

PLANNING APPLICATIONS COMMITTEE 9 FEBRUARY 2017

APPLICATION NO.
16/P4355

DATE VALID
07/11/2016

Address/Site: Land Adj. to 5 Hillview, West Wimbledon, SW20 0TA

Ward Village

Proposal: Variation of condition No.2 (proposed drawings) attached to LBM Ref: 15/P3760 regarding the erection of a two-storey end of terrace building to create two self-contained two bedroom flats.

Drawing Nos: P-01(C), P-02(C), P-03(A), P-04(A), P-05(C), P-06(C), P-07(A), P-08(C) & Construction Method Statement (Rev 2, dated January 2017, Ref: 12963)

Contact Officer: David Gardener (0208 545 3115)

RECOMMENDATION

GRANT Variation of Condition 2.

CHECKLIST INFORMATION

- Heads of agreement: None
- 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: 21
- External consultations: None

1. INTRODUCTION

- 1.1 The applications have been brought before the Planning Applications Committee due to the number of representations received as a result of public consultation.

2. SITE AND SURROUNDINGS

- 2.1 The application site comprises a parcel of land adjacent to 5 Hillview, West Wimbledon, which is an end of terrace house. The land currently comprises an area of lawn on the street corner, two flat felt roofed single garages set at right angles to the flank wall on no 5 and a large area of concrete driveway in front of the garages and the flank of no. 5. The site abuts an electricity substation on the southern boundary. The surrounding area is residential in nature with houses on Hillview built during the 1970s.
- 2.2 The site slopes downwards from north to south. The adjoining house at no 5 is 2-storey at the front and 3-storey at the rear as a consequence of the change in levels. The application site itself is separated from the substation site to the south by a small retaining wall at the boundary between the two driveways. On the other side of the substation are a further 3 linked flat roofed garages, also with a large concrete apron of hardstanding in front and then a further terrace of houses stepping down the hill.
- 2.3 The site is not within a conservation area or controlled parking zone (CPZ) and has a PTAL rating of 1b, which means it has poor access to public transport.

3. CURRENT PROPOSAL

- 3.1 The current application is to vary condition No.2 (approved drawing numbers) from LBM Ref: 15/P3760 which relates to the erection of a two-storey end of terrace building to create two self-contained flats. The application is to replace the current approved drawings with a new set of drawings showing amendments to the originally approved scheme. The current approved condition reads as follows:

“ The development hereby permitted shall be carried out in accordance with the following approved plans: P-01(A), P-02(A), P-03(A), P-04(A), P-05(A), P-06(A), P-07(A), P-08(A) & Construction Method Statement (Rev 1, dated January 2016, Ref: 12963) ”

It is proposed to amend the condition so that it reads as follows:

“ The development hereby permitted shall be carried out in accordance with the following approved plans: P-01(C), P-02(C), P-03(A), P-04(A), P-05(C), P-06(C), P-07(A), P-08(C) & Construction Method Statement (Rev 2, dated January 2017, Ref: 12963) ”

- 3.2 The current approved scheme proposes two self-contained flats with the lower ground floor flat comprising one bedroom and the upper flat comprising two bedrooms. The proposal is to increase the number of bedrooms in the lower ground floor flat to two (4 person). The additional bedroom would be located under the off-street car parking space to the upper flat on the north side of the building. The bedroom would feature a sliding door with direct access onto an external terrace. No other amendments are proposed to the development.

4. PLANNING HISTORY

The following planning history is relevant:

- 4.1 MER141/73 - Conversion of garage to flat and erection of two garages. Granted - 11/04/1973
- 4.2 15/P2987 - Erection of a two-storey end of terrace house on land adjacent to 5 Hillview. Registered
- 4.3 15/P3760 - Erection of a two-storey end of terrace building to create 2 new flats. Granted - 01/08/2016

5. POLICY CONTEXT

- 5.1 The following policies from the Adopted 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 F2 (Sustainable urban drainage systems (SuDS) and; Wastewater and Water Infrastructure)
- 5.2 The relevant policies in the Adopted Core Strategy (July 2011) are:
CS.8 (Housing Choice), CS.9 (Housing Provision), CS.14 (Design), CS.20 (Parking, Servicing and Delivery)
- 5.3 The relevant policies in the London Plan 2015, as updated by the Minor Alterations (Housing Standards), March 2016 are:
3.3 (Increasing Housing Supply), 3.5 (Quality and Design of Housing Developments), 3.8 (Housing Choice), 5.3 (Sustainable Design and Construction)
- 5.4 The following Merton Supplementary Planning Guidance (SPG) is also relevant: New Residential Development (September 1999) and the Mayor's Housing SPG (March 2016)

6. CONSULTATION

- 6.1 The application was publicised by means of Conservation Area press and site notice procedure and individual letters to occupiers of neighbouring properties. In response, 6 letters of objection have been received including a letter of objection from the Residents Association of West Wimbledon (RAWW). The letters of objection are on the following grounds:
 - Drainage (ground and surface water flows), subsidence and damage to neighbouring properties
 - The building would be an incongruous feature given its prominent location
 - Untidy state of current site
 - Overdevelopment of site
 - Lack of sunlight, daylight and poor living conditions for future occupiers

- The proposed bedroom would exceed 50% of the front garden of the property

7.0 PLANNING CONSIDERATIONS

7.1 The main planning considerations in this instance concern the standard of accommodation, design and the impact of the development on ground and surface water flows and highways/parking.

7.2 Design and Impact on street scene

7.2.1 The insertion of a sliding glass door fronting the terrace at the front of the building is the only external alteration to the building proposed. This is considered to be acceptable given it is only a very minor alteration to the proposed buildings appearance combined with the fact that it is located at lower ground floor level, which means it would be mostly screened from public view. The proposed amendment would therefore comply with policies DM D2 and DM D3 of the Adopted Sites and Policies Plan and Policies Maps (July 2014).

7.3 Standard of Accommodation

7.3.1 Policy 3.5 of the London Plan 2015, as updated by the Minor Alterations Housing standards (March 2016) and the Department for Communities and Local Government 'Technical housing standards – nationally described space standard' set out a minimum gross internal area standard for new homes. This provides the most up to date and appropriate minimum space standards for Merton. In addition, adopted policy CS.14 of the Core Strategy and DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) encourages well designed housing in the borough by ensuring that all residential development complies with the most appropriate minimum space standards and provides functional internal spaces that are fit for purpose. New residential development should safeguard the amenities of occupiers by providing appropriate levels of sunlight & daylight and privacy for occupiers of adjacent properties and for future occupiers of proposed dwellings. The living conditions of existing and future residents should not be diminished by increased noise or disturbance.

7.3.2 The flat would have a GIA of 71.5sqm, which would meet the minimum gross internal floor area required by policy 3.5 of the London Plan and the Department for Communities and Local Government 'Technical housing standards – nationally described space standard' which is 70sqm. The applicant has also provided a daylight/sunlight analysis which shows that the lower ground floor flat including the proposed additional bedroom would receive adequate levels of daylight/sunlight. In terms of private amenity space, policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) requires for a flatted developments, a minimum of 5sqm of private amenity outdoor space for 1-2 person flatted dwellings with an extra 1sqm provided for each additional occupant. It is considered that the proposed lower ground floor flat, which features two separate private amenity

spaces to the north and west side of the building, each exceeding the minimum space requirement would comply with this policy. It is therefore considered that the proposed lower ground floor flat is acceptable in terms of the standard of accommodation it would provide.

7.5 Basement Construction

- 7.5.1 The applicant has provided a Construction Method Statement and construction sequence of a typical underpin and this is considered to be acceptable. The applicant has also provided a ground investigation report which includes details of the results from a borehole which did not encounter any groundwater. The borehole was however undertaken in August and it winter readings from a monitoring standpipe would be likely to show a higher level. The Construction Method Statement states that the proposed amount of permeable area is increased from the existing 50sqm to 77.5sqm. It is considered that all permeable areas should therefore not be lined (through construction of the basement slab) to allow appropriate infiltration and to ensure that there is no increase in runoff from the application site. Due to the topography of the area, it is recommended that passive drainage measures are incorporated around the lower ground floor structure to reduce the risk of rising ground water.
- 7.52 The surface and foul water drainage in this location is via a shared pipe network running along Hillview ending at No.5 before entering the Thames sewer network. It is therefore the responsibility of the applicant to seek the necessary approvals from Thames Water and to ensure all surface and foul flows are maintained in perpetuity.
- 7.53 The council's structural and flood engineers have assessed the proposal and are satisfied with the details submitted subject to the imposition of suitable conditions on any planning approval requiring a detailed scheme for the provision of surface water drainage and a detailed construction method statement to be submitted and approved by the LPA prior to commencement of development. It is therefore considered that the proposal would accord with policies DM D2 and DM F2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014).

7.6 Parking and Traffic

- 7.6.1 The site has poor public transport accessibility (PTAL 1b) and is outside of a controlled parking zone so a permit free condition would not be applied. The current maximum car parking standards are set out within the London Plan at table 6.2. In areas of poor transport accessibility on-site parking for 1-2 bedroom dwellings it is up to 1 space per dwelling in urban areas. Parking standards are to be applied as a maximum and given that the 2 bedroom dwelling would benefit from its own parking space, with only the lower ground floor unit not benefitting from on-site provision, no objection is raised to the proposed level of parking.

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 in gross floor space and as such will be liable to pay a Community Infrastructure Levy (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 amendment to add a further bedroom to the lower ground floor flat is acceptable in terms of design, standard of accommodation and impact on traffic/parking and groundwater and surface water flows. The proposal would accord with all relevant local, regional and national planning policies and as such a variation of condition should be granted.

RECOMMENDATION

GRANT Variation of Condition 2

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

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