

PLANNING APPLICATIONS COMMITTEE
10th October 2013

Item No: 17

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
57/22	13/P1558	18.06.2013
Address/Site	2 Springfield Avenue, Wimbledon Chase, SW20 9JX	
(Ward)	Cannon Hill	
Proposal:	Erection of new two storey 2 bedroom house attached to 2 Springfield Avenue, involving demolition of existing garage and alteration to existing roof.	
Drawing Nos	Site location plan, 877-10B, 9A, 8, 7, 3, 2A, 1A.	
Contact Officer:	Jonathan Lewis (020 8545 3287)	

RECOMMENDATION

Permission GRANTED subject to Section 106 Obligation/ Unilateral Undertaking and conditions

CHECKLIST INFORMATION.

Heads of agreement: Affordable Housing, Education.

- 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: N/A
- Number of jobs created N/A

1. INTRODUCTION

- 1.1 The application is brought before members of PAC due to requirement for S106 obligation/ Unilateral Undertaking.

2. SITE AND SURROUNDINGS

- 2.1 The application site is a triangular shaped plot of land (0.037 ha), occupied by 2 Springfield Avenue, a two storey house. The proposal involves demolition of a garage and kitchen extension attached to the side of the house. A dropped

kerb currently provides vehicle access to the garage. The property is not in a Controlled Parking Zone and there is moderate access to public transport (PTAL level 3) in this part of the borough.

- 2.2 There are no trees on the site that are protected by TPOs. The site forms part of an established residential area, where there are different architectural styles and dates of build.
- 2.3 The site is not designated as conservation area, is not in an Archaeological Priority Zone and is not in an area that is designated as being at high risk of flooding.

3. CURRENT PROPOSAL

- 3.1 Erection of extension to existing roof and an attached two storey, pitched roofed dwelling, covering a gross internal area of 85 sq m. A gap of 0.3m is shown between the proposed new flank wall and the site boundary that runs along the shared vehicle accessway to the rear of houses in Cannon Hill Lane. At ground floor, the proposed accommodation comprises a WC, lounge, with a kitchen/ diner to the rear. Stairs lead to 1 double and 1 single bedroom, family bathroom and open study area at first floor. The proposed new dwelling has been designed with matching external materials including tiling, fenestration, brick work/ pebbledash, also with front and rear building lines to match the terrace of which it would be part. The front elevation spans 7.4m and includes a small front porch and projecting bays at ground and first floors. The roof form has integrated ridge and eaves lines and an angled hipped roof at the side.
- 3.2 Separate rear gardens are provided with over 65 sq m for the existing house and 76 sq m for the new house to the rear part of the site. The proposal includes an additional vehicle access to facilitate front garden parking for the existing house, while retention of the existing dropped kerb will provide front garden parking for one car for the new house.

4. PLANNING HISTORY

- 4.1 12/P2268 – December 2012 - Planning permission refused – Erection of new two storey 2 bedroom house attached to 2 Springfield Avenue, involving demolition of existing garage and alteration to existing roof.
Reason for refusal : The proposed development by reason of its design, siting, scale, bulk and massing, would (a) fail to respond to and reinforce the locally distinctive patterns of development in the existing street scene; (b) fail to provide a high standard of design that will complement the character and local distinctiveness of the adjoining street scene; (c) result in an adverse impact on the openness of the streetscape; and (d) fail to provide an adequate useable private garden space due to its shape; contrary to Policies BE.16, paragraph (i) and BE.22 , paragraph (ii), and HS.1 of the Adopted Merton Unitary Development Plan (October 2003), and contrary to Policy CS.14 (d) (iii) of the Merton LDF Core Planning Strategy (2011).

- 4.2 Land Adjacent to 27 Cannon Hill Lane, Merton Park, London SW20 (site immediately to the north of application site in Springfield Avenue).
12/P1430 Planning permission refused for the erection of a new end of terrace dwelling by PAC contrary to officer recommendation (September 2012). Grounds:

The proposed development by reason of its design, siting, scale, bulk and massing, would (a) fail to respond to and reinforce the locally distinctive patterns of development in the existing street scene; (b) fail to provide a high standard of design that will complement the character and local distinctiveness of the adjoining street scene; (c) result in an adverse impact on the suburban characteristics of the streetscape; and (d) fail to provide an adequate usable private garden space due to its shape; contrary to Policies BE.16, paragraph (i) and BE.22 , paragraph (ii), of the Adopted Merton Unitary Development Plan (October 2003), and contrary to Policy CS.14 (d) (iii) of the Merton LDF Core Planning Strategy (2011).

Appeal allowed March 2013. Inspector's letter and plans appended to this report.

5. CONSULTATION

- 5.1 The proposal was publicised by means of a site notice and letters to neighbouring occupiers, to which there has been one response, objecting on grounds of increased density, loss of sunlight/ daylight, increased potential for overlooking, in conflict therefore with adopted policies BE22 and BE15.
- 5.2 Transport Planning: Parking provision is consistent with current policies and raise no objections on grounds of highway safety.

6. POLICY CONTEXT

London Plan (July 2011)

- 6.1 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).

Merton LDF Core Planning Strategy (July 2011)

- 6.2 Relevant policies in the Core Strategy (July 2011) are: CS8 (Housing Choice), CS9 (Housing Provision), CS11 (Infrastructure), CS13 (Open Space, Nature Conservation, Leisure and Culture), CS14 (Design), CS15 (Climate Change), CS18 (Active Transport), CS19 (Public Transport), CS20 (Parking, Servicing and Delivery).

Merton Unitary Development Plan (October 2003)

- 6.3 Relevant policies in the Adopted Unitary Development Plan (October 2003) are : HS.1 (Housing Layout and Amenity), BE.15 (New Buildings and Extensions; Daylight, Sunlight, Privacy, Visual Intrusion and Noise), BE.16

(Urban Design), BE.18 (Gardens), BE.22 (Design of New Development), C13 (Planning Obligations for Educational Provision).

7. PLANNING CONSIDERATIONS

- 7.1 The key planning issues include consideration of the principles of developing the land for additional housing; design and sustainable construction; impact on streetscene/ visual amenity; housing standards and targets; impact on neighbour amenity; car parking; planning obligations.

Principle of housing.

- 7.2 National Planning Framework [March 2012]

The National Planning Framework was published on the 27 March 2012. This document is put forward as a key part of central government reforms “to make the planning system less complex and more accessible, and to promote sustainable growth’. On matters of housing, the framework looks to local authorities to boost significantly the supply of housing and to deliver a wide choice of high quality homes. On matters of design, the Framework requires that planning policies and decisions should, amongst other objectives: optimise the potential of the site to accommodate development; respond to local character and history, and reflect the identity of local surroundings and materials; and seek to promote or reinforce local distinctiveness.

- 7.3 The recently published London Plan (2011) reinforces the need to accommodate 320 new households annually within the borough and the current scheme would therefore make a modest contribution in this regard.

- 7.4 Design/Appearance and Impact on Streetscene

Policies BE.16 and BE.22 both require proposals for development to complement the character and appearance of the wider setting. This is achieved by careful consideration of how the density, scale, design and materials of a development relate to the urban setting in which the development is placed.

- 7.5 The application site frontage extends to approx 18m, with some 30m between the flank wall of the proposed house and the rear elevations of neighbouring houses in Cannon Hill Lane. Properties in this part of Springfield Avenue are typically laid out in small terraces with very little spacing between them, while houses in Cannon Hill Lane are more varied in design, size and siting.

- 7.6 The proposed house has been designed to appear as an integrated addition to the existing house and the terrace in which it sits, with matching front and rear building lines and an angled hipped roof form. The proposed design is considered to be sympathetic and will not appear out of keeping in the area to an extent that would justify refusal. Officers have reviewed the recent appeal decision to allow a similar design and scale for a new build house at 27 Cannon Hill Lane, which is immediately adjacent to the application site. There are similarities between the two cases and the Inspector’s decision notice and relevant drawings are therefore attached for information as Appendices to this report. Officers consider that the current proposal, involving a fully integrated

design, raises no adverse impacts for visual amenity in terms of the character or appearance of both immediate streetscenes, in compliance with relevant adopted policies.

- 7.7 There are no TPOs at the site and no adverse issues in connection with the demolition of the garage in order to provide space for the proposed new house. Siting for refuse/ recycling bins along with new cycle parking is shown to the front of both houses and further details can be satisfactorily dealt with by way of condition, along with details relating to surface treatments. There are no anticipated adverse impacts in relation to these matters.
- 7.8 The current proposal involves appropriate design to complement the appearance of the streetscene in compliance with the principles of current adopted policies BE16 and BE.22.
- 7.9 Housing Standards and Targets
In July 2011, the Council's Core Strategy and London Plan were both adopted. Policies in these documents have maintained a strong emphasis to encourage recycling of urban land, including low density residential sites for future housing provision, also introducing new requirements in relation to provision of affordable housing, with delivery of affordable housing on smaller sites to secure an equivalent to that provided on site as a financial contribution. This calculation is based on a formulaic approach set out in Merton's Affordable Housing Viability Study (2010).
- 7.10 Core Strategy policy CS 8 requires that all sites capable of providing between 1-9 units (net) will be required to make provision for affordable housing as an off-site financial contribution. In line with the requirements set out in policy CS8, the applicant submitted three independent estate agent valuations for a new house at the site and appropriate contributions will be sought in line with the on-line calculator.
- 7.11 The proposed new dwelling has a gross internal floor area of 85 sq m, therefore more than meeting minimum standards set out in the London Plan, that require 61sq m for a 2 bedroom, 3 person house. The proposed layout shows that all rooms would be appropriate for their intended purpose, with good levels of natural daylight and ventilation. It is acknowledged that the private rear amenity space would have an unusual triangular shape, however this is similar to the recently allowed scheme in Cannon Hill Lane (See Appeal decision letter attached as an Appendix). Officers are satisfied, having regard to adopted planning policies, that the garden would be adequate to meet the likely needs of a small family. The scheme will therefore provide existing and future occupiers with an appropriate standard of living accommodation. The Council requires all new residential development to achieve high construction standards to meet the Code for Sustainable Homes – Code Level 4, Lifetimes Homes Standards and to be fully compliant with Part M of the Building Regulations.

7.12 Impact on Neighbour Amenity

The proposal includes removal of 2 first floor windows in the existing flank elevation, with none proposed for the new house, thus raising no adverse issues in relation to increased overlooking or privacy. Similarly, given the average separation of 30m from the rear of neighbouring houses in Cannon Hill Lane, the new house is not anticipated to result in undue loss of sunlight or daylight for occupiers of these houses. The proposed siting of the new two storey house would not directly impact on occupiers of neighbouring dwellings in Springfield Avenue or Buckleigh Avenue to the rear.

7.13 Access and Car Parking

Policy CS20 seeks to ensure no undue or adverse impacts on pedestrian safety or highway function. There is an existing vehicle crossover which is to be retained, thus providing an off street parking space for the new dwelling. An additional vehicle crossover is proposed to the front of the existing house, also for one off street space in the front garden. The introduction of a modest 2 bedroom house is unlikely to result in significant increase in vehicle movements or parking stress and no significant changes are therefore anticipated to existing highway conditions.

7.14 Planning Obligations - Affordable Housing

As noted above, policies in the adopted London Plan and Core Strategy, (July 2011), set out a formulaic approach to address the London wide shortfall in provision of affordable housing, by requiring affordable housing contributions from all sites, not only those of over 10 units. Accordingly, appropriate contributions will be sought in line with the estate agent valuations to comply with policy CS8. The Council is satisfied that this approach is fair and reasonable.

7.15 Planning Obligations - Education

Similarly, provision of new family housing increases demand on education facilities in the borough and contributions are currently sought, in accordance with adopted UDP policy CS.13, in respect of additional senior school provision.

7.16 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.

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).

8.2 The scheme will be required to meet a minimum Code Level 4 of the Code for Sustainable Homes.

9. CONCLUSION

- 9.1 The current proposal to construct a new residential dwelling on an existing residential site raises no adverse issues in terms of land use. It is in accordance with Core Strategy, Adopted UDP policies and Government guidance, as set out in NPPF, which seek to make provision for additional houses in appropriate locations. The scheme is not considered to be detrimental to biodiversity or to the character and appearance of the area.
- 9.2 Given the proposed siting and design, there are no anticipated adverse impacts in terms of neighbour amenity for surrounding properties. The proposed room sizes and layout are in accordance with policy and guidance, and parking / access arrangements are acceptable.
- 9.3 Concerns expressed by PAC that lead to the refusal of a similar proposal on land immediately to the north west of the application site, were not supported by a Planning Inspector in a recent appeal decision. Notwithstanding that each application should be considered on its merits, it is considered that the appeal decision is material and should be taken into consideration in the approach to applying planning policies in assessing this latest proposal.

RECOMMENDATION

GRANT PLANNING PERMISSION

Subject to completion of a Section 106 obligation covering the following heads of terms:

1. Provision of financial contribution towards affordable housing (£25,746).
2. Provision of financial contribution towards education provision (£857 TBC)
3. The developer agreeing to meet the Council's reasonable legal costs in preparing, drafting and monitoring the Section 106 Agreement.

and the following conditions:

1. A.1 Commencement of Development (full application)
2. A.7 Approved Plans (Site location plan, 877-10B, 9A, 8, 7, 3, 2A, 1A.).
3. B.3 External Materials to be as Specified
4. C.1 No Permitted Development (Extensions)
5. C.6 Refuse and Recycling (Details to be submitted)
6. D.10 External Lighting

7. D.11 Construction Times
8. F.9 Hardstandings
9. H.1 New Vehicle Access – details to be submitted
10. H.4 Provision of Vehicle Parking
11. H.9 Construction Vehicles
12. J.1 Lifetime Homes
13. L.2 Code for Sustainable Homes Pre-commencement (New build residential)
14. L.3 Code for Sustainable Homes Pre-occupation (New build residential)

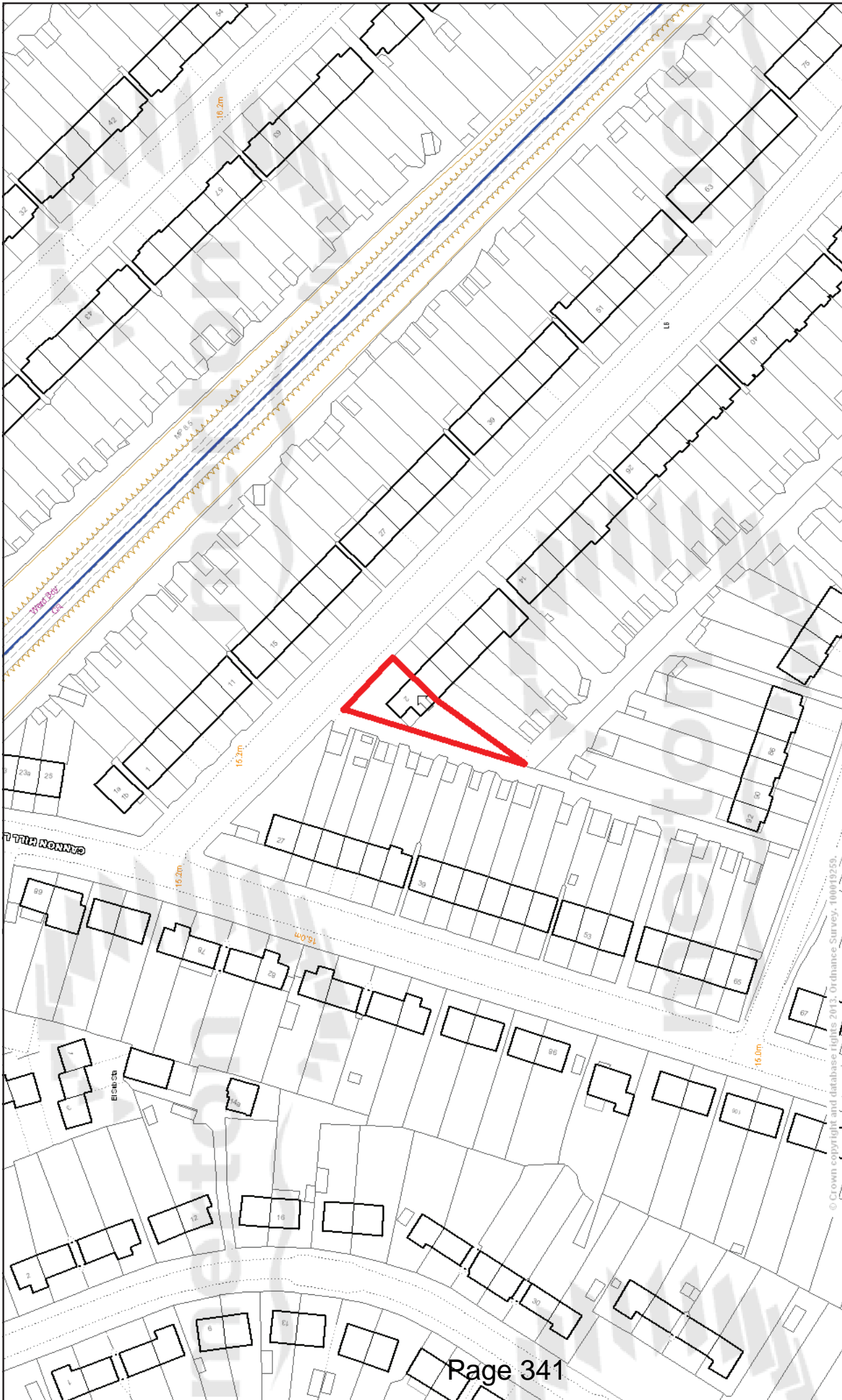
NOTE to Applicant 1

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 applicant/agent was provided with pre-application advice.
- 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

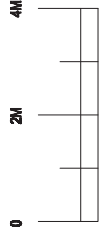
2 Springfield Avenue

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DEVELOPMENT CONTROL

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Rev	Date	Comment	By	Chk. by
B	Aug 13	Notes E & F added	AL	Chk. by
A	May 13	Rear Garden areas adjusted	AL	Chk. by

Drawing Status

Planning

A. Leonard
2C New Road
Mitcham
Surrey
CR4 4JL

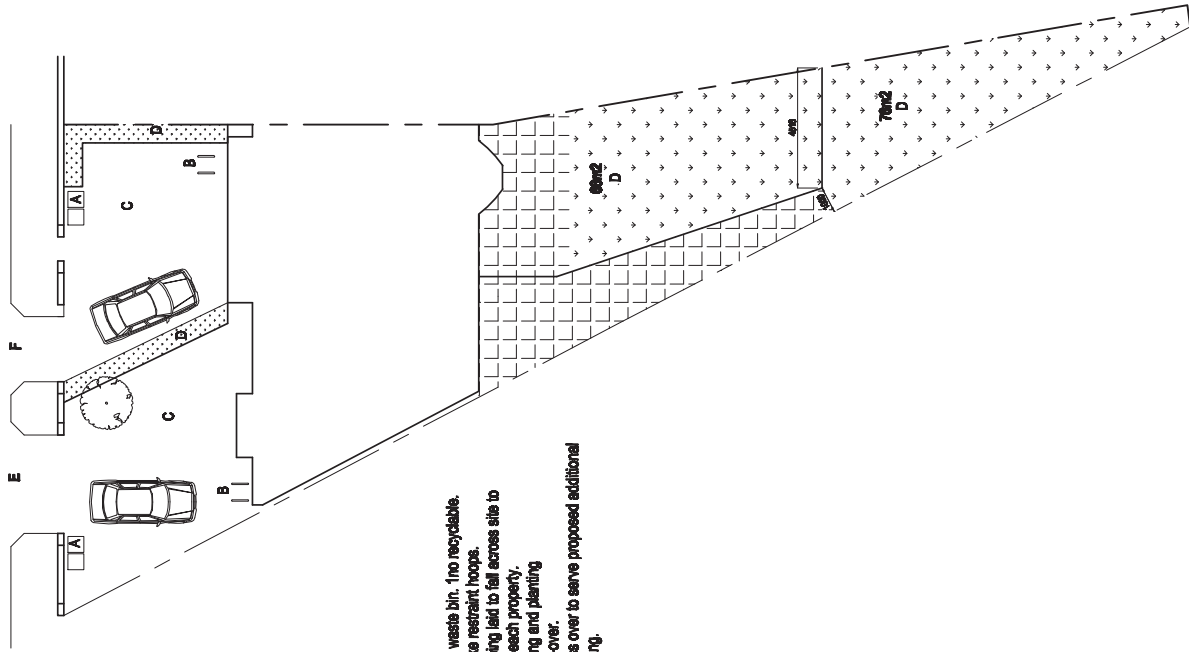
Client
Mr K. Clapham.

Job Title
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London.
SW20 9JX

Title
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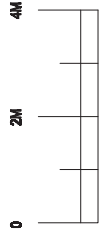
Drawing No. **877-10**
Rev. **B**



- Proposed Materials**
- A. Bin Stone, 1no waste bin, 1no recyclable.
 - B. 2no secure bike resistant hoops.
 - C. Hard landscaping laid to fall across site to rain garden in each property.
 - D. Soft landscaping and planting
 - E. Existing cross-over.
 - F. Proposed cross over to serve proposed additional off street parking.

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Drawing Status
Planning

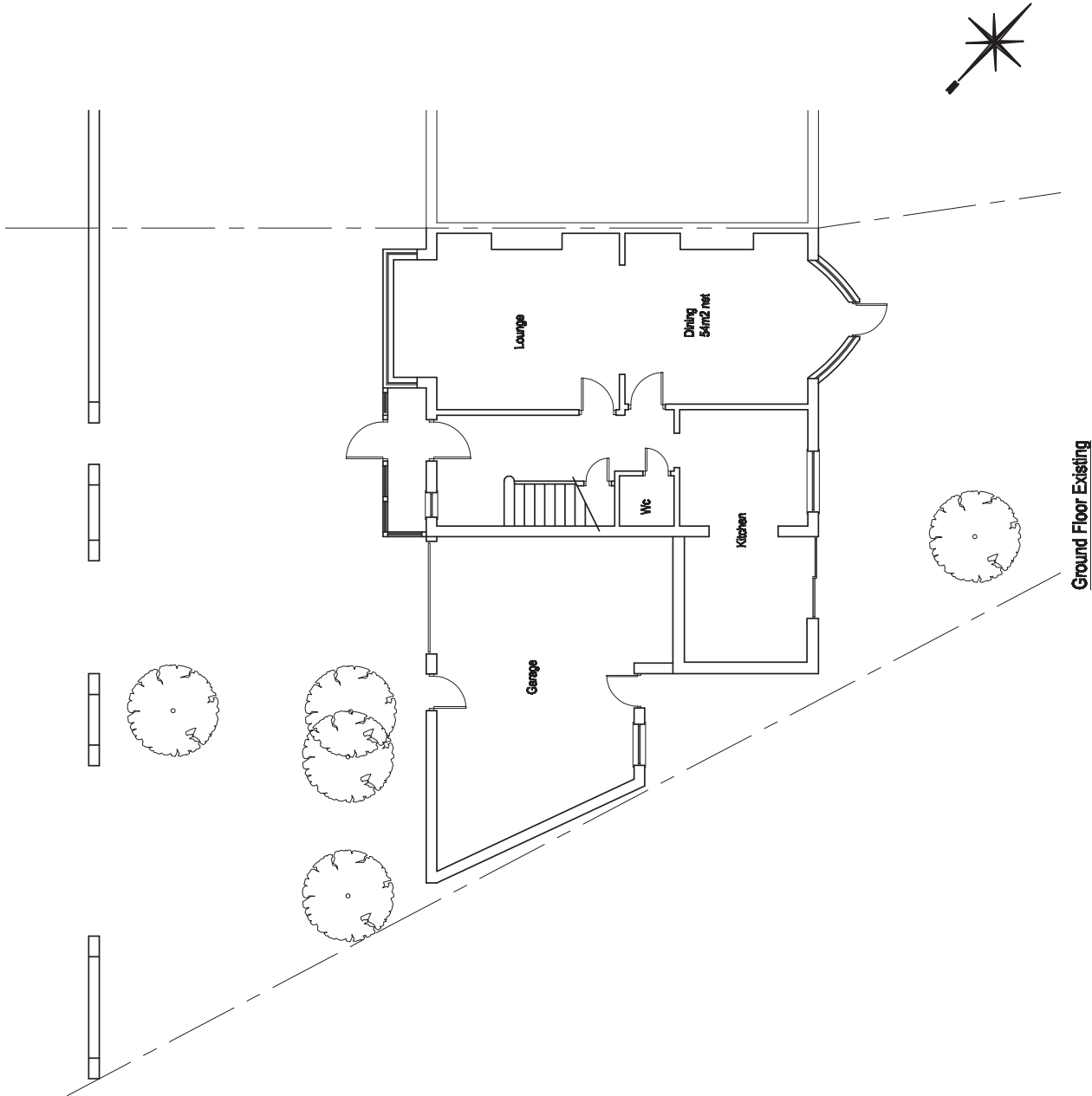
A. Leonard
2C New Road
Mitcham
Surrey
CR4 4JL

Client
Mr K. Clapham.

Job Title
**2 Springfield Avenue.
London.
SW20 9JX**

Title
New Build

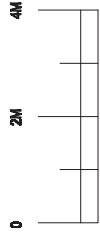
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Ground Floor Existing

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Drawing Status

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Client

Mr K. Clapham.

Job Title

2 Springfield Avenue.
London.
SW20 9JX

Title

New Build

Scale

1:100 @ A3

Date

June 12

Drawn by

A.JL

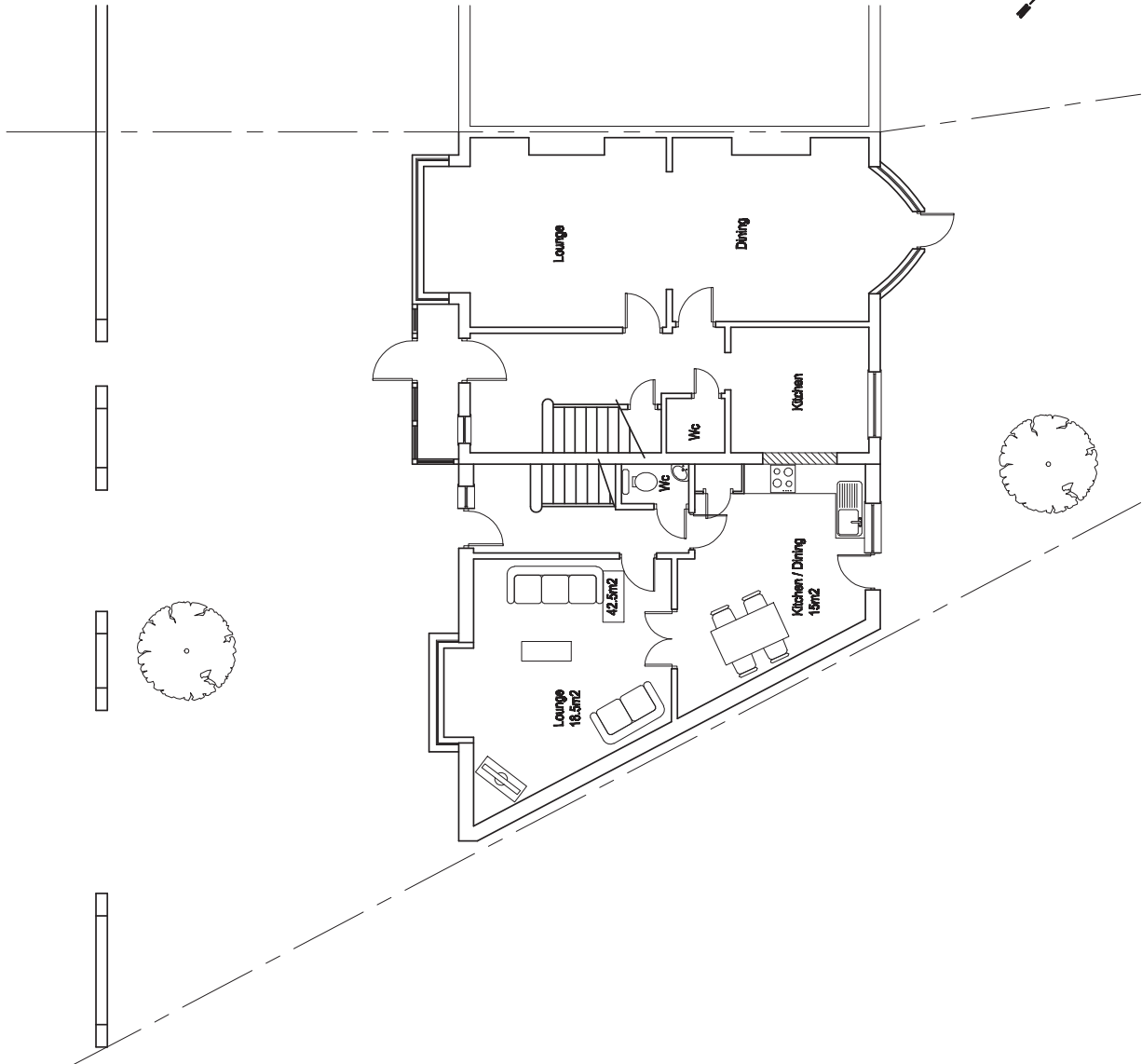
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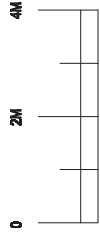
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Ground Floor Proposed

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Drawing Status

Planning

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Client

Mr K. Clapham.

Job Title

**2 Springfield Avenue.
London.
SW20 9JX**

Title

New Build

Scale
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Date

June 12

Drawn by
A.JL

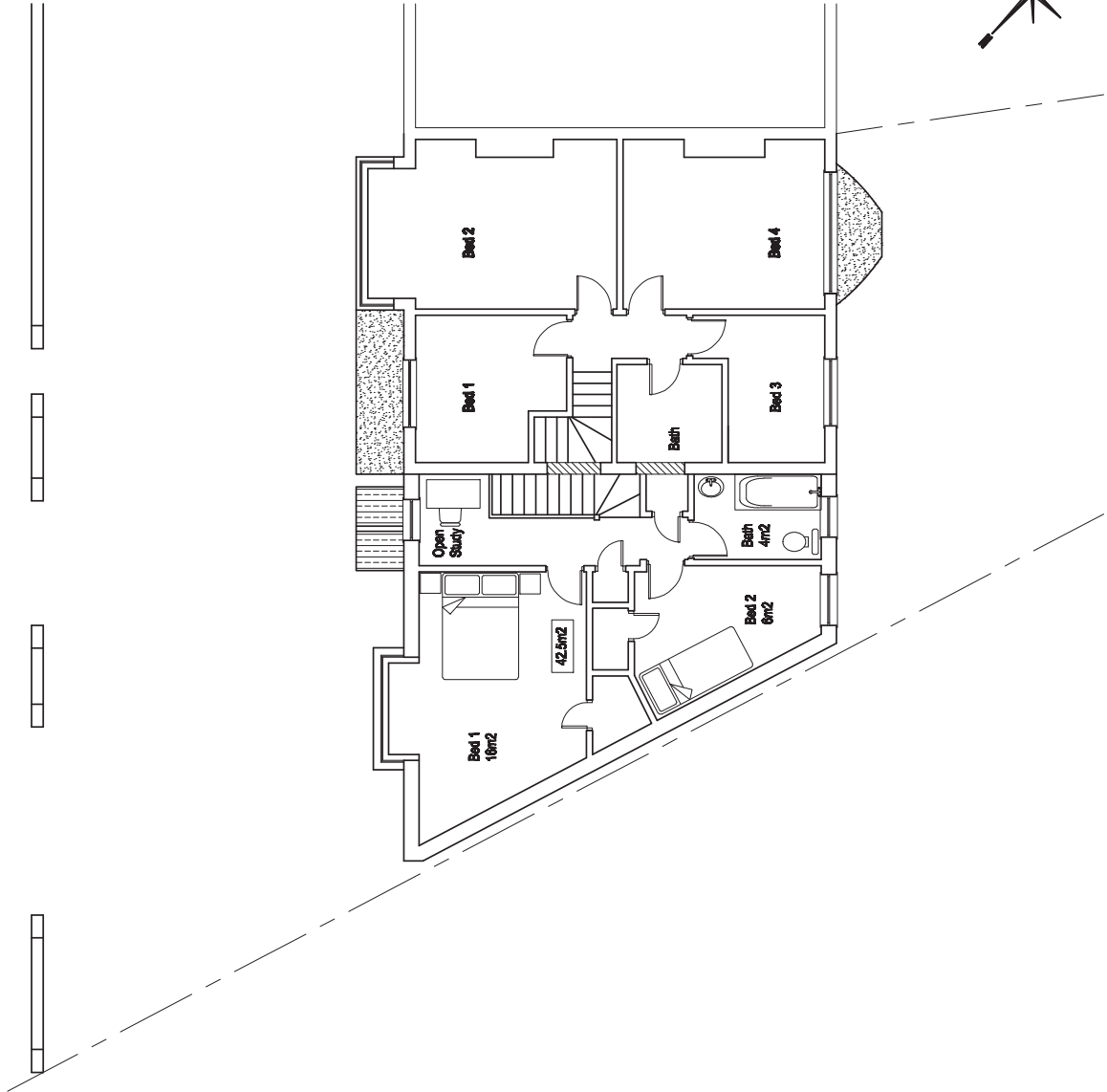
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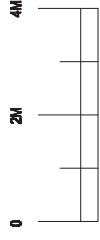
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First Floor Proposed

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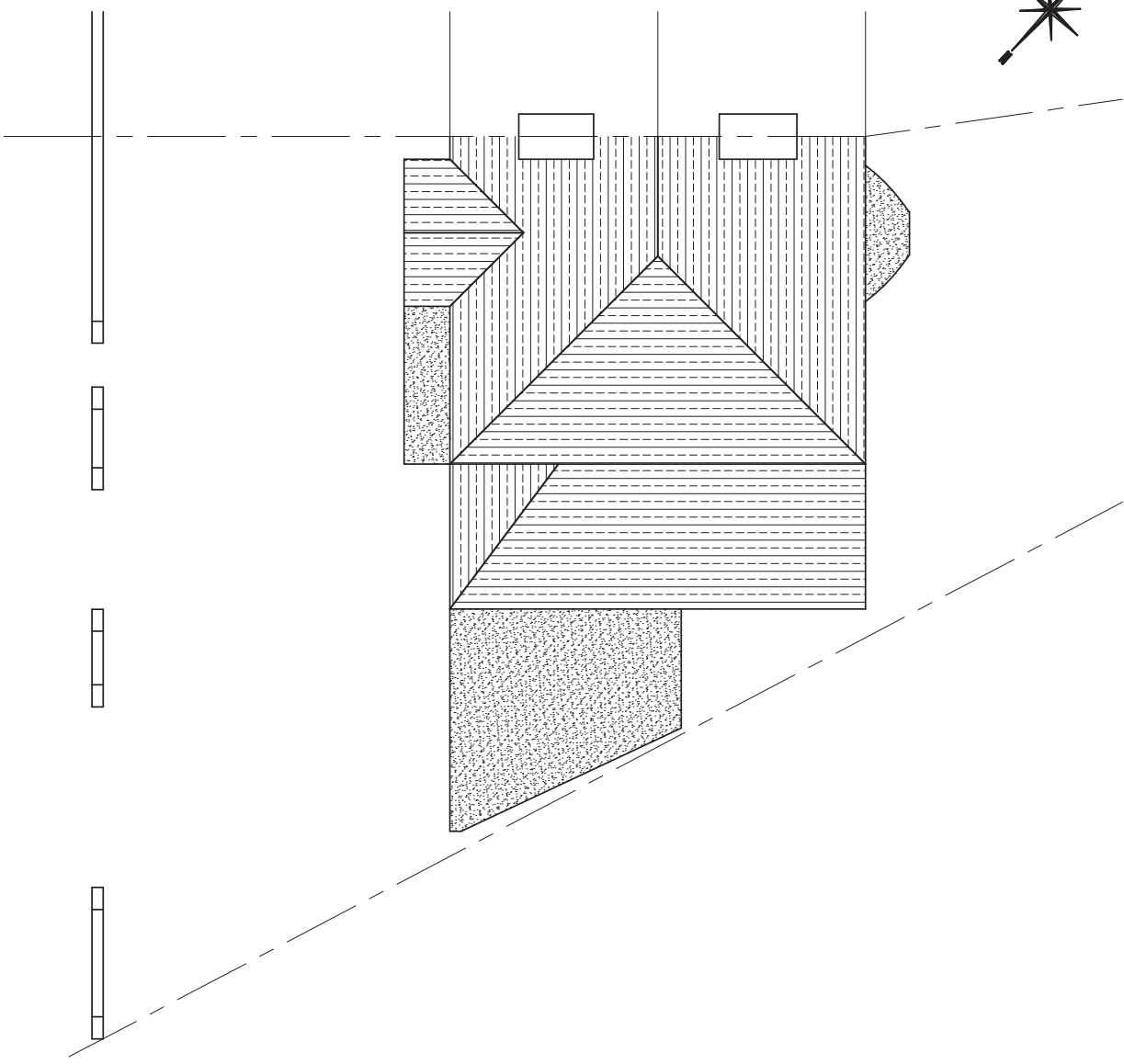
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Mr K. Clapham.

Job Title
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London.
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Title
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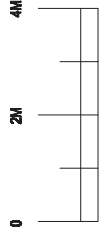
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Rev. **-**



Roof Plan Existing

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Rev	Date	Roof line revised	By	Chk. by
A	Aug 13	Roof line revised		

Drawing Status

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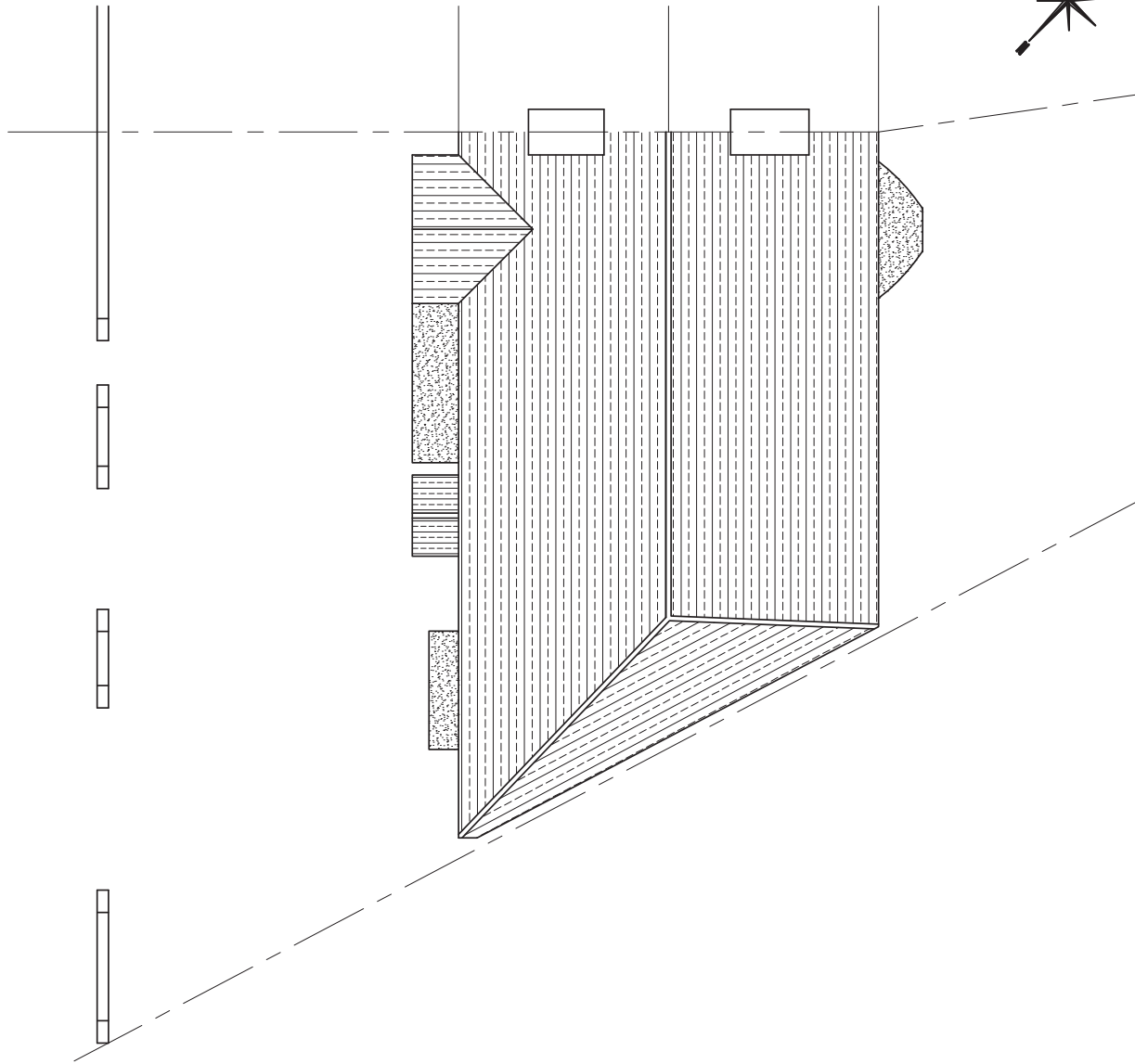
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Job Title
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London.
SW20 9JX**

Title
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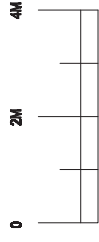
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Roof Plan Proposed

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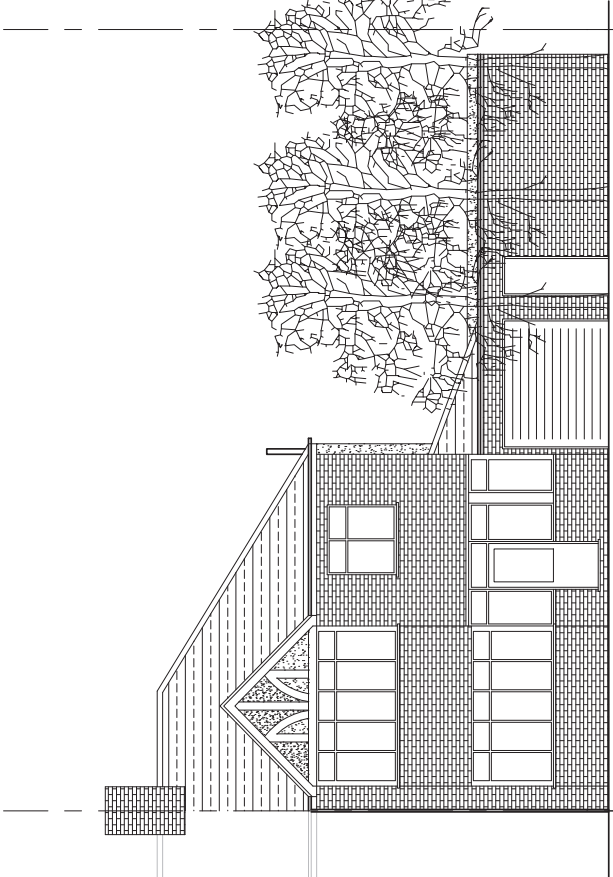
Client
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Job Title
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SW20 9JX**

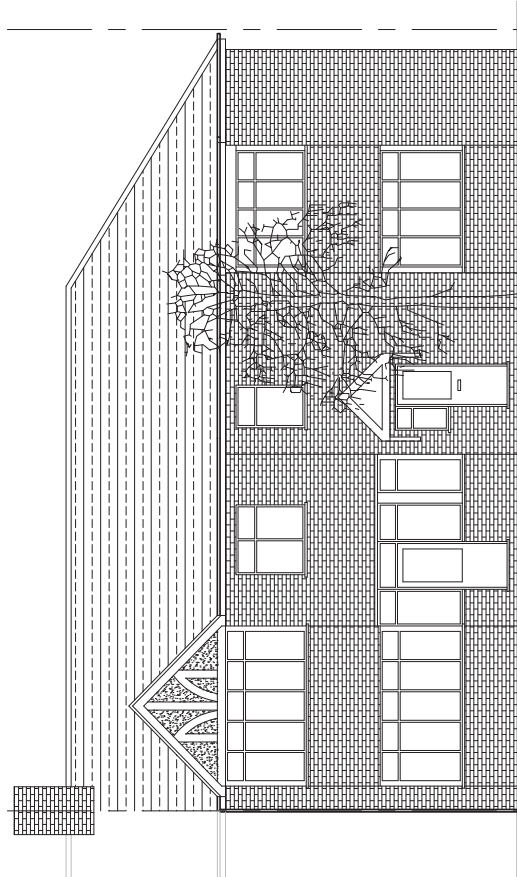
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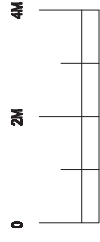


Front Elevation Existing



Front Elevation Proposed

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A	Aug 13			

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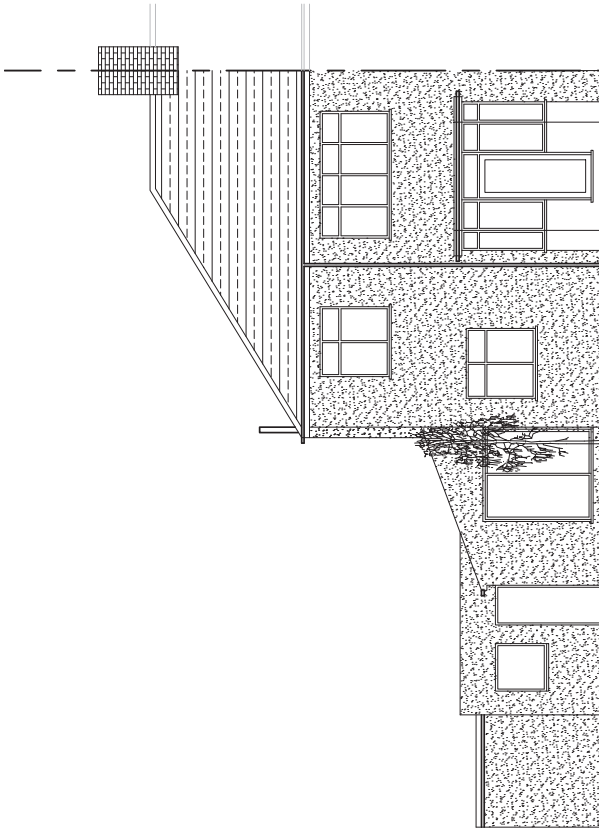
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Job Title
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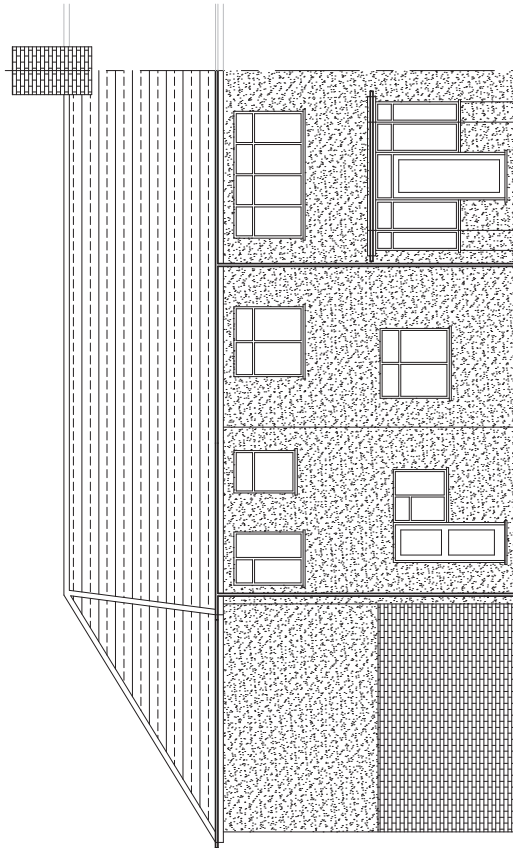
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 Revr. **A**



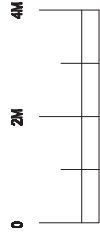
Rear Elevation Existing



Rear Elevation Proposed

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Drawing Status
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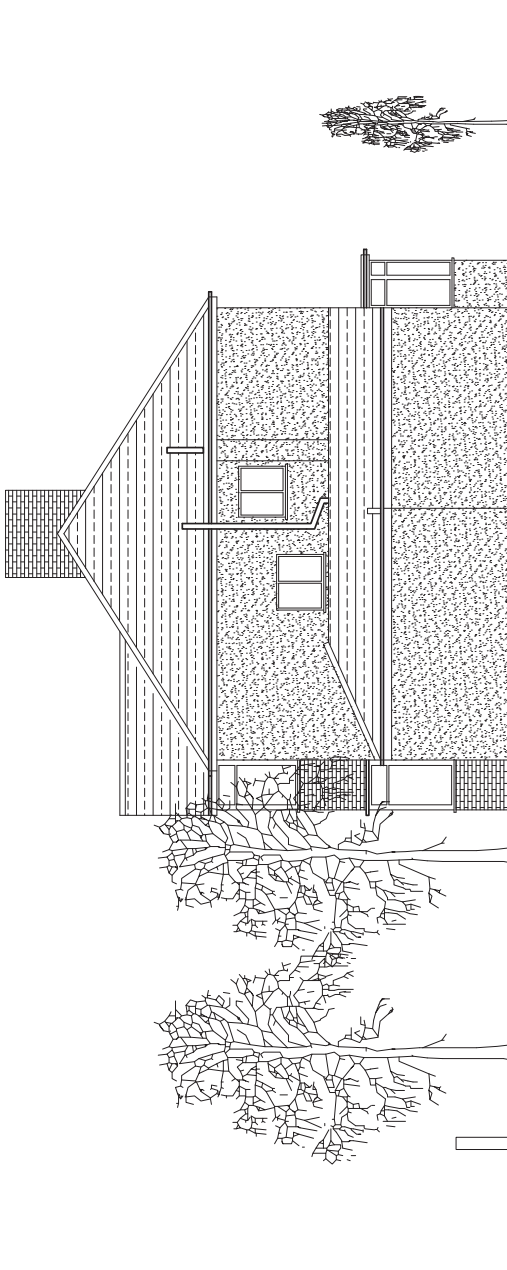
Client
Mr K. Clapham.

Job Title
**2 Springfield Avenue.
London.
SW20 9JX**

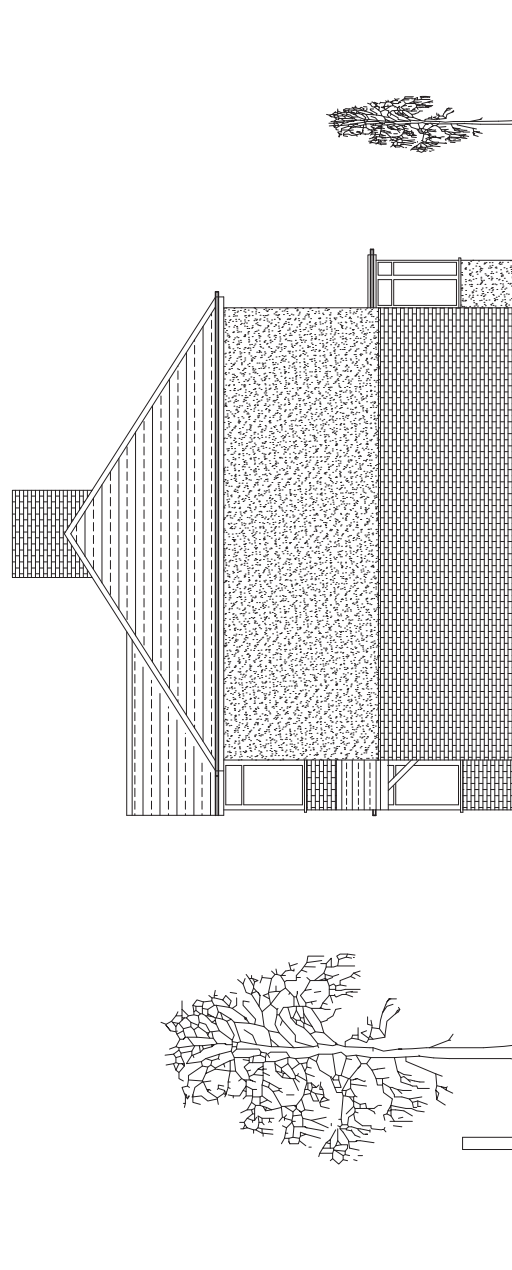
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Rev. **-**



Side Elevation Existing



Side Elevation Proposed



Appeal Decision

Site visit made on 22 February 2013

by Ray Wright BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 20 March 2013

Appeal Ref: APP/T5720/A/12/2188324

Land Adjacent to 27 Cannon Hill Lane, Merton Park, London SW20 9JY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Clark against the decision of the Council of the London Borough of Merton.
 - The application Ref 12/P1430, dated 15 May 2012, was refused by notice dated 28 September 2012.
 - The development proposed is 'construction of a 2-storey semi-detached dwelling (4-bed).'
-

Application for Costs

1. An application for costs was made by Mr Clark against the Council of the London Borough of Merton. This application is the subject of a separate decision.

Decision

2. The appeal is allowed and planning permission is granted for the construction of a two storey semi-detached dwelling on land adjacent to 27 Cannon Hill Lane, Merton Park, London SW20 9JY in accordance with the terms of the application, Ref 12/P1430, dated 15 May 2012, subject to the conditions set out in Schedule A.

Procedural Matter

3. At the site visit it was confirmed that the 'site layout' plan considered by the Council was not 7591/P/01J but 7591/P/01K which provides additional information regarding the arrangement and surface materials of external areas. I have taken this later drawing into account in my decision.

Main Issues

4. The main issues in this case are the effect on the character and appearance of the area and the effect on the living conditions of future occupiers, having particular regard to the layout of proposed garden/amenity space.
-

Reasons

5. The appeal site is occupied by an end of terrace dwelling at the junction of Cannon Hill Lane and Springfield Avenue, within a triangular shaped plot. To the side of the house is a garden area enclosed by fencing.
6. The appeal proposal is for the erection of a further two storey, four bedroom house on the existing side garden continuing the existing terrace.

Character and Appearance

7. The National Planning Policy Framework (Framework) indicates there should be a presumption in favour of sustainable development, but confirms good design is a key aspect of sustainable development and that development of poor design, which fails to take the opportunities available for improving the character and quality of an area, should be refused.
8. Policies BE.16 and BE.22 of the London Borough of Merton Unitary Development Plan (UDP) expect new development to respond to locally distinctive patterns, with a high standard of design complementing the character of the area and respecting various elements of surrounding buildings. Policy CS 14 of the London Borough of Merton LDF Core Planning Strategy (CS), amongst other matters, aims to avoid any 'adverse impact on the suburban characteristics of the streetscape.'
9. The design and form of the proposed house would follow, quite closely, elements exhibited by the existing dwelling on the site. To its frontage, it would have a matching two storey bay feature with similar fenestration. To the flank elevation, a decorative oriel window would replicate that on the existing property and a brick finish to the ground floor with render to the first floor would again follow the pattern of the existing house.
10. The ridge and eaves line of the existing terrace would be followed and a hip end to the roof retained. The proposed house would be the same width as the existing dwelling and follow the same front building line. While it would have a ground floor, single storey addition, this would not represent an uncommon feature in the area. Due to the shape of the plot the rear of the flank wall would run parallel to the angled boundary, but this, to my mind, would not be a jarring or discordant feature. Overall the design, scale, bulk, and massing of the dwelling would be similar to the adjoining property and satisfactorily relate to the adjoining terrace.
11. The proposed house would further enclose the corner of this road and, to some extent, reduce openness of this corner site. However, a gap of around a metre, between the back edge of pavement and the flank wall, would be retained. This spacing would not be uncharacteristic in the area where I noted some properties appear to directly abut adjoining boundaries.
12. I have noted the other sites, cited by the appellant, which illustrate that other similar infill developments have taken place in the vicinity. While these provide some limited support for the current appeal case, I have considered this proposal solely on its individual merits.
13. Overall, the proposed dwelling would appropriately relate to the adjoining terrace and its suburban setting. It would, consequently, not harm the

character or appearance of the area. I therefore find no conflict with the Framework, Policies BE.16 or BE.22 of the UDP or Policy CS 14 of the CS.

Living Conditions

14. The Council accepts that the proposed garden would meet their required minimum standard, in terms of its overall size as required by the UDP, but take issue with its shape and, consequently, whether it would represent a readily useable space for future occupiers. However, while the shape of garden would not be regular, with some restricted areas, overall it would still enable use for general relaxation and provision of garden paraphernalia such as a washing line, potential garden outbuildings, barbeque area, etc.
15. I conclude, the garden area as proposed would be appropriate and suitable for this dwelling. Therefore there is no conflict with Policy CS 14 of the CS which amongst other matters requires development to provide associated functional spaces.

Other Matters

16. The Council indicate that they require a planning obligation to secure a contribution towards affordable housing and education provision. However, the lack of an obligation does not form a reason for refusal of the appeal scheme. I note, that where new housing developments are proposed, Policy CS 8 of the CS indicates contributions for affordable housing will be sought, and Policy C.13 of the UDP similarly requires contributions for education provision. Further guidance is also given in the 'Planning Obligations' Supplementary Planning Document (SPD). Both the contributions required appear to be calculated using standard formulae. However, I have not been provided with any detailed, up-to-date evidence to indicate any existing shortfalls of provision or a clear indication of where the contributions would be spent. Accordingly, I cannot, in this case, be certain that the contributions sought would meet the strict tests of Paragraph 204 of the Framework or Regulation 122 of the Community Infrastructure Levy Regulations 2010. In these circumstances the lack of an obligation does not weigh against the proposal.

Conclusion

17. For the reasons given above, I conclude that the appeal should be allowed.

Conditions

18. I have considered the proposed conditions put forward by the Council, should the appeal succeed, against the advice in Circular 11/95 and for clarity. The standard commencement condition is required, as is a condition referring to the relevant plans, for the avoidance of doubt and in the interests of proper planning.
19. To fully integrate this new development with the existing terrace it is important that suitable external finishes are used, therefore a condition requiring proposed materials to be submitted and agreed is required. While the existing site has a close board fence boundary, this boundary treatment will require some amendment with the new dwelling and therefore a condition relating to this is necessary.

20. The Council have put forward a condition which would preclude extensions or enlargement to the house as 'permitted development.' In this particular case, I consider a condition limiting such changes is required to ensure the integrity of the design put forward is not compromised. The Council suggest a condition limiting windows or other openings in the 'south facing flank wall.' However, the side flank wall of the house would be north facing. In any event, due to the corner location and spacing here, I do not consider such a restriction is necessary to protect the privacy of nearby occupiers.
21. Although the general location of bin storage is shown on the submitted layout plan, a condition relating to exact details of waste provision and associated enclosure is reasonable and necessary. To protect the privacy of the occupiers of the existing property, a condition limiting the use of the roof of the proposed single storey rear extension is reasonable. To avoid undue disturbance to neighbouring occupiers a condition limiting construction times should be imposed. The hard standing proposed is detailed on the approved plans, and therefore only a condition relating to the retention of the parking area needs to be imposed. Conditions relating to reinstatement of the redundant crossover and provision of cycle parking are reasonable to ensure a satisfactory completion of the development and encourage use other than by the car.
22. The house appears to be designed with a layout to meet the requirements of Lifetime Homes, therefore a condition to re-state this is unnecessary. The Council's proposed conditions, in respect of the Code for Sustainable Homes, refer to both level 4 and level 3. In the circumstances I consider a requirement for level 3 is appropriate and reasonable.

Ray Wright

INSPECTOR

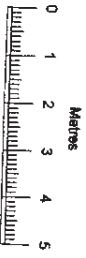
Schedule A : Conditions :

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 7951/P/01K, 7951/P/02J, 7951/P/03J, 7951/P/04J, 7591/P/07J, and 7951/P/08J.
- 3) No development shall take place until details of the materials to be used in construction of the external surfaces of the development hereby permitted have been submitted to, and approved in writing by, the local planning authority. Development shall be carried out in accordance with the approved details.
- 4) No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the position, design, and materials of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling is occupied. Development shall be carried out in accordance with the approved details.
- 5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no extensions, additions or enlargements of the house, as hereby permitted, shall be made or erected.

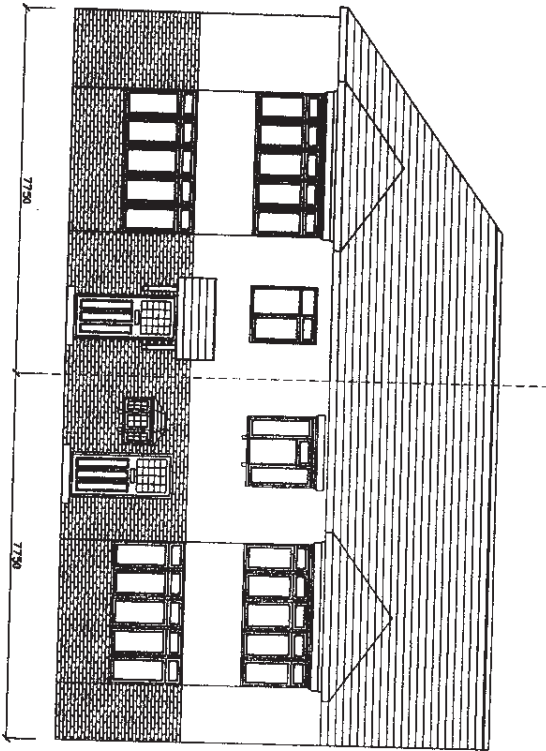
- 6) A scheme for the provision and siting of waste receptacles and their enclosure shall be submitted to, and agreed in writing by, the local planning authority. The scheme, as agreed, shall be carried out before the house, hereby approved, is occupied and retained thereafter.
- 7) The roof area of the rear extension of the house, hereby permitted, shall not be used as a balcony, roof garden or similar amenity area without the prior written approval from the local planning authority.
- 8) Demolition or construction works shall not take place outside 0800 hours to 1800 hours Mondays to Fridays and 0800 hours to 1300 hours on Saturdays nor at any time on Sundays or Bank Holidays.
- 9) The vehicle access and parking area, shown on the approved plan 7951/P/01K, shall be completed prior to the first occupation of the dwelling and retained solely for access and parking purposes thereafter.
- 10) The house, hereby permitted, shall not be occupied until the existing redundant crossover has been removed by raising the kerb and reinstating the footway in accordance with the requirements of the highway authority.
- 11) No development shall commence until details of secure cycle parking facilities for the occupants of, and visitors to, the development have been submitted to, and approved in writing by, the local planning authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the dwelling and thereafter permanently retained.
- 12) The dwelling shall achieve Level 3 of the Code for Sustainable Homes. The dwelling shall not be occupied until a final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.

ELEVATIONS FOR 12/P1430
ADJACENT SITE

AMENDED



All dimensions shown are approximate and are to be confirmed by working drawings.



Maple

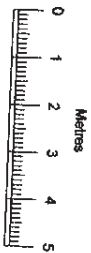
- 8 AUG 2012

LONDON BOROUGH OF MERTON

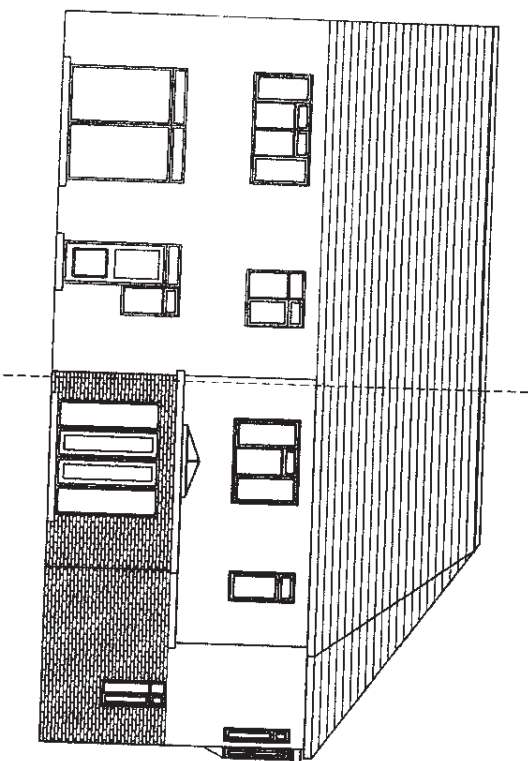
<p>Manufacturers of the Timber Frame Houses Timber Hall Business Park, Timmer Lane, St. Michaels, Stockley Park Ux. Tel: 01895 63944</p>	
Client	Mr Gary Clark
Drawing Title	Front Elevation
Drawn	MB
Checked	
Scale	1:100 @ A3
Dwg No.	7951/P/04
Date	July 2012
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ELEVATIONS FOR 12/P143
ADJACENT SITE

ANNEXURE



All dimensions shown are approximate and are to be confirmed by working drawings.



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Maple

- 8 AUG 2012



Manufacturers of Fine Timber Frame Homes

Maple Timber Systems Ltd. 7th Floor, 100, Victoria Road, London SW18 7JL

Tel: 01895 679444

Maple Timber Systems Ltd. 7th Floor, 100, Victoria Road, London SW18 7JL
Tel: 01895 679444

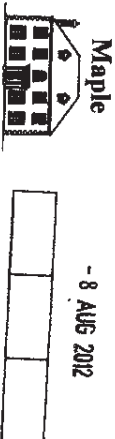
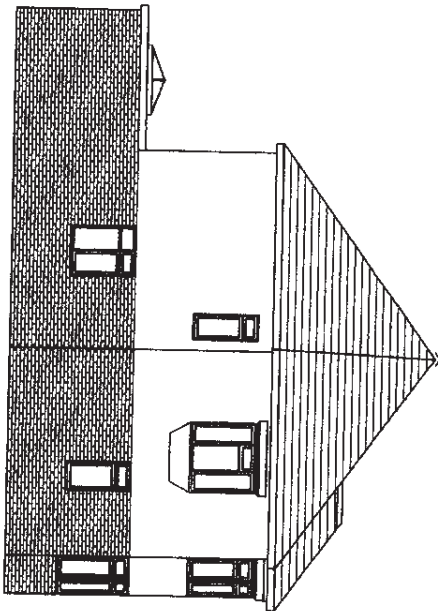
Client	Mr Gary Clark	Site	
Drawing Title	Rear Elevation	Dwg. No.	7951/P/071
Drawn	MB	Checked	
Scale	1:100 @ A3	Date	July 2012

ELEVATIONS FOR 12/P/14/30
ADJACENT SITE

AMPLIFIED



All dimensions shown are approximate and are to be confirmed by working drawings.

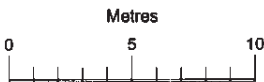
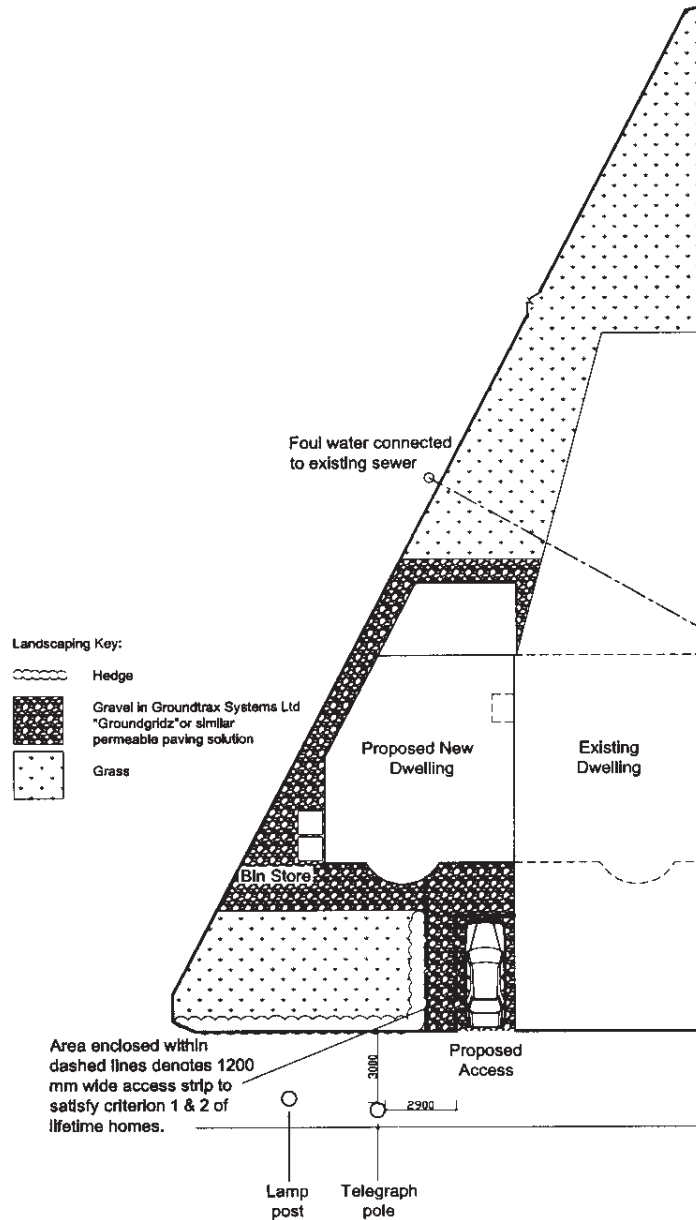


LONDON BOROUGH OF MERTON

Client	Mr Gary Clark			Tanners Hill Business Park, Tanners Lane, St. Michaels, Putney SW3 6SZ, Tel: 01992 679944	
Drawing Title	Side Elevation 1	Manufacturers of Fine Timber Frame Homes			
Drawn	MB	Checked	MB	Scale 1:100 @ A3	Dwg. No. 7931/P/001
Date	July 2012		Site		

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SITE LAYOUT FOR
12/P1430
ADJACENT SITE



All dimensions shown are approximate and are to be confirmed by working drawings.



Manufacturers of fine Timber Frame Homes
Tarnacre Hall Business Park, Tarnacre Lane, St. Michaels, Preston PR3 0SZ Tel: 01955 679444

Client	Mr Gary Clark	©Maple Timber Systems Ltd. This drawing may not be reproduced in any material form or passed to a third party without the prior written permission of Maple Timber Systems Ltd. SigniWall Systems is licensed by UK Patent no. 5,241,571.4. 343699		
Drawing Title	Site Layout	Site		
Drawn	MB	Checked	Scale 1:200 @ A3	Drg. No. 7951/P/01K Date July 2012