

PLANNING APPLICATIONS COMMITTEE
10 October 2013

Item No: 14

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
	13/P2088	03/07/2013

Address/Site Garages rear of 44 Pelham Court,
Pelham Road, Wimbledon SW19 1NP

(Ward) Abbey

Proposal: Demolition of existing garage and erection of a three bedroom detached dwellinghouse

Drawing Nos 867/LOC, 867/111, 867/112, Daylight and Sunlight Study,
Arboricultural Report and Design and Access Statement

Contact Officer: Richard Allen (8545 3621)

RECOMMENDATION

GRANT Planning Permission subject S.106 Agreement and conditions

CHECKLIST INFORMATION

- Heads of agreement: Permit Free, Affordable Housing and Education contributions.
- Conservation Area: No
- UDP site designation: None
- 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: 32
- External consultants: None
- Archaeology Priority Zone: No
- Controlled Parking Zone: Yes

1. **SITE AND SURROUNDINGS**

- 1.1 The application site comprises 9 lock up garages situated at the rear of Pelham Court (44 Pelham Road). The garages are located to the south of Pelham Court (a two storey detached building comprising four flats) with vehicular access via the side of Pelham Court onto Pelham Road. To the east and west of the site are blocks of flats at 42 Pelham Road and flats in Martin Court (fronting Southey Road). To the south of the garages are lock up garages at the rear of 2 Southey Road and the garden of a residential property at 1 Montague Road. There is an existing mature tree and shrub planting in the centre of the parking area at the rear of Pelham Court. The application site is also within a Controlled parking Zone (CPZ 4F).

2. **CURRENT PROPOSAL**

- 2.1 The current proposal involves the demolition of 9 existing lock up garages at the rear of Pelham Court and the construction of a three bedroom detached dwellinghouse. The proposed house would be located in the south eastern corner of the site and the proposed house would be 15.7 metres in length and 8.7 metres in width. The proposed house would be arranged over two levels with a lower ground floor level comprising three bedrooms, bathrooms and a 45 square metre sunken garden. At ground floor level there would be a combined living/kitchen/dining area (63.1m²). Main windows to the ground floor accommodation would face onto the sunken garden. Juliet balconies would be provided to the ground floor living/kitchen/dining room windows. The proposed house would be of contemporary design and would have a flat roof. A single parking space would be provided for the proposed dwelling.

3. **PLANNING HISTORY**

- 3.1 In March 1962 planning permission was granted for the erection of 15 lock up garage (Ref.WIM6148).
- 3.2 In June 2012 a pre-application meeting was held in connection with the demolition of 9 garages and the erection of a detached dwellinghouse (LBM 12/P1784/NEW). Concerns were expressed about the quality of accommodation in terms of daylight and sunlight/outlook and the quality of the garden space which was north facing and likely to be overshadowed for much of the day.

4. **CONSULTATION**

- 4.1 The application has been advertised by site notice procedure and letters of notification to occupiers of neighbouring properties. In response 3 letters of objection have been received. The grounds of objection are set out below:-

-Although one parking space would be provided for the development the proposal would result in the loss of 9 garages/parking spaces which will increase pressure on parking in the area.

-There is Japanese Knotweed on the site. The Japanese Knotweed should be dealt with in accordance with Environment Agency requirements.
-Whilst not having any serious objections to the proposal, the removal of the garages and cutting back of trees may lead to a reduction of security to flats in Pelham Court.

4.2 Transport Planning

No objections to the proposal. However the development should be made permit free through a S.106 Obligation and a condition regarding the submission of a construction method statement and an informative regarding works affecting the public highway would be required.

5. **POLICY CONTEXT**

5.1 The relevant policies contained within the Adopted Merton Core Strategy (July 2011) are CS8 Housing Choice, CS9 Housing Provision, CS14 (Design) and CS20 (Parking).

5.2 The relevant retained policies contained within the Adopted UDP (October 2003) are, NE.11 (Trees-Protection), 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) and BE.25 (Sustainable Development).

5.3 The relevant policies within the London Plan (July 2011) are 3.3 (Increasing Housing Supply), 3.4 (Optimising Sites Potential) and 3.5 (Quality and Design of Housing).

6. **PLANNING CONSIDERATIONS**

6.1 The main planning considerations concern the demolition of the existing garages, the principle of residential development, design, neighbour amenity, standard of accommodation, parking, trees and sustainability issues and S.106 requirements.

6.2 Demolition of Existing Garages

The existing garages are of no architectural merit and are of such a size that they can only accommodate the smallest of modern cars. Therefore there are no objections to the demolition of the garages.

6.3 Principle of Residential Development

The proposed residential unit would be within a residential area and would add to the Council's housing stock. It is considered to be acceptable in principle.

6.4 Design Issues

The proposed dwelling would comprise a three bedroom detached dwelling house arranged over two levels, lower ground and ground level. The proposed house would be of contemporary design and have flat roofs. The current proposal has a south facing sunken garden and windows to main

rooms within the south elevation (unlike the pre-application proposal with its north facing windows and garden). The contemporary design of the proposed house is considered to be acceptable and the proposal accords with policies CS14 and BE.22.

6.5 Neighbour Amenity

The separation distance of the building from the rear of Pelham Court is 14m, and 20m from the rear of Martin Court. The proposed dwelling has been designed so that the main windows face onto the internal courtyard. The windows facing towards the flats in Pelham Court would be within the living room and to a bathroom which would be obscure glazed. There would be no windows within the east elevation and only a single window to the west (side) elevation. The proposal would not therefore result in any overlooking and/or loss of privacy. The proposal is therefore considered to be acceptable in terms of retained UDP policy BE.15.

6.6 Standard of Accommodation

The proposed house has been re-designed following pre-application discussions. The main windows face onto the south facing sunken garden. The proposed house would have a floor area of 161m², well in excess of the 83m² minimum GIA set out in policy 3.5 (Quality and Design of Housing) of the London Plan. The applicant has submitted a daylight/sunlight study which demonstrates that the development would now have levels of daylight and sunlight in excess of those required by the BRE guidelines set out in 'Site Layout Planning for Daylight and Sunlight' dated Sept 2011). The proposed dwelling would have a sunken courtyard garden 48m² in area, which is only just below the Council's guideline of 50 square metres. It is regular in shape and on a good orientation for receiving direct sunlight. In addition there is a small landscaped front curtilage which also accommodates a bin store and cycle storage. The proposal is considered to be acceptable in terms of retained UDP policy HS.1 and London Plan policy 3.5.

6.7 Parking

A single parking space would be provided for the proposed development. The parking provision is considered to be acceptable. However the Councils transport planning section request that the development be 'permit free' secured through a S.106 Agreement and that conditions and an informative be imposed on any grant of planning permission. The proposal is therefore acceptable in terms of Adopted Core Strategy policy CS20.

6.8 Trees

An arboricultural report has been submitted with the application. There are four trees close to but not within the curtilage of the proposed house. They comprise two Ash trees, a Laburnum and a Holly. They are all Category C trees, although taken together they provide a measure of amenity to the immediate area. The overhanging crowns of these trees would need to be cut back to allow a reasonable separation from the proposed structure. The tree officer raises no objections to the pruning of these trees. However, a condition would be required in order to ensure that the trees are protected during demolition of the existing garages and subsequent construction works.

6.9 Section 106 Obligations

Core Strategy policy CS8 requires capable of providing between 1-9 units (net) will be required to make provision for affordable housing as an off-site financial contribution. In this instance there will be a net gain of one unit on the site so a financial contribution will be required (£29,630.50). A financial contribution towards education provision in the borough would also be required (£5,047.47) in order to address a shortfall in school places in the area.

6.10 Local Financial Contributions

The floor area of the proposed development is below the threshold required for the Community Infrastructure Levy, the funds for which will be applied by the Mayor towards the Crossrail project.

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

7.1 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly there is no requirement for an EIA submission.

8. **CONCLUSION**

8.1 The proposed redevelopment of the garage site would result in the provision of a two bedroom dwelling house. Although the house is on a backland site, the proposal is not considered to affect neighbour amenity. The design and standard of accommodation is also considered to be acceptable. Accordingly, it is recommended that planning permission be granted.

RECOMMENDATION

GRANT PLANNING PERMISSION

Subject to completion of a S.106 agreement covering the following heads of terms:-

1. The development be designated 'permit free'.
2. That the developer make a financial contribution towards affordable housing £29,630.50
3. That the developer make a financial contribution towards education in the borough £5,047.47
4. That the developer pay the Councils costs of drafting, completing and monitoring the legal agreement.

and the following conditions:-

1. A.1 (Commencement of Development)
2. B.1 (Approval of Facing Materials)
3. B.4 (Site Surface Treatment)
4. C.4 (No Permitted Development – Extensions)
5. C.2 (No Permitted Development - Windows and Doors)
6. C.3 (Obscure Glazing - First Floor Level-Side Elevations)
7. C.6 (Refuse and Recycling)
8. C.7 (Refuse and Recycling – Implementation)
9. C.8 (No Use of Flat Roof)
10. D.11 (Hours of Construction)
11. F5P (Tree Protection)
12. L2P (Code for Sustainable Homes -New Build Residential)
13. L.3 (Code for Sustainable Homes – Pre-Occupation)
14. J.1 (Lifetime Homes)
15. INF1 (Party Wall Informative)

16. INFORMATIVE - It is possible that Japanese Knotweed exists on the site. If Japanese Knotweed is found in the course of the development hereby approved, you are advised to contact the Environment Agency for advice on the safe disposal of the Japanese Knotweed. The Environment Agency, National Customer Contact Centre, PO Box 54, Rotherham S60 1BY can be contacted on 03708 506 506 e-mail enquiries@environment-agency.gov.uk



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

Scale 1/1250

Date 24/9/2013

Garages RO 44 Pelham Rd

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DEVELOPMENT CONTROL



SOUTHEY ROAD

PELHAM ROAD

Martin Court

Pelham Court

1 to 6

7 to 12

13 to 18

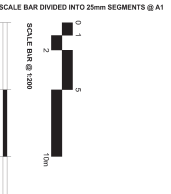
2

4

6

1 to 4

24



PLANNING

20, GOSWOLD ROAD, READING, RG2 9AT
 0118 947 0000
 0118 947 0001
 info@bep-berkington-boobyer.com
BEP BERKINGTON BOOBYER
 PARTNERSHIP
 CHARTERED ARCHITECTS

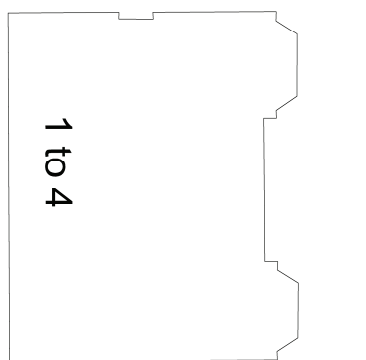
Land to Pelham Court
 Wimbledor

Proposed Block Plan

SCALE: 1:200 @ A1 DATE: 28.06.13

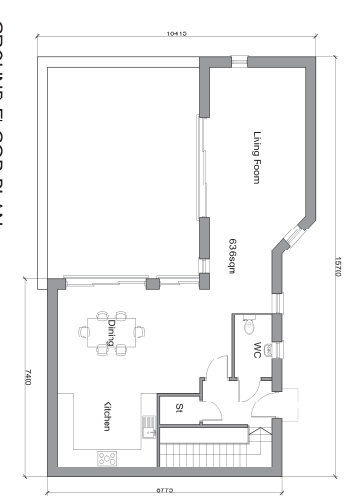
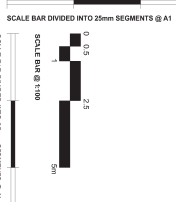
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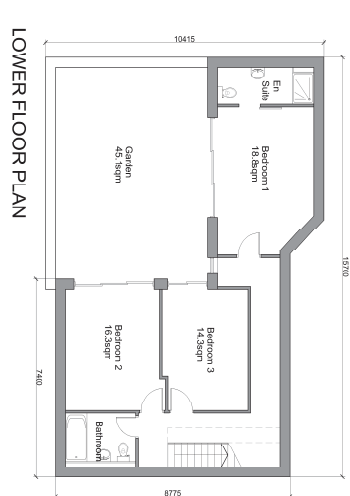


Pelham Court

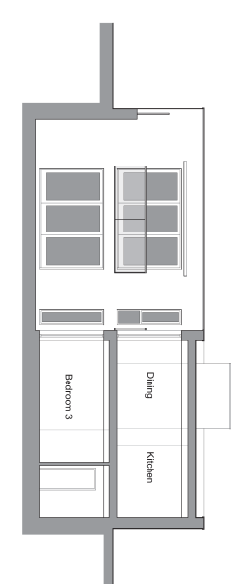
SITE PLAN



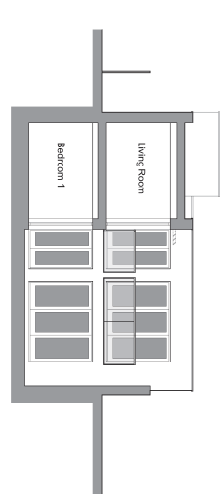
GROUND FLOOR PLAN



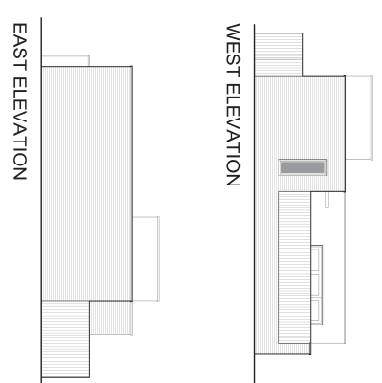
LOWER FLOOR PLAN



SECTION A-A

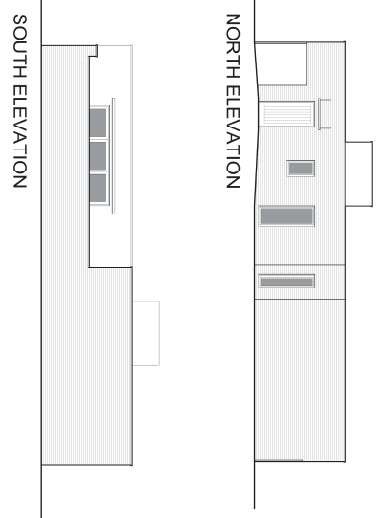


SECTION B-B



WEST ELEVATION

EAST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION

GIA's
 Ground Floor = 80.6 sqm
 First Floor = 80.6 sqm
 Total = 161.2 sqm

PLANNING

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WIMBLETON
 PARTNERSHIP
 BOOBYER
 PARTNERSHIP
 CHARTERED ARCHITECTS

Land re Pelham Court
 Wimbleton
 Proposed Plans, Elevations and
 Sections

Scale: 1:100 @ A1
 Date: 07/12/13
 Drawn: 5/12/13
 Checked: 5/12/13

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