benefits from a large area of hardstanding in front of the house and so each flat will have a dedicated off street parking space and no additional pressure is anticipated.

- 7.7 The proposed level of cycle parking for the flats (2 per unit) meets the London Plan minimum standards and is consequently considered acceptable. There is a requirement for the cycle storage to be secure and accessible and a condition is recommended for the design of this to be submitted for approval.

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

- 8.1 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms of an Environmental Impact Assessment (EIA).

9. **CONCLUSION**

- 9.1 The proposed development will provide a new home for which there is an identified need in the Borough whilst still retaining a family sized unit of accommodation. The flats have been configured such that they meet the minimum internal space standards and readily exceed the outdoor amenity space standards and the family unit will be provided with direct access to this space. The proposals do not involve any external building works and therefore the proposals will have no impact on neighbours from loss of light or outlook. The site is sufficiently large to be able to provide off street parking, refuse and cycle store for each flat. In view of these considerations the proposal is considered to be acceptable and in compliance with relevant planning policy and is therefore recommended for approval subject to the imposition of appropriate conditions.

RECOMMENDATION, GRANT PERMISSION SUBJECT TO CONDITIONS

1. A.1 Commencement of development for full application
2. A.7 Approved plans; Site location plan, drawings; B101 Rev D, B102 Rev B & B103 Rev B
3. B 1 Materials for the new doors to match existing
4. C.7 Refuse and recycling implementation
5. C8 No use of flat roof
6. D.11 Construction times.
7. H6 Cycle parking details
8. H7 Cycle parking implementation
9. L4 BREEAM Domestic refurbishment pre commencement
- 10.L5 BREEAM Domestic refurbishment pre occupation
11. The gardens to the two units shall be separated by a 2m high fence or other such means of enclosure as may be agreed in writing with the local planning authority before the development is occupied and shall be permanently retained thereafter. Reason. To ensure adequate gardens space is provided and retained for each flat to achieve a satisfactory standard of accommodation.

NPPF Informative.

[Click here](#) for full plans and documents related to this application.

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