

PLANNING APPLICATIONS COMMITTEE

10th October 2013

Item No: 10

UPRN	APPLICATION NO.	DATE VALID
	13/P1221	23/05/2013
Address/Site:	R/O 99-101 High Street Colliers Wood, Colliers Wood, London SW19 2JF	
(Ward)	Colliers Wood	
Proposal	Proposed conversion of ancillary office and storage space to rear of shop (Class A1) to form 1 x 1 bed self-contained ground floor flat (Class C3).	
Drawing No's	Site location plan and drawings ref 99-101-001 and DIB1/99-101/002	
Contact Officer	Leigh Harrington (020 8545 3836)	

RECOMMENDATION

GRANT PLANNING PERMISSION subject to planning conditions and a S106 agreement.

CHECKLIST INFORMATION

- Heads of agreement: Yes
- 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 - 16
- Press notice - No
- Site notice - Yes
- External consultations: Nil
- Density - N/A
- Number of jobs created N/A
- Flood risk assessment – No, not in a flood plain

1. INTRODUCTION

- 1.1 This application is bought before the Planning Applications Committee due to the requirement for a S106 agreement relating to contributions for Affordable Housing and permit free development.

2 SITE AND SURROUNDINGS

- 2.1 The application site is located to the rear of a currently vacant double width shop unit located on the south east side of High Street Colliers Wood, just north of the junction with Cavendish Road. Access to the site is via a gate situated on Cavendish Road which opens onto a communal open space that serves the residential accommodation located above the commercial premises and is situated between a barbers and a lettings agency. The unit facing Colliers Wood High Street benefits from an unimplemented planning permission for use as a coffee shop and, as is the case with the application site, it has been vacant for a number of months. The site is located within a designated neighbourhood shopping parade.
- 2.2 The site is not within a conservation area and has a very high Public Transport Accessibility Level of 6a and is within a minute walk of Colliers Wood Underground station and a number of bus routes. The London Cycle Network route CS7 passes in front of the site. The site is located within a Controlled Parking Zone but not within a flood plain.

3. CURRENT PROPOSAL

- 3.1 Whilst the front of the site has been separated from the application site and granted planning permission for use as a coffee shop, the part of the site the subject of the current application has not been used as a flat and is currently vacant. The one bedroom flat would provide a Gross Internal Area of 37.25sqm opening out to a 10.5sqm private amenity area at the rear.

4. PLANNING HISTORY

- 4.1 10/P3492 Planning permission GRANTED for conversion of the existing first floor flat at 101-103 High Street to provide two 1 bedroom flats with a single storey ground floor rear extension and rear roof extension to no 101 high street.
- 4.2 11/P0982 Application for discharge of condition 4 [refuse store] attached to LBM planning application 10/P3492 dated 09/02/2011 relating to the conversion of the existing first floor flat at 101-103 High Street to provide

two 1 bedroom flats with a single storey ground floor rear extension and rear roof extension to no 101 high street. GRANTED

- 4.3 12/P1189 Planning permission GRANTED for change of use of ground floor from retail/internet cafe (use within Class A1) to use as a coffee shop with ancillary office and storage (use within Class A3).

5. CONSULTATION

- 5.1 The application was advertised by means of neighbour notification letter and site notice.
- 5.2 There were no objections to the proposal.
- 5.3 Transport planning officers raised no objection to the principle of the development but considered that the site should be permit free given its location in a CPZ and high ptal rating.
- 5.4 The site of the flat is to the rear of the premises that faces the Red Route and has no impact on it and there were no objections from TfL.

6. POLICY CONTEXT

- 6.1 The relevant policies in the London Plan 2011 are;
3.3 Increasing housing supply
3.4 Optimising housing potential
3.5 Quality and design of housing developments.
- 6.2 The relevant policies in the LDF Core Strategy 2011 are;
CS 8 Housing choice
CS 9 Housing provision
CS 14 Design
CS 20 Parking' servicing and delivery
- 6.3 The relevant policies in the Council's Adopted Unitary Development Plan (October 2003) are:
HS 1 (Housing standards)
BE.15: (New Buildings and Extensions; Daylight, Sunlight, Privacy, Visual Intrusion and Noise)
BE 16 (Urban design)
BE.22: (Design of New Development)
BE.23: (Alterations and Extensions to Buildings)
C.13 (Planning Obligations for Educational Provision)

7.0 PLANNING CONSIDERATIONS

7.1 The main issues for consideration the suitability of the property for conversion to a flat, including the impact on neighbour amenity and the local streetscene and the requirement for contributions for Affordable Housing and permit free development.

7.2 Principle of residential use.

Core Strategy policy CS9 seeks to increase the amount and mix of housing provision within the borough. The site is located within a mixed use environment with a mixture of commercial and residential units on the High Street frontage and residential on the roads to the rear. It is considered that the conversion of the rear part of the existing building will retain the mixed commercial/residential nature of the area whilst the provision of a 1 bedroom, 1 person flat will add to the mix of residential types available in the area.

7.3 Housing standards and amenity space provision.

Saved UDP Policy HS1 Housing standards, Core Strategy 2011 policies CS 9 Housing Provision and CS 14 Design and London Plan policies 3.3 Increasing Housing Supply, 3.4 Optimising Housing Potential, 3.5 Quality and Design of Housing Developments are all policies that seek to provide additional good quality residential accommodation. The proposal would provide a one bedroom one person flat that would benefit from good levels of natural light and exceed the minimum Gross Internal Area requirements of the London Plan 2011. The flat would also benefit from a 10.5sqm private amenity space which exceeds the requirements of the London Plan 2011 and is larger than might normally be associated with flatted accommodation further enhancing the quality of environment for future occupiers. The bedroom size meets the minimum room standard for a single bedroom and therefore considered acceptable as a one bedroom one person flat.

7.4 The impact on neighbour amenity

Saved UDP policies BE.15: (New Buildings and Extensions; Daylight, Sunlight, Privacy, Visual Intrusion and Noise) requires that proposals will not have a negative impact on neighbour amenity in terms of loss of light, visual intrusion or noise and disturbance. The only additional works to the site is the close boarded fencing surrounding the private amenity space which has been in place for a number of months and is not overlooked from any habitable rooms in neighbouring properties and therefore the proposal will have no impact in terms of loss of light or outlook, on neighbour amenity. The size of the flat is such that it is only of a standard for one person and therefore the scope for unacceptable disturbance caused by its use is considered limited and there have been no objections to the proposals.

- 7.5 The impact on the street scene
Saved UDP policies BE 16 (Urban design), BE.22: (Design of New Development) and BE.23: (Alterations and Extensions to Buildings) 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 site is situated at the rear of the main building line and the only works are the fencing around the amenity area which is not readily visible from the public realm. Consequently the proposal is not considered to conflict with any of these policies.
- 7.6 Affordable housing contribution
The applicant has been advised that Core Strategy 2011 Policy CS 8 seeks a contribution towards the provision of off site affordable housing for developments between 1 and 9 units, which in this instance, is calculated at £13, 021. The applicant has indicated that he is amenable to this contribution.
- 7.7 Education contribution
The unit will only be for single use and therefore will not put additional pressure on the Borough's schools and consequently no contribution is sought.
- 7.8 Parking
The unit is located within a controlled parking zone and in an area of the highest possible ptal rating. Core Strategy policy CS 20 requires proposals not to increase pressure on on-street parking capacity. Given the high ptal rating it is considered that the development would be acceptable provided it was permit free as there is little need for a car in this location. The site already provides cycle racks in the rear communal area for the use of residents and visitors.
8. **CONCLUSION**
The proposed change of use of the rear of the vacant shop unit to a one person one bedroom flats is considered to be a sustainable method of providing a small but well proportioned property that increases the available housing stock without having a negative impact on neighbour amenity or the local environment. Subject to the imposition of conditions and the completion of a S106 agreement for affordable housing and permit free development the proposal accords with all relevant policies and is recommended for approval.

RECOMMENDATION

1. **GRANT PLANNING PERMISSION** subject to planning conditions and the signing of a s106 agreement

Heads of terms for the s106 agreement

- 1) Monitoring fee 5% of the monetary contribution
- 2) Legal fee.
- 3) Affordable housing contribution £13,021
- 4) Permit free development.

Conditions

A1 Commencement of Development

A7 Construction in accordance with plans Site location plan and drawings ref 99-101-001 and DIB1/99-101/002

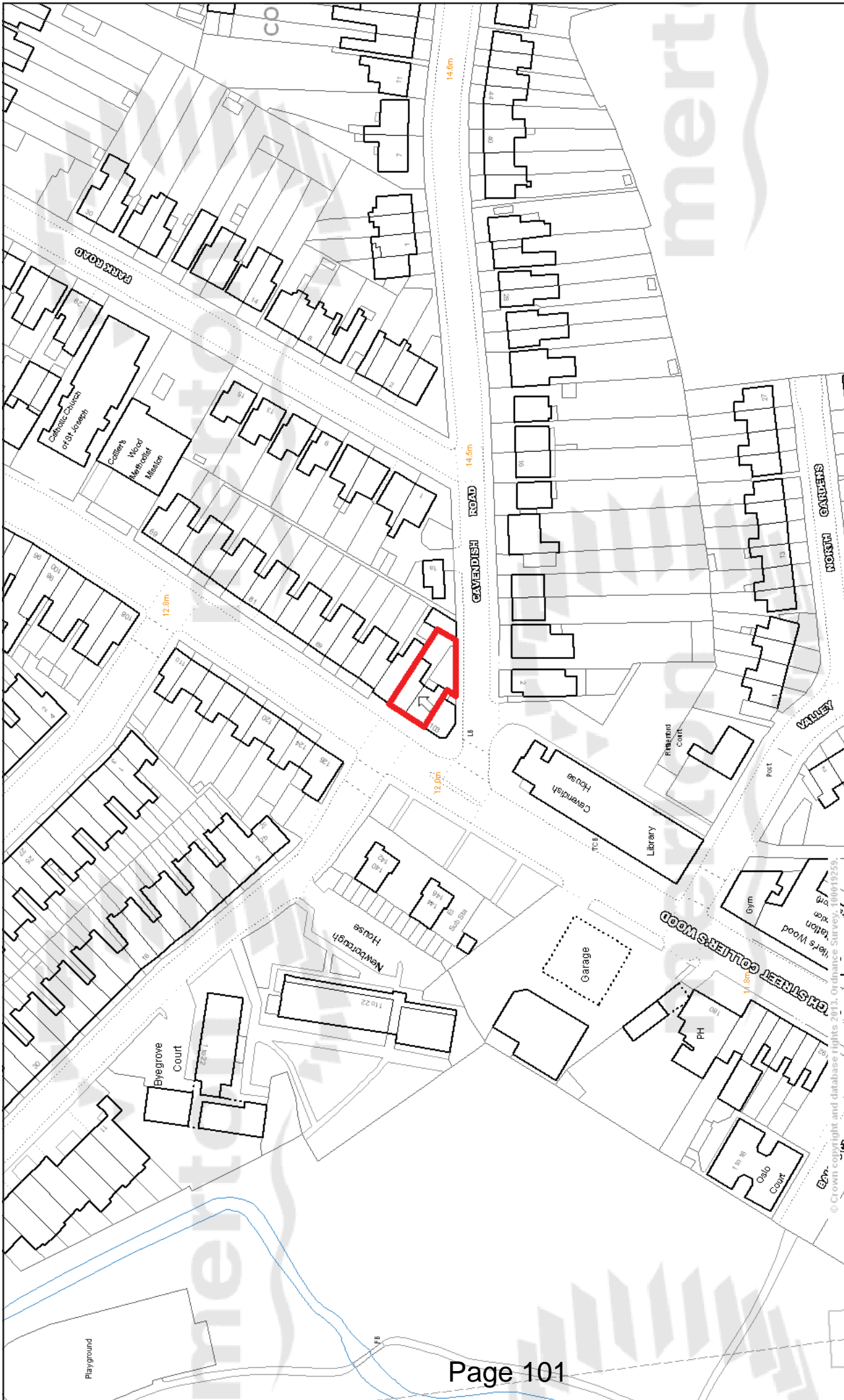
Standard NPPF informative; Note to Applicant

In accordance with paragraphs 186 and 187 of the NPPF, The London Borough of Merton (LBM) takes a positive and proactive approach to development proposals focused on solutions. LBM works with applicants/agents in a positive and proactive manner by:

- Offering a pre-application advice and duty desk service.
- Where possible, suggesting solutions to secure a successful outcome.
- As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

- The application was acceptable as submitted and no further assistance was required.
- The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.



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

Scale 1/1250
 Date 24/9/2013

99-101 High Street

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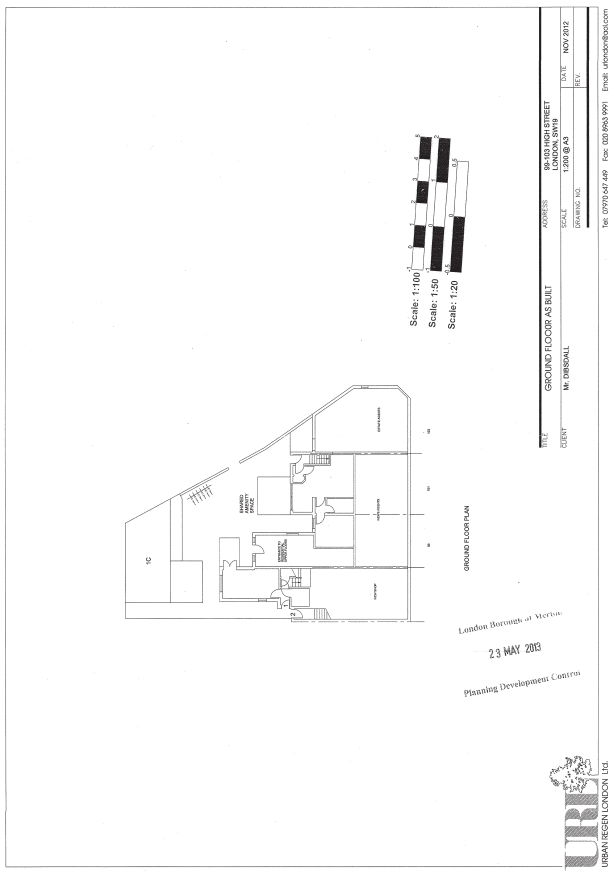
DEVELOPMENT CONTROL

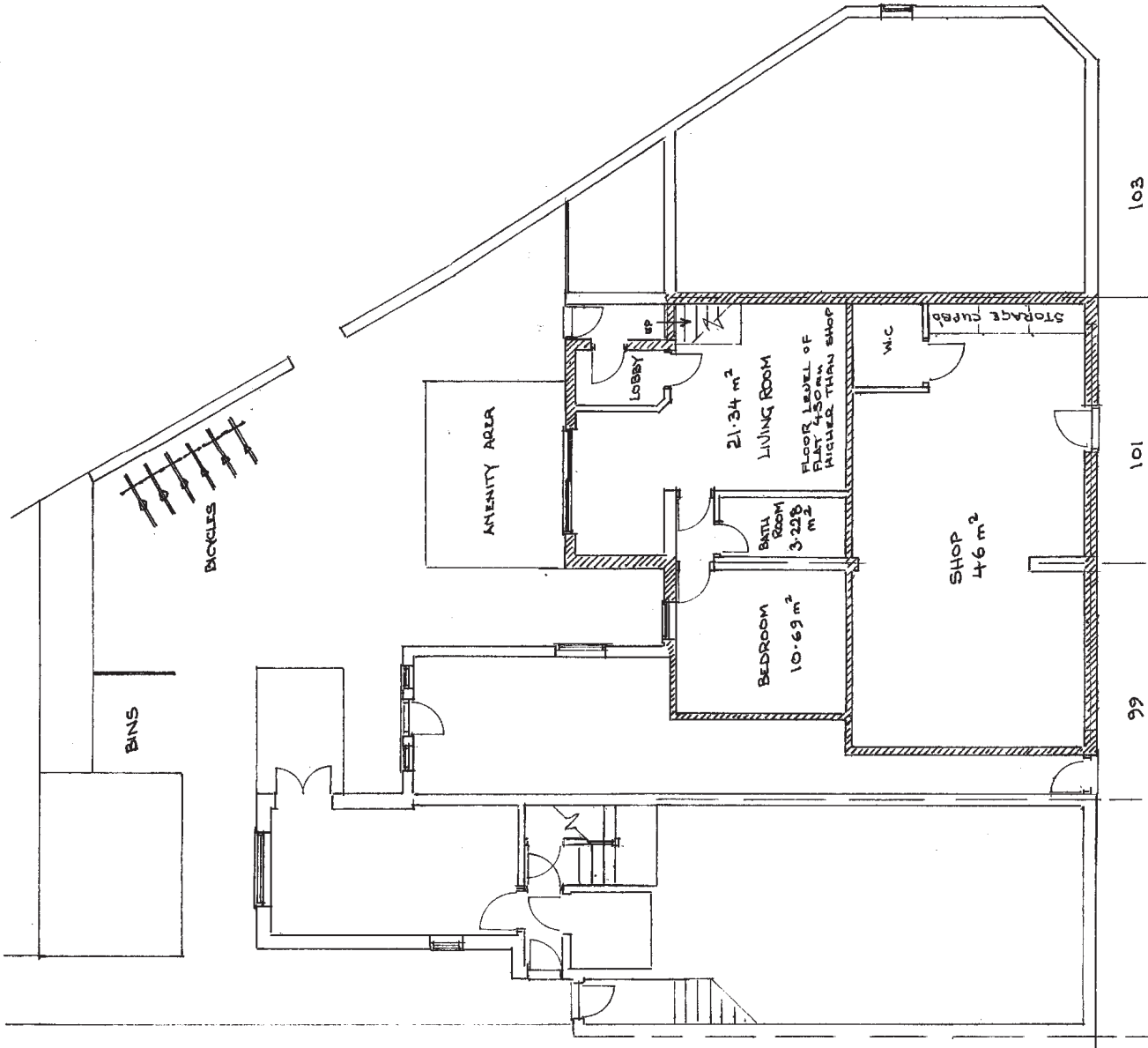


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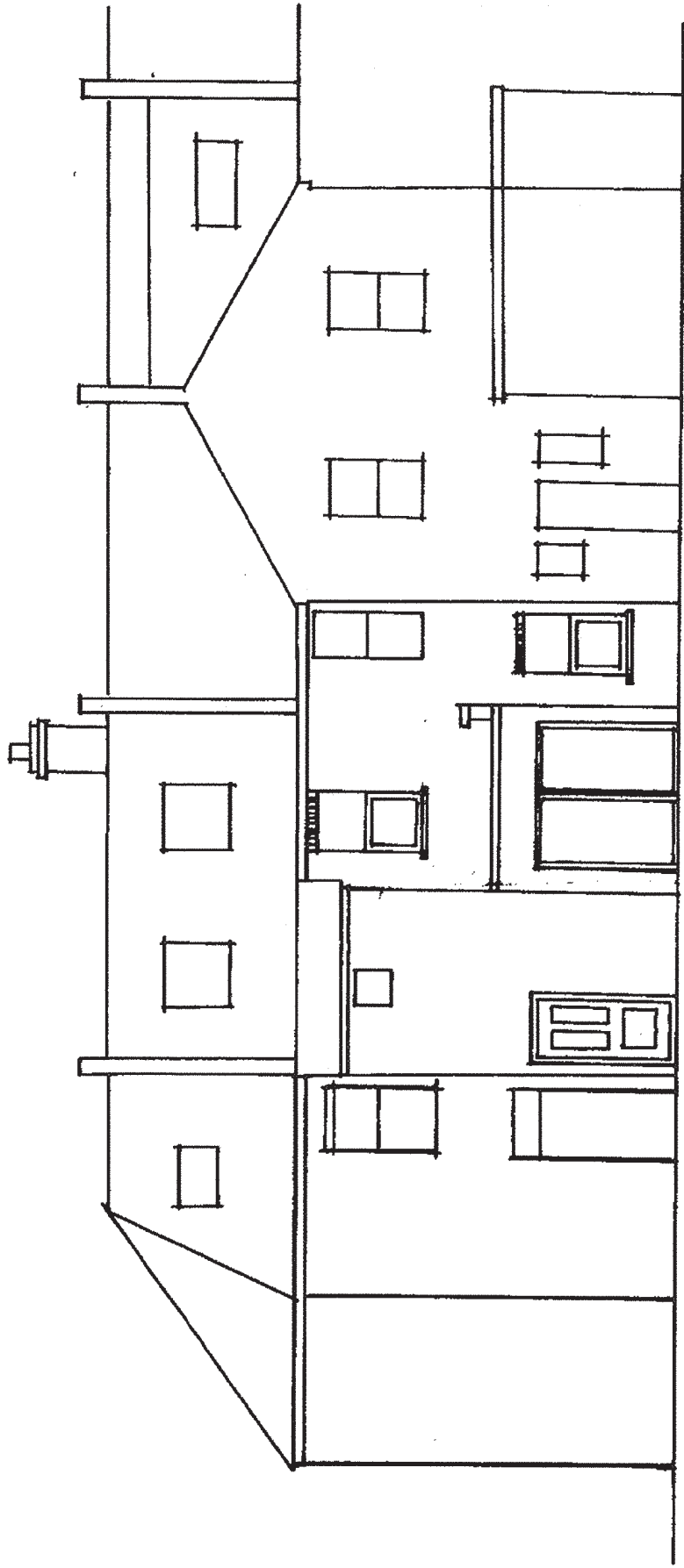
FIND
PROFESSIONAL MAPPING INTELLIGENCE





GROUND FLOOR PLAN AT:-
99 AND 101 HIGH STREET, LONDON SW19

1:100 0 1 2 3 4 5 6 7 8 9 10 METRES D A 3
DRAWING REF. No 99-101-001 DATE MARCH 2013

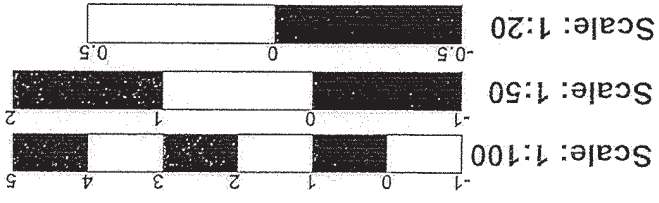


Rear elevation of 99-101 High Street
as built based on Dwg.No. 101101/2

London Borough of Victoria

23 MAY 2013

Planning Development Control



DWG.DIB1/99-101/002 REAR ELEVATION
No.99-101 HIGH ST.COLLIER'S WOOD
Scale 1:100 @A3 May 2013 BASED ON DWG. NO.101101/2

DOMINIC LAWSON BESPOKE PLANNING LTD

7a Pindock Mews London W9 2PY UK +44 (0)20 7723 8657 dl@dominiclawson.co.uk

Dominic Lawson Bespoke Planning Ltd, registered in England & Wales, 7229435. VAT registration number 991 7836 62.

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