

PLANNING APPLICATIONS COMMITTEE  
10<sup>th</sup> October 2013

**Item No: 06**

<b><u>UPRN</u></b>	<b><u>APPLICATION NO.</u></b>	<b><u>DATE VALID</u></b>
	13/P0279	25/02/2013
<b>Address/Site</b>	17A Copse Hill, Wimbledon, SW20 0NB	
<b>Ward</b>	Village	
<b>Proposal:</b>	Demolition of existing detached two storey house and erection of a replacement two-storey detached house with accommodation at basement level and within the roof space, single storey garage and formation of a new vehicular access to Copse Hill and a new front boundary wall. (amendment to extant planning permission 10/P1854 to include a basement)	
<b>Drawing Nos</b>	S-01, PL-00 Rev B, PL-01 Rev. B , PL-02, PL-03 and PL-04; EX-B-01, EX-B-02 and EX-B-03	
<b>Contact Officer:</b>	Stuart Adams (0208 545 3147)	

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**RECOMMENDATION**

**GRANT Planning Permission subject to conditions.**

**CHECKLIST INFORMATION.**

Heads of agreement: - N/A

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 – 19

External consultations – No.

Number of jobs created – N/A

PTAL score – 1b

CPZ – N/A

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## 1. **INTRODUCTION**

The application has been brought before the Planning Applications Committee for consideration due to the number of objections received and case officer's recommendation to grant permission subject to conditions.

## 2. **SITE AND SURROUNDINGS**

2.1 The application site comprises a two storey early 1960's detached house with accommodation within the roofspace and a single storey garage projecting forward within the large front garden. It is situated on the south side of Copse Hill, Wimbledon. The adjoining large semi detached Victorian villa is a Grade II listed building. The surrounding area is characterised by large detached and modest terraced/semi detached houses. To the west of the site is High Cedar Drive which is the access road to a development of detached houses which were built in 1985.

2.2 The application site is located within the Wimbledon West Conservation Area.

## 3. **CURRENT PROPOSAL**

3.1.1 The proposal is for the demolition of the existing two storey detached house with rooms in the roofspace and the erection of a replacement two storey detached house with rooms in the roofspace and at basement level, an attached garage, formation of a new vehicle access to Copse Hill and a new front boundary wall.

3.1.2 It is identical to an extant planning permission, 10/P1854, which expires in April 2014, except that it includes a basement generally sitting under the footprint of the house with a 3m projection beyond the footprint at the rear. Additional information has been provided at the request of the case officer in relation to the basement construction method and impact on groundwater and surface water.

## 4. **PLANNING HISTORY**

4.1 10/P1854 and 10/P3563 – Planning permission and Conservation Area Consent for the demolition of the existing house and erection of a replacement detached house with garage, formation of a new vehicle access to Copse Hill and a new front boundary wall. (new planning permission to replace planning permission 01/P2120 dated 18/04/02) – Granted - 06/04/2011

- 4.2 01/P2120 - Demolition of existing house and erection of a replacement detached house with garage, formation of a new vehicle access to copse hill and a new front boundary wall (revisions to previous planning permission 98/P1526) – Grant - 18/04/2002
- 4.3 98/P1526 and 98/P1534 – Planning permission and Conservation Area Consent for the erection of a detached house with garage and ancillary leisure building in garden involving demolition of existing house on the site – Granted - 28/05/1999 and 07/06/1999
- 4.4 WIM4542 - Erection of one dwellinghouse and garage in replacement of existing stable block and one garage for the existing house – Grant - 17/09/1959

Other relevant planning history

Land within the rear of 17A Copse Hill

- 4.5 13/P0272 - Erection of detached four bedroom dwelling house with accommodation within the roofspace and at basement level (with associated lightwell) and vehicular access from High Cedar Drive – Pending decision.
- 4.6 10/P1655 - Application for a new planning permission to replace an extant planning permission, ref 05/P1470 dated 11/08/2005 relating to the erection of a detached 4-bedroom house with access from high cedar drive. (amendment to planning permission 03/p2449 dated 21/07/2004) – Pending completion of S106 agreement
- 4.7 05/P1470 - Erection of a detached 4-bed house with access from High Cedar Drive (amendment to planning permission 03/P2449 dated 21/07/2004) – Grant - 11/08/2005
- 4.8 03/P2449 - Erection of a detached 3 bedroom house with off-street car parking and a new vehicular access from High Cedar Drive – Grant - 21/07/2004
- 4.9 01/P2123 - Erection of a detached 3 bedroom house with off-street car parking and a new vehicle access from High Cedar Drive ( the proposed house would be on three levels, basement, ground and rooms in the roofspace) – Grant - 18/04/2002

5. **CONSULTATION**

- 5.1 The application has been advertised by conservation area site and press notice procedure and letters of notification to the occupiers of

neighbouring properties.

5.1.1 In response to the consultation, 6 letters of objection were received. The letters of objection raise the following points:

- Proposal ignores Conservation Area status
- Grottesque design
- Impact upon trees
- Overdevelopment
- Loss of privacy
- Disruption during construction
- Out of keeping
- Highway safety

Note, the content of some objections also included objections to the planning application at the rear of the site, LBM ref 13/P0272.

5.1.2 Wimbledon Society

- Excavation of the basement and impact on ground water, trees and vegetation, the quality of underground space and the disruption associated with the work.

5.1.3 North West Wimbledon Residents Association

- The design and access statement is silent on all technical, architectural and construction considerations for the basement, research into the soil conditions, considerations for the support of the house during excavations.
- No natural lighting in the basement, even for bedroom and lounge
- Basement disproportionately large
- Divert water flow and raise water levels (hydrological survey required).

## 6. **POLICY CONTEXT**

6.1 The relevant policies within the Adopted Unitary Development Plan (October 2003) are:

BE.1 (Conservation Areas, New Development, Change of Use, Alterations and Extensions)

BE.2 (Conservation Areas, Demolition)

HS.1 (Housing Layout and Amenity).

BE.15 (New Buildings and Extensions, Daylight, Sunlight, Privacy, Visual Intrusion and Noise)

BE.16 (Urban Design)

BE.22 (Design of New Development)

- 6.2 The following Supplementary Planning Guidance notes are also relevant:

New Residential Development (December 1999)  
Planning Obligations (July 2006)

- 6.3 The relevant policies within the Adopted Core Strategy (July 2011) are:

CS8 – Housing Choice  
CS9 - Housing Provision  
CS14 - Design  
CS18 – Active Transport  
CS19 – Public Transport  
CS20 - Parking, Servicing and Delivery

- 6.4 The Relevant policies in the London Plan (July 2011) are:

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. **PLANNING CONSIDERATIONS**

- 7.1 The principal planning considerations related to this application are the principle of development, acceptability of proposed basement and impact upon neighbours, the Copse Hill street scene, Wimbledon North Conservation Area and trees.

### 7.2 **Principle of the Development**

- 7.2.1 There is extensive planning history relating to this site. Planning permission for demolition and replacement of the existing house with a new enlarged replacement house has been granted three times - in 1999, 2002 and most recently in 2011. The existing house is not considered to make a positive contribution to the Conservation Area, and the proposed replacement house was considered to provide a suitable transition between the neighbouring Listed building and the more modern houses in High Cedar Drive. The most recent planning permission (LBM Ref 10/P1854), does not expire until 2014 and is therefore a strong material planning consideration since it provides a fallback position.

7.2.2 The current application is for an identical house to that already approved under planning application reference 10/P1854 with the exception of a new basement with front and rear lightwells. Given the existence of the extant permission, which is still capable of implementation, the report will focus on the acceptability of the proposed changes to incorporate a basement.

### 7.3 **Basement**

7.3.1 The proposed basement would have a very limited impact upon the visual amenities of the area. The larger light well is located to the rear of the building and the front light well is small in size, enclosed by 1.1m high railings and would be well distanced from the front boundary of the site and the public realm beyond. The proposed changes relative to the extant permission would therefore preserve the character and appearance of the Wimbledon West Conservation Area.

7.3.2 The applicant has commissioned structural engineers, Vincent & Rymill, to produce a Construction Method Statement and Three Counties Flood Risk Assessment to produce a Flood Risk Assessment.

7.3.3 Construction Method Statement - The basement would be approximately 3.5m below existing ground level. A copy of the construction method statement report is appended. The method statement advises that the British Geological Survey maps for the site location show the bedrock geology to be London Clay. Superficial Head deposits are likely to overly the London Clay, these comprising of sands, silts, and gravels and that the known soils will be suitable for the basement construction as proposed. The report also sets out the structural design principles and criteria, general specification and construction sequencing.

7.3.4. Flood Risk Assessment - The site lies in Flood Zone 1 so there is no likelihood of a flood threat from fluvial and tidal sources. The report advises have been no recorded incidents of groundwater or sewer flooding affecting the site. The report recommends that in line with the NPPF and PPS25 guidance notes, a system of sustainable drainage be included to match or better the existing drainage situation, providing on-site attenuation.

### 7.3.5 **Basement Conclusion**

The proposed basement would have a limited impact upon the visual amenities of the area and technical construction methods would mitigate potential harm to neighbouring properties. Officers consider the proposal to be acceptable in relation to flood risk issues subject to a condition requiring details of a suitable sustainable drainage system. Planning

conditions controlling working hours and requiring further details of construction management including parking, deliveries, control of dust etc would ensure potential nuisance to neighbouring properties during construction is minimised. It should also be noted that the structural stability of adjacent properties may be properly dealt with by means of a party wall agreement under the Party Wall Act 1996.

## 7.8 Trees

- 7.8.1 Impact upon trees has already been considered as part of the previous planning approval 10/P1854. The current proposal differs from the previous planning approval with the introduction of the basement with front and rear lightwells. The applicant has commissioned an independent Arboricultural Implications Assessment / Arboricultural Method Statement. The construction of the proposed basement would require a minimal incursion into the root protection zone of 3 trees – an oak, a bay and a yew. The Councils Tree Officer is happy that there would not be an unacceptable impact on the trees subject to suitable planning conditions.

## 7.9 Parking and Traffic

- 7.9.1 The amount of expected vehicle movements and trip generation is likely to be low given the modest size of the development and is acceptable. The formation of a new vehicular access allows for an in/out arrangement, with ingress and egress in forward gear.

## 7.10 Local Financial Considerations

The proposed development is liable to pay the Mayoral Community Infrastructure Levy, the funds for which will be applied by the Mayor towards the Crossrail project. The CIL amount is non-negotiable and planning permission cannot be refused for failure to agree to pay CIL.

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

- 8.1.1 The proposal is for minor residential development and an Environmental Impact Assessment is not required in this instance.
- 8.1.2 The application does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms on EIA submission. The houses will be required to meet Code Level 4 of the Code for Sustainable Homes and Lifetime Homes standards

## 9. **CONCLUSION**

- 9.1 The principle of demolition and redevelopment with a replacement house has already been considered acceptable under planning application reference 10/P1854. The proposal differs from the previous approval with the introduction of a proposed basement with front and rear lightwells. The proposed basement would have a limited impact upon the visual amenities of the area, with no undue impact upon trees and thus would preserve the character and appearance of the Wimbledon West Conservation Area. Construction and drainage methods, which can be controlled by planning conditions, can mitigate potential impacts on adjoining properties. The proposal is in accordance with Adopted Unitary Development Plan, Core Planning Strategy and London Plan policies. The proposal is therefore recommended for approval subject to conditions.

### **RECOMMENDATION**

GRANT PLANNING PERMISSION subject to the following conditions:

1. A1 Commencement of Development (full application)
2. B1 External materials to be approved
3. B5 Details of Walls/Fences
4. C4 Before the development hereby permitted is first occupied, the windows in the east and west elevations of the new house at first floor level shall be glazed with obscured glass and shall be maintained as such thereafter.  
  
Reason: To safeguard the amenities and privacy of the occupiers of adjoining properties and to comply with policy BE.15 of the Adopted Merton Unitary Development Plan.
5. D11 Construction Times
6. H1 New Vehicle Access
7. H4 The vehicle parking area (including the garage hereby approved) shown on the approved plans shall be provided before the commencement of the buildings or use hereby permitted and shall be retained for parking purposes for occupiers and users of the development and for no other purpose.  
  
Reason: To ensure the provision of a satisfactory level of parking and to ensure compliance with policies PK.2 and PK.3 of the Adopted Merton Unitary Development Plan 2003.



8. All site traffic shall access and egress the site from the existing Copse Hill frontage and no access shall be formed from High Cedar Drive to the site of the proposed house.

Reason for Condition:- In the interests of neighbour amenity and the character and appearance of the conservation area.

9. F1 Landscaping/Planting Scheme

10. F2 Landscaping (Implementation)

11. F5P Tree Protection

12. Site supervision - No works or development shall commence until a scheme of supervision for the arboricultural protection measures required by condition (11) has been approved in writing by the LPA. This scheme will be appropriate to the scale and duration of the works and will include details of:

- a) Induction and personnel awareness of arboricultural matters
- b) Identification of individual responsibilities and key personnel
- c) Statement of delegated powers
- d) Timing and methods of site visiting and record keeping, including updates
- e) Procedures for dealing with variations and incidents
- f) The scheme of supervision will be carried out as agreed
- g) The scheme of supervision will be administered by a qualified arboriculturist instructed by the applicant and approved by the LPA.

Reason: To safeguard the existing retained trees in accordance with policy of the CS13 of the Adopted Merton Core Planning Strategy 2011.

13. Basement: The approved basement shall be constructed using either concrete piles or sheet piles utilising a non-percussive method of construction. Such details shall form part of the Arboricultural Method Statement and Tree Protection Plan.

Reason: To safeguard the existing retained trees in accordance with policy of the CS13 of the Adopted Merton Core Planning Strategy 2011.

14. No development shall take place until a scheme of details of screening of the first floor balcony has been submitted for approval to the Local Planning Authority. No works which are the subject of this condition shall be carried out until the details are approved, and

the development shall not be occupied unless the scheme has been approved and implemented in its approved form and those details shall thereafter be retained for use at all times from the date of first occupation.

Reason: To safeguard the amenities and privacy of the occupiers of adjoining properties and to comply with policy BE.15 of the Adopted Merton Unitary Development Plan.

15. No development shall commence until details of a sustainable drainage system has been submitted to and approved in writing by the Local Planning Authority. The system shall be implemented in accordance with the approved details and thereafter be maintained.

Reason: In order to secure appropriate sustainable drainage measures in accordance with Policy CS16 Flood Risk Management of the adopted Merton Core Planning Strategy 2011.

16. The development hereby approved shall be carried out in accordance with the submitted Construction Method Statement (produced by Vincent & Rymill Consulting Civil & Structural Engineers).

Reason: In the interests of good planning

17. H9P Construction Vehicles

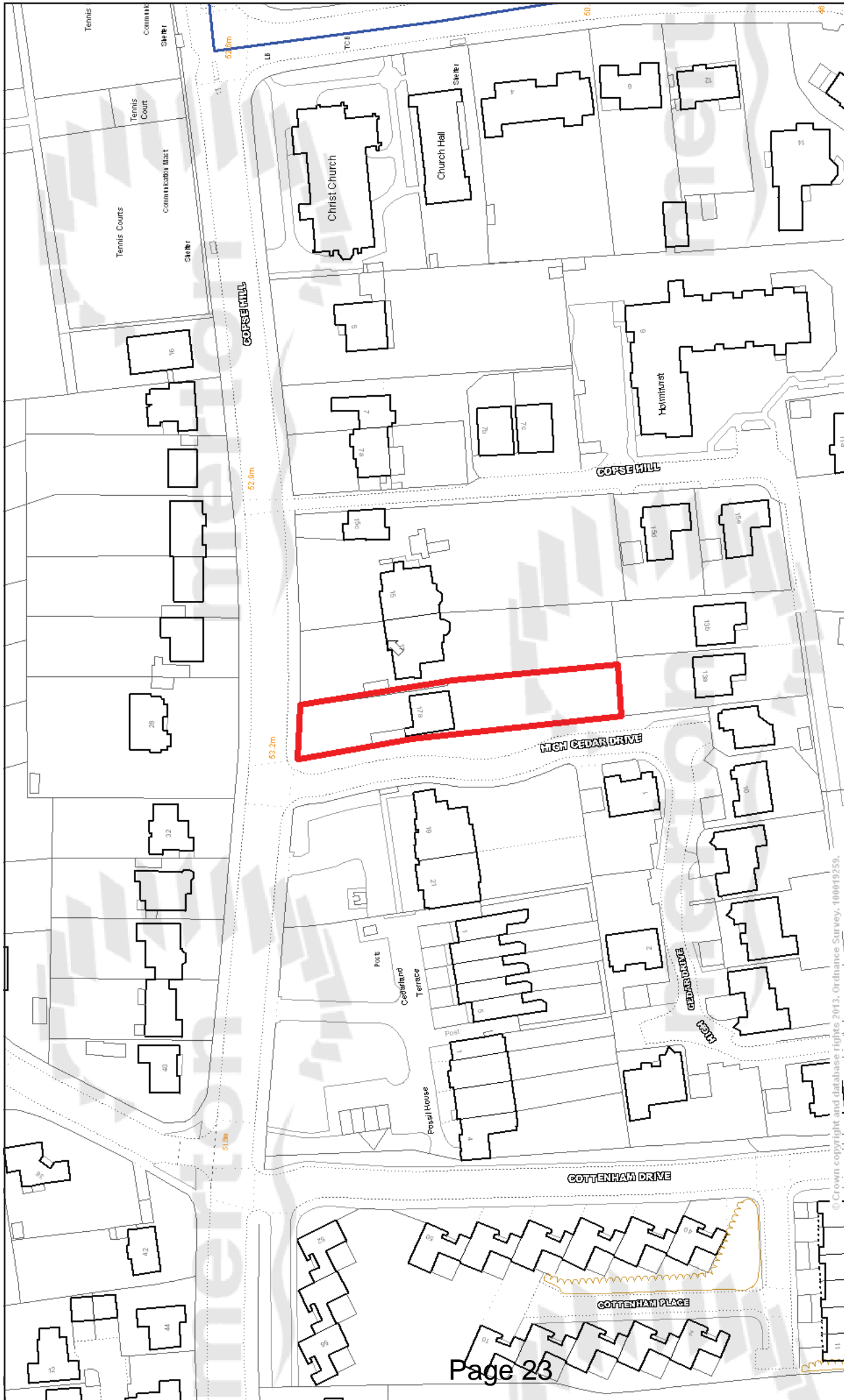
18. H10P Construction Vehicles, Washdown Facilities, etc

19. Details of any plant and machinery (designed not to be audible beyond the site boundaries)

### **Planning Informative**

1. INF 8 Construction of Accesses

2. INF 12 Works affecting the public highway



London Borough of Merton  
 100 London Road  
 Morden  
 Surrey  
 SM4 5DX

Scale 1/1250  
 Date 24/9/2013

17A Copsse Hill

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DEVELOPMENT CONTROL

Rev	QA Check	Description	Date
1		Footprint outlines added to floors	11 Sept 2013

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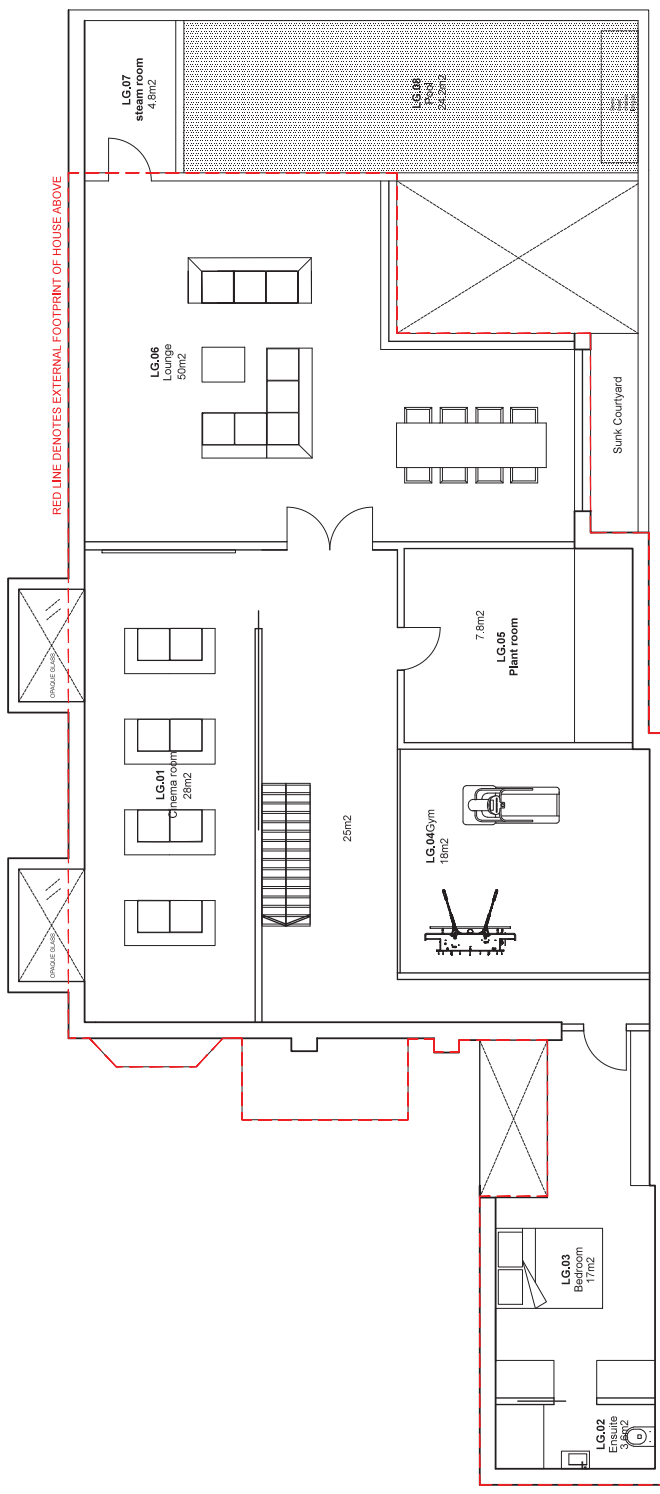
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PROPOSED BASEMENT FLOOR PLAN

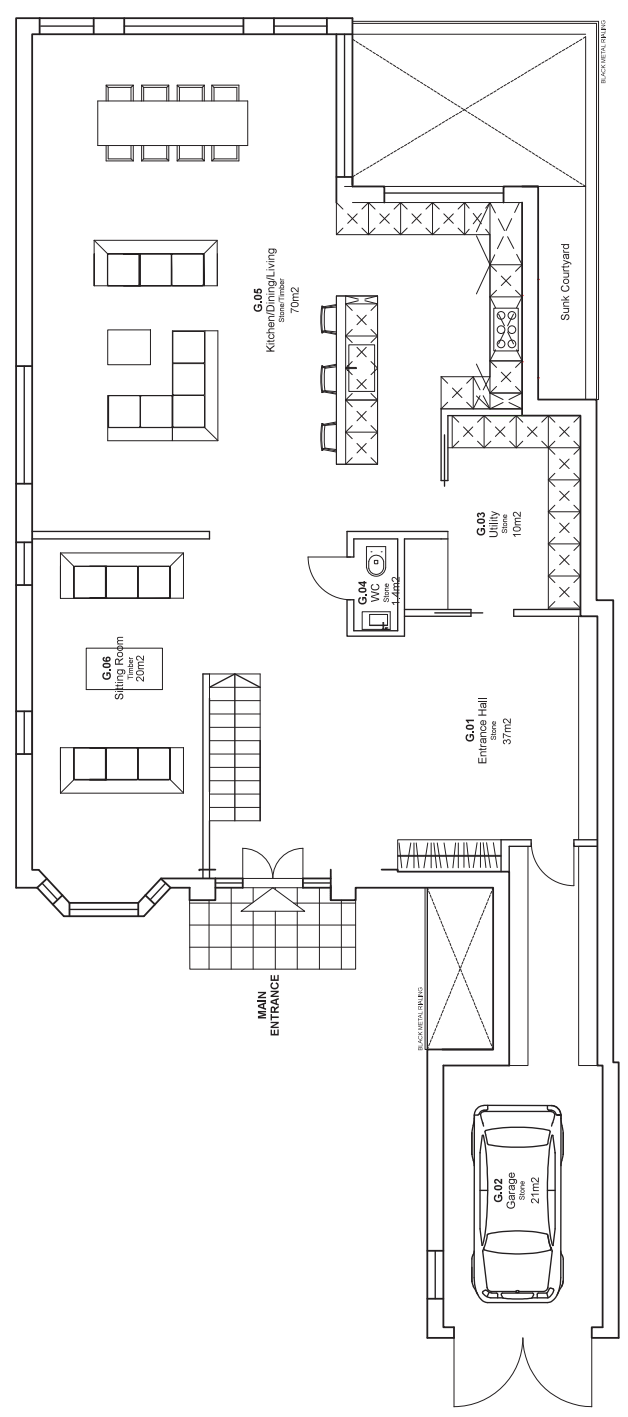
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17A Copse Hill

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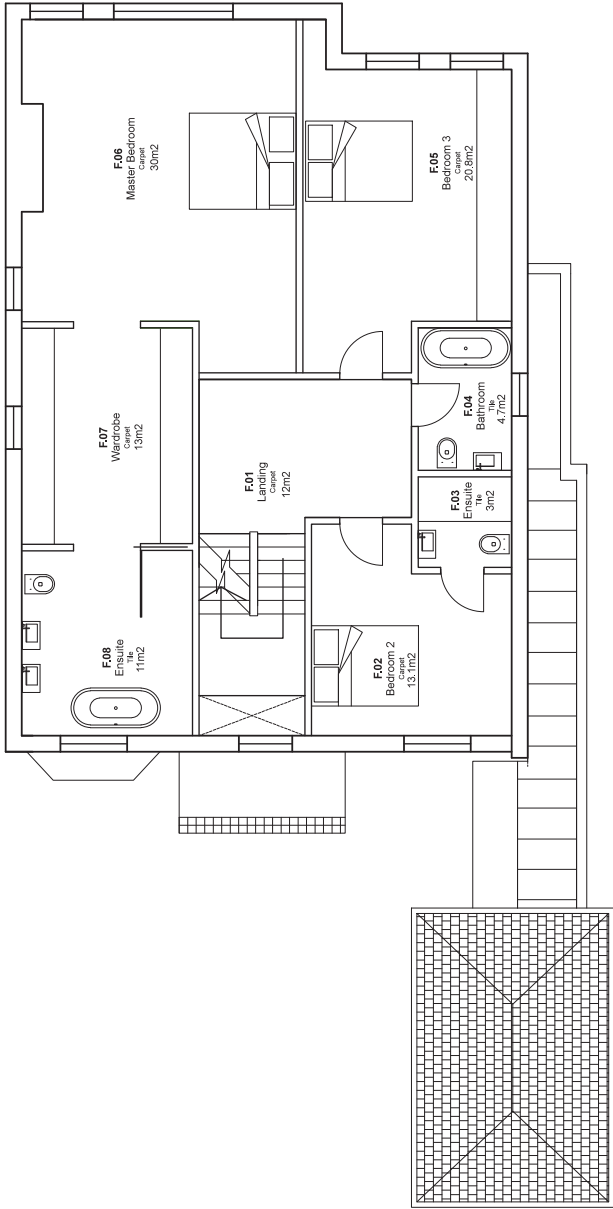
A3 Sheet



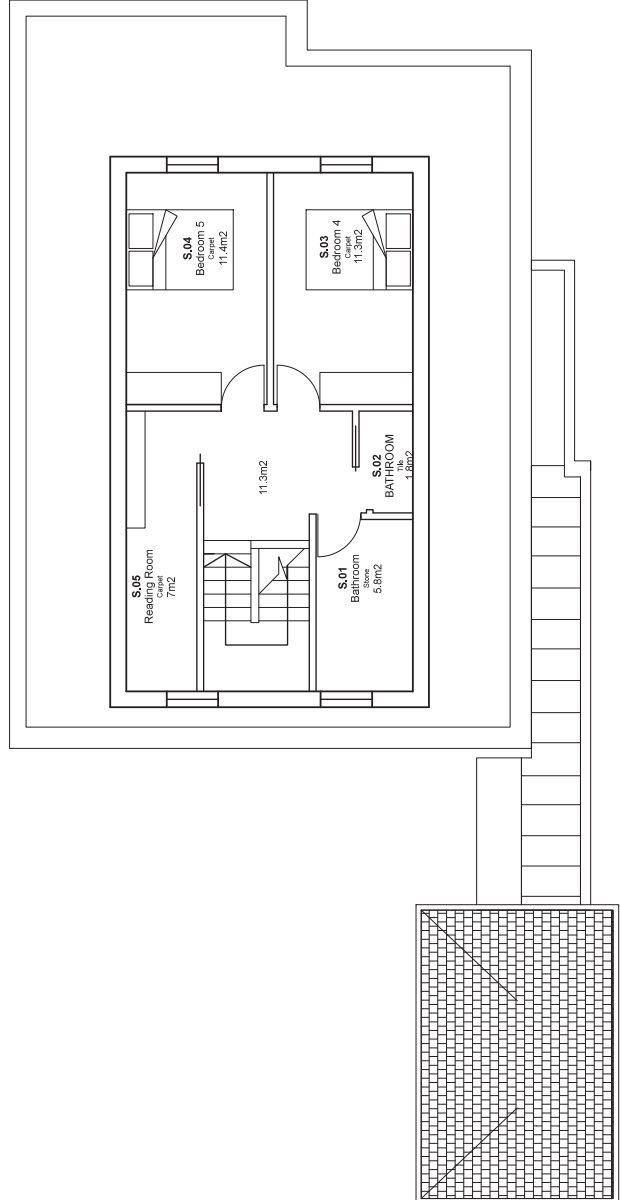
RED LINE DENOTES EXTERNAL FOOTPRINT OF HOUSE ABOVE  
PROPOSED BASEMENT FLOOR



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR



Ref	QA Check	Description	Date

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CLIENT:  
**R. Perez-Eguren**

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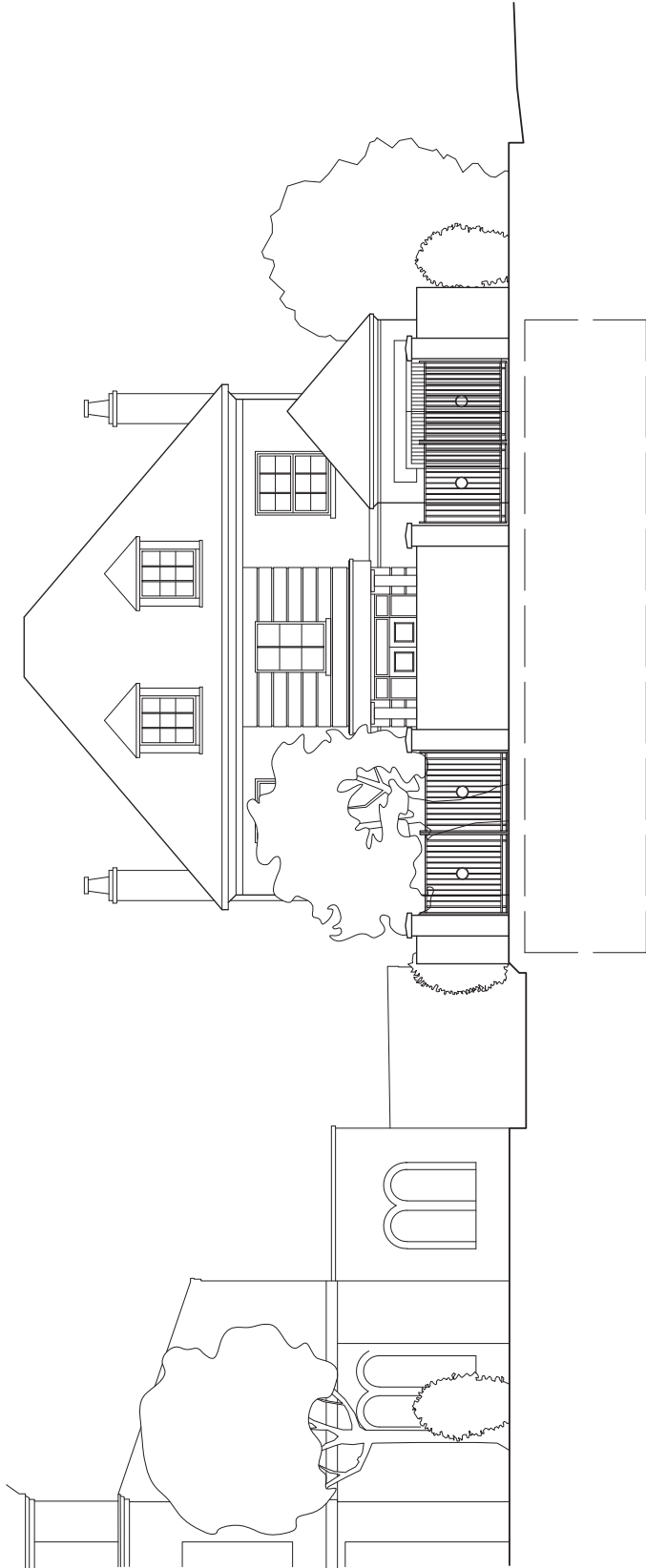
**PROPOSED GROUND & FIRST FLOOR PLAN**

ADDRESS:  
**17A Copse Hill**

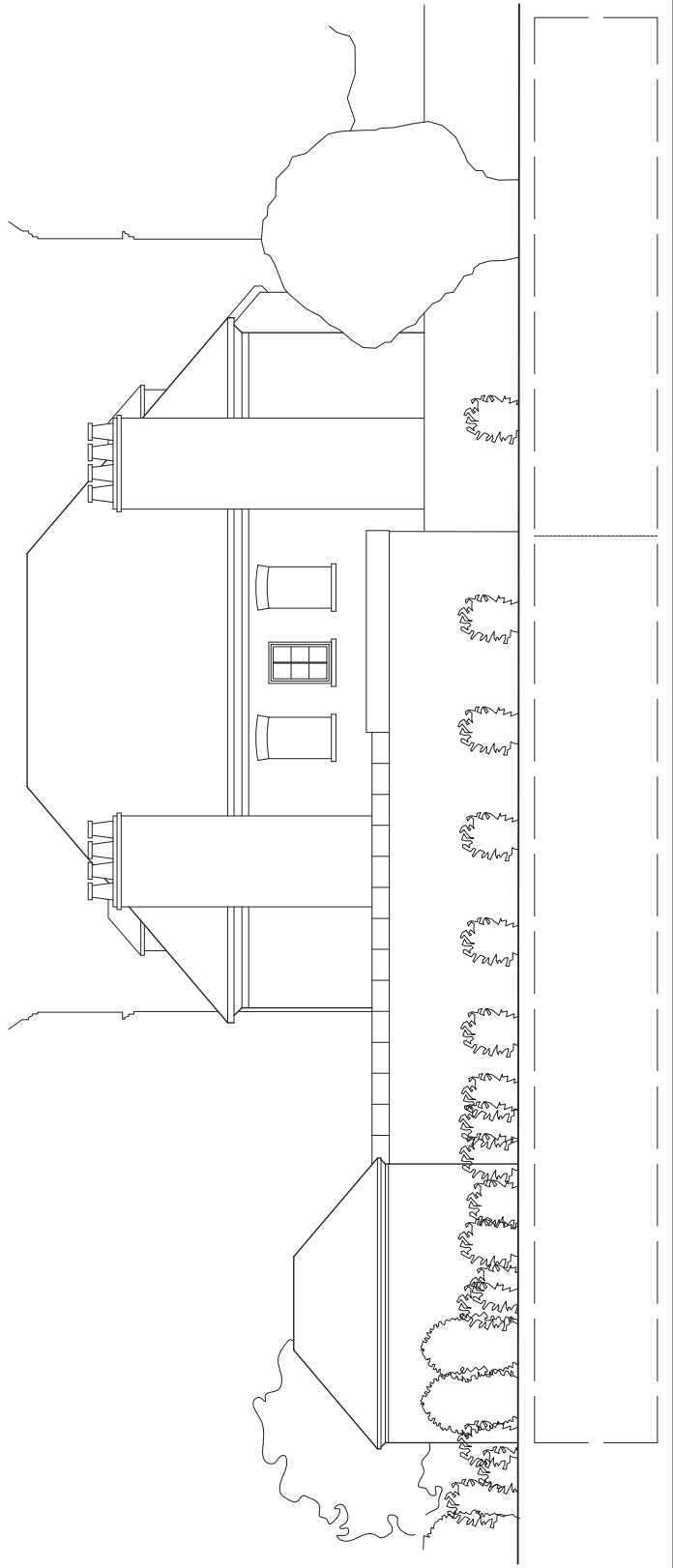
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**PL-01 REV B**

A3 Sheet



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION 01



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CLIENT

**R.Perez-Eguren**

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EXISTING ELEVATIONS & SECTIONS

ADDRESS:

**17A Copse Hill**

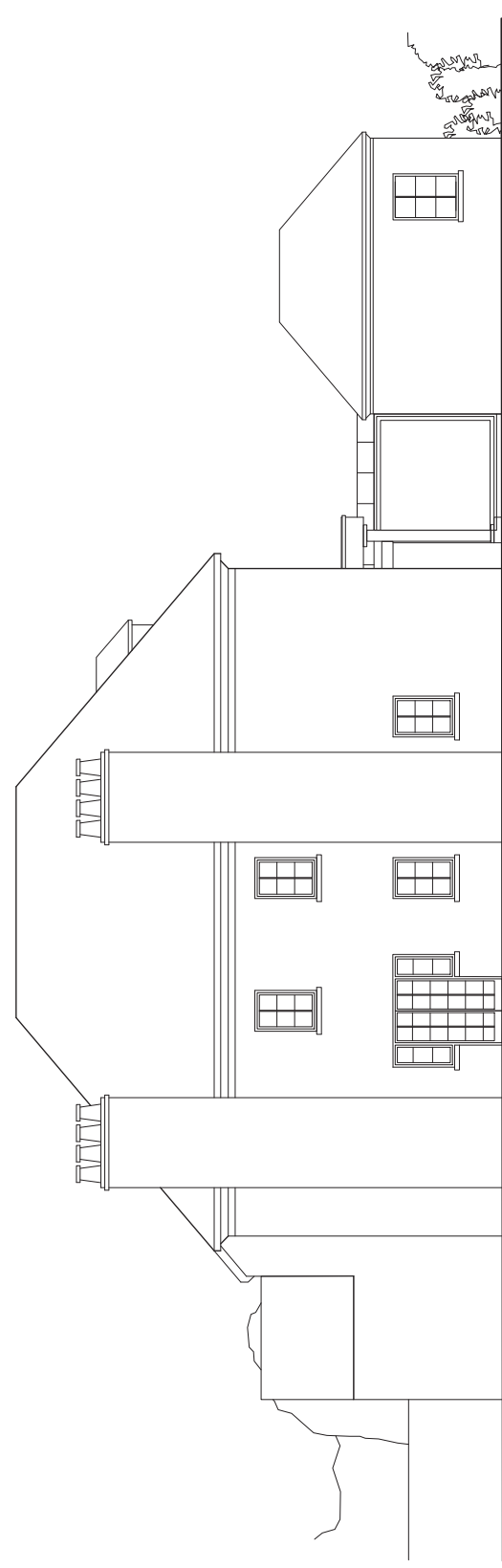
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- PL-02

A3 Sheet



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION 02

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Description					

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EXISTING ELEVATIONS & SECTIONS

ADDRESS: 17A Copse Hill

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A3 Sheet

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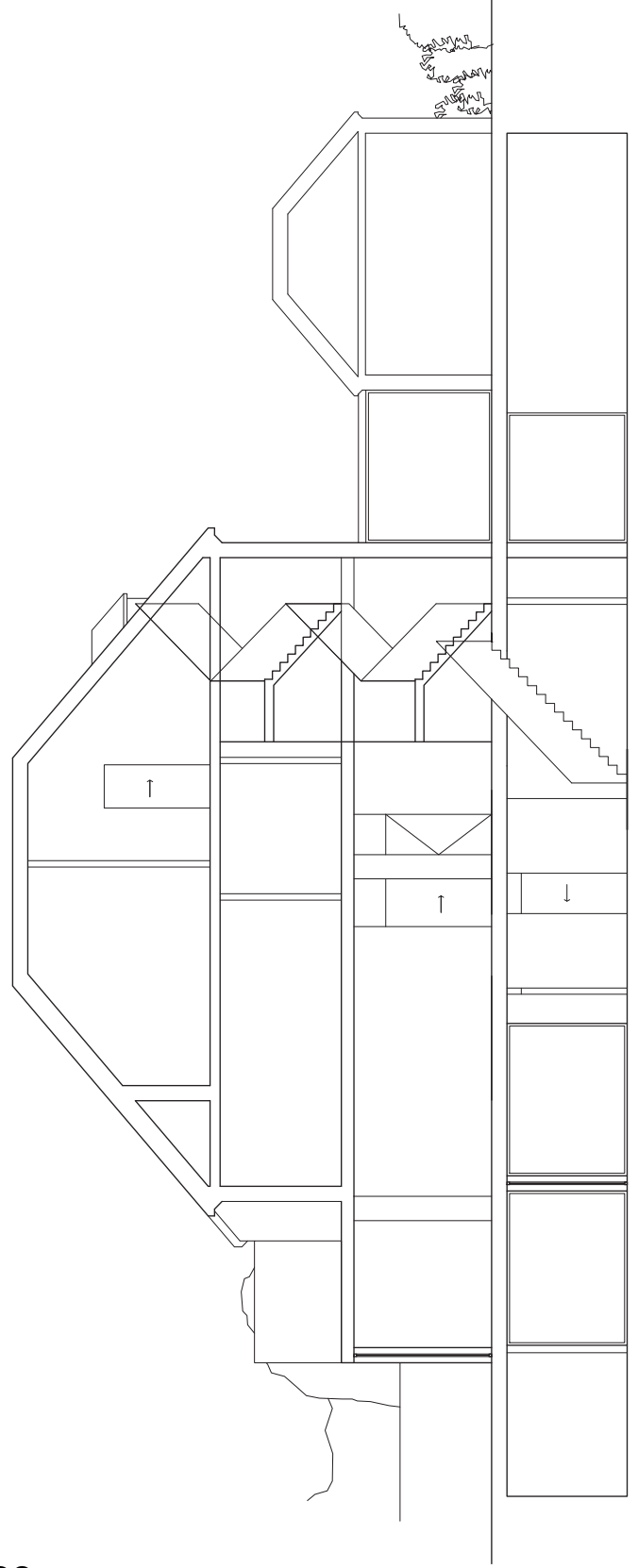
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**EXISTING ELEVATIONS & SECTIONS**

ADDRESS:  
**17A Copse Hill**

JOB No	-	DRAWING NUMBER	PL-04
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A3 Sheet



EXISTING SIDE SECTION



**17A COPSE HILL , WIMBLEDON, SW20 0NB****CONSTRUCTION METHOD STATEMENT, FOR NEW BASEMENT FORMATION AND CONSTRUCTION, TOGETHER WITH TEMPORARY PROPPING REQUIREMENTS.**

- PROPOSAL
- SITE GEOLOGY
- BASEMENT STRUCTURAL DESIGN PRINCIPLES
- GENERAL SPECIFICATION FOR WORKS TO FORM A NEW BASEMENT
- CONSTRUCTION SEQUENCE FOR BASEMENT & FACADE WORKS

**Proposal**

To demolish the existing property and to construct a new detached four storied dwelling, the lower storey being a basement. The basement will be formed with its formation approximately 3.50m below existing ground level and will extend beyond the footprint of the superstructure over.

**Site Geology**

The British Geological Survey maps for SW20 0NB show the bedrock geology to be London Clay. Superficial Head deposits are likely to overlay the London Clay, these comprising of sands, silts, and gravels. The known soils will be suitable for the basement construction as proposed.

There are no nearby trees that will be affected by the works.

The design of the basement walls and bases and temporary works during excavation to construct these will take into account adjoining boundaries and structures.

**Basement Structural Design Principles****Basement Walls**

Basement walls are designed as propped cantilevers in reinforced concrete, the basement slab acting as the prop at base level. The walls are designed using parameters relevant to

the London Clay. The walls will be designed for a hydrostatic pressure equivalent to the water level being at  $2/3h$  above the base of the stem in accordance with the relevant Code Of Practice.

The surcharge load allowed on the external walls of the basement will be  $5.00\text{KN/m}^2$  i.e within the garden/external areas of the property. The wall and base design will also take into account any loads from nearby structures.

### Basement Slab

The slab will be formed in reinforced concrete. It will be designed for either uplift due to water pressure below, or as a clear span as appropriate. The basement slab will act as a prop to the base of the basement walls. A shallow void former will be provided below the slab to provide space for resulting uplift of the clay due to over burden relief.

### Design Criteria.

Basement walls and bases will be designed using the program 'TEDDS' parameters for the retained soils and bearing soils are as chosen for each particular project. The design is in accordance with BS 8002:1994.

The design adopts the coulomb theory in calculating the active and passive earth pressures. Pressure coefficients in the design adopt 'at rest pressures'.

The wall and base will be designed for the following;

1. Vertical loads from walls above.
2. External walls will be designed for a surcharge loading of  $5\text{kN/m}^2$ .
3. The design adopts a water head behind the wall to  $2/3$  the height of the wall below ground in accordance with BS 8102.
4. Uplift / heave due to over burden relief of the London Clay.

The soils at basement formation are likely to be the London Clay. A safe allowable bearing pressure of  $125\text{KN/m}^2$  will be adopted to limit settlements as noted above.

Concrete will generally be grade C35 and Class 1 to BRE Digest 363. Reinforcement will be grade  $500\text{N/mm}^2$ .

### Relevant Codes of Practice and British Standards

B.S. 8004      Code of Practice For Foundations

B.S. 6031	Code of Practice For Earthworks
B.S. 8110	Structural Use of Concrete
B.S. 5750	Structural Use of Steelwork in Buildings

### **General Specification for Works to Form New Basement.**

#### Site Set – Up & Preliminary Works

1. This project involves constructing a new property over a new basement.
2. Initial site set up will provide a security hoarding around the construction site and protection to trees. Services will be capped and those to remain live will be protected.
3. Site accommodation and welfare facilities will be sited so as not to influence the works, especially those works that require deep excavations.
4. The existing property will be demolished and demolition debris taken from site.
5. Hard standings for plant etc will be formed using compacted demolition material.

#### Construction Sequence For Basement

The outline sequence can be listed as follows;

- a) Site setup
- b) Reduction of site levels.
- c) Formation of base slab.
- d) Formation of Walls

#### Site Setup

- 1) Generally as noted in the introduction above.

#### Reduction Of Site Levels.

- 1) Set out for basement footprint. Excavate to formation level for basement slab, battering back sides of excavation and allowing for working space around perimeter. Provide concrete blinding layer to protect formation.

#### Formation Of Base Slab

- 1) Excavate for, and lay any under basement floor drainage.
- 2) Concrete blind formation for base slab to protect from weather.
- 3) Fix shutters / formwork to perimeter of slab.
- 4) Fix reinforcement within forms including starter reinforcement to walls/ columns.

- 5) Pour concrete to form slab, vibrate concrete into position. Form concrete kicker for base of walls.

#### Formation of Walls

- 1) Fix back shutter to form walls, providing temporary propping to shutter against battered excavation face.
- 2) Fix wall reinforcement.
- 3) Erect front wall shutter and prop against base slab already formed.
- 4) Pour concrete to form walls, vibrate concrete into place.
- 5) Allow concrete curing period of at least 3days, strike shutters, re-prop walls laterally internally.
- 6) Construction of building over concrete basement walls above ground floor level can commence.
- 7) After 10 days has passed since pouring concrete backfilling to back face of wall can commence.
- 8) Remove internal lateral props after 28 days.

  
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**T. J. Vincent BSc C.Eng M.I.Struct. E.**

July 14<sup>th</sup> 2013