

PLANNING APPLICATIONS COMMITTEE

25th May 2017

APPLICATION NO.

16/P4268

DATE VALID

23/12/2016

Address/Site:

4 and 4a Cottenham Park Road, West Wimbledon, SW20 0RZ

Ward

Village

Proposal:

Demolition of 2 x existing houses and erection of 3 detached 5 bedroom houses arranged over 4 floors

Drawing Nos:

1130 – 01(D), 02(C), 03(D), 04(C), 05(D), 06(C), 07(D) & 08(B)

Contact Officer:

David Gardener (0208 545 3115)

RECOMMENDATION

GRANT Planning Permission Subject to Conditions and S106 Agreement

CHECKLIST INFORMATION

- Heads of agreement: permit free
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice: Yes
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 51
- External consultations: None

1. INTRODUCTION

- 1.1 The application has been brought before the Planning Applications Committee due to the number of objections received following public consultation.

2. SITE AND SURROUNDINGS

- 2.1 The application site comprises a two-storey detached building which has been sub-divided into two houses (1 x 4 & 1 x 2 bedroom). The site is located at the north end of Cottenham Park Road close to the junction with Copse Hill/Ridgway. The surrounding area is predominantly residential in character

comprising low density mainly detached housing although it should be noted that Christ Church is located immediately to the north. The application site is not located in a conservation area.

- 2.2 The application site has a PTAL rating of 1b which means it has poor access to public transport however it should be noted that the No. 200 bus route operates along this part of Cottenham Park Road offering frequent services to Wimbledon Town Centre, Raynes Park and Mitcham.

3. CURRENT PROPOSAL

- 3.1 The current application is for full planning permission to demolish the existing two houses and erect 3 x 5 bedroom detached houses. The proposed houses would be arranged over four floors, with lower ground, ground first floor and roof space accommodation.
- 3.2 The houses would be traditional in terms of their appearance featuring gabled roofs and dormers on their front elevations. The houses would feature natural slate roof tiles whilst Plot 1 & 3 would feature Buff stone brick and plot 2 would feature red brick facing materials. The proposed windows would be timber.
- 3.3 New tree planting and landscaping is proposed at the front of the site with off-street parking also proposed for each of the houses. Plots 1 and 2 would have a shared car access whilst plot 3 would have its own car access. New brick piers and railings would also be erected on the front boundary of the site.

4. PLANNING HISTORY

The following planning history is relevant:

- 4.1 91/P0919 - Erection of two-storey extensions to rear side on southern side of existing house erection of two-storey addition on northern side for use as a two bedroom dwellinghouse and formation of a new vehicle access. Granted - 29/01/1992

5. POLICY CONTEXT

- 5.1 Adopted Merton Sites and Policies Plan and Policies Maps (July 2014): DM D1 (Urban design and the public realm), DM D2 (Design considerations in all developments), DM 02 (Nature conservation, trees, hedges and landscape features), DM T1 (Support for sustainable transport and active travel), DM T3 (Car parking and service standards),
- 5.2 Adopted Merton Core Strategy (July 2011) are: CS.8 (Housing Choice), CS.9 (Housing Provision), CS.14 (Design), CS.20 (Parking, Servicing and Delivery)
- 5.3 London Plan (March 2015) are:

3.3 (Increasing Housing Supply), 3.5 (Quality and Design of Housing Developments), 3.8 (Housing Choice), 5.3 (Sustainable Design and Construction), 6.13 (Parking)

5.4 Housing Standards – Minor Alterations to the London Plan (March 2016)

5.5 Mayor’s Housing Supplementary Planning Guidance (March 2016)

5.6 DCLG Technical Housing Standards – nationally described space standard March 2015

5.7 The following Supplementary Planning Guidance (SPG) is also relevant: New Residential Development (September 1999)

6. CONSULTATION

6.1 The application was publicised by means of a site notice and individual letters to occupiers of neighbouring properties. In response, 7 letters of objection were received on the following grounds:

- Substantial over-development of the site/unacceptable high density
- Incongruous on the Cottenham Park Road streetscene, not in keeping with the architectural style of road
- Overlooking, visually intrusive and unduly dominant, excessive height would result in unacceptable loss of daylight
- It hasn’t been demonstrated that the basement of plot 1 can be constructed without compromising the stability of adjoining houses
- Impact on groundwater flows
- Poor precedent
- Impact on wildlife
- Impact on the setting of Grade II listed Christ Church
- Removal of trees contravenes Merton planning policies

6.2 Future Merton - Transport Planning

6.2.1 No objections

6.3 Future Merton – Flood Engineer

6.3.1 No objections subject to condition requiring a detailed scheme for the provision of surface and foul water drainage.

6.4 Future Merton – Structural Engineer

6.4.1 No objections subject to appropriate conditions.

6.5 Tree Officer

6.5.1 No objections subject to conditions on tree protection.

7. PLANNING CONSIDERATIONS

7.2 Design and Impact on Streetscene

- 7.1.1 Policy CS.14 of the Core Planning strategy promotes high quality sustainable design that improves Merton's overall design standard. Policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that proposals for development will be expected to relate positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings.
- 7.1.2 Although the current building comprises two houses it has the appearance of a single large detached house reflects the low density character of the surrounding area. It is accepted that the proposal, which would result in the erection of three detached houses with gabled roofs would increase the density of development of the site however it is not considered to be excessive or an overdevelopment of the site with wide gaps between each house improving views to the rear of the application site. It should be noted that there are a number of examples of high density developments along the road which have been built in recent years such as Nos. 26, 26a and 26b which is a row of three terrace houses. The houses are not excessively large with the ridges being only marginally higher than the ridge of No.6. However, this is to be expected given the gradient of the road.
- 7.1.3 The proposed houses are also considered to be of a high quality design in terms of design approach and materials and would relate positively to the wider setting. The houses would have a traditional design featuring gable roofs with two dormers to the front of each roof slope. The proposed dormers are not considered to be too large with their flank walls located a generous distance from the flank walls. In terms of materials the houses would feature natural slate roof tiles whilst Plot 1 & 3 would feature Buff stone brick and plot 2 would feature red brick facing materials. Finally, the proposed front boundary treatment would comprise wrought iron railings, which is considered to be acceptable as it would retain the sites soft boundary edge and allow for natural surveillance of the street. Overall, it is considered that the proposal is acceptable in terms of its design and would comply with the relevant design planning policies.

7.3 Residential Amenity

- 7.2.1 Policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that proposals for development will be required to ensure provision of appropriate levels of sunlight and daylight, quality of living conditions, amenity space and privacy, to both proposed and adjoining buildings and gardens. Development should also protect new and existing development from visual intrusion.
- 7.2.2 No.6 Cottenham Park Road abuts the sites southern side boundary whilst the Christ Church abuts the sites northern side boundary (it should be noted that the Church Hall building is located closest to the application site). With

regards to No.6 it is considered that the proposal would not be visually intrusive or overbearing when viewed from this property given the ground floor element would extend 5.8m beyond the rear wall of No.6 and is located between 1.2m and 1.3m from the side boundary. The site is also located to the north of No.6 which means it would have a very limited impact on the amount of daylight/sunlight received at No.6. A condition will be attached requiring that any windows located in the south elevation above ground floor level will be obscure glazed to protect the privacy levels of No.6. It is also considered that the proposal would not have an unacceptable impact on the church located to the north given the church hall building, which is located closest to the application site extends approx. 11m beyond the rear wall of the ground floor element of the closest house.

- 7.2.3 It is considered that given the above considerations that the proposal would not be visually intrusive or overbearing when viewed from surrounding residual properties, or result in an unacceptable level of daylight/sunlight or privacy loss. The proposal would therefore accord with policies DM D2 and DM D3 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) and is acceptable in terms of residential amenity.

7.3 Standard of Accommodation

- 7.3.1 Policy 3.5 of the London Plan 2015, as updated by the Minor Alterations Housing standards (March 2016) and the Department for Communities and Local Government 'Technical housing standards – nationally described space standard' set out a minimum gross internal area standard for new homes. This provides the most up to date and appropriate minimum space standards for Merton. In addition, adopted policy CS.14 of the Core Strategy and DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) encourages well designed housing in the borough by ensuring that all residential development complies with the most appropriate minimum space standards and provides functional internal spaces that are fit for purpose. New residential development should safeguard the amenities of occupiers by providing appropriate levels of sunlight & daylight and privacy for occupiers of adjacent properties and for future occupiers of proposed dwellings. The living conditions of existing and future residents should not be diminished by increased noise or disturbance.
- 7.3.2 As the proposed houses would comfortably exceed the minimum space standards set out in the London Plan, with each habitable room providing good outlook, light and circulation, it is considered the proposal would provide a satisfactory standard of accommodation. In addition, the proposed houses would provide a minimum of 50 square metres of private amenity space. The proposed houses would therefore comply with policy 3.5 of the London Plan (July 2011), CS.14 of the Core Planning Strategy (July 2011) and DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014).

7.4 Parking and Traffic

- 7.4.1 Policy DM T3 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that development should only provide the level of car parking required to serve the site taking into account its accessibility by public transport (PTAL) and local circumstances in accordance with London Plan standards unless a clear need can be demonstrated. Policy 6.13 Table 6.2 of the London Plan (March 2015) allows for up to 2 space per unit with 4 bedrooms or more where there is a PTAL rating of 0-1.
- 7.4.2 The proposed houses would provide between 1 and 2 off-street car parking space each which is considered acceptable as it would not exceed the maximum parking standards set out in the London Plan. Bicycle storage is also located in the rear garden of each house which is also welcomed.

7.5 Basement Impact

- 7.5.1 With regards to the basement, the applicant has provided a Basement Impact Assessment (BIA) demonstrating how the stability of ground conditions will be maintained in relation to adjoining properties and details of a drainage strategy in relation to surface water and ground water flows. No boreholes appear to have been undertaken however from the trial hole investigation carried out on site, it is evident that stiff/firm clay was revealed. The BIA reports that the risk of the presence of natural water table within the clay is very low and that no ingress of water occurred during the trial holes. It should be noted that groundwater levels will vary due to seasonal fluctuation and more detailed ground investigation including boreholes (x3 minimum) and a groundwater standpipe is installed, prior to commencement of development. Infiltration testing in accordance with BRE365 at the site has also not been provided, thus it is recommended that the infiltration values specified within the Ambiental drainage report are checked through trial pit infiltration tests on site prior to the final detailed drainage design being carried out, as well as a groundwater level check be undertaken in order to accurately identify the depth of the water table.
- 7.5.2 The council's structural engineer has also assessed the proposal and is satisfied with the details submitted which demonstrate that there is a safe method of excavating the basement without causing significant impact on the public highway and the neighbouring properties No. 6 Cottenham Park Road and the Church Hall. Conditions will be attached requiring the submission of a demolition method statement and detailed construction method statement produced by the respective Contractors responsible for piling, excavation and basement construction works. It is therefore considered that the proposal would accord with policies DM D2 and DM F2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014).

7.6 Trees and Landscaping

- 7.6.1 Concerns were raised when the application was first submitted regarding the amount of hard landscaping to the front of the site given the root protection

area of the large Sycamore Tree (listed as T19 in the Arboricultural Assessment) is already constrained by the footpath, road and driveway. The plans have now been amended increasing the amount of soft landscaping around this tree and this is now considered to be acceptable. It should also be noted that the application site has lost two important Cedar trees in recent years, one of which was removed last year. A condition will therefore be attached requiring that two sizeable trees are planted at the front of the site to restore the amenity that was enjoyed by the public for a considerable amount of time in the area.

8. ENVIRONMENTAL IMPACT ASSESSMENT

- 8.1 The application does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms of EIA submission.

9. LOCAL FINANCIAL CONSIDERATIONS

- 9.1 The proposal would result in a net gain in gross floor space and as such will be liable to pay a Community Infrastructure Levy (CIL). The funds will be spent on the Crossrail project, with the remainder spent on strategic infrastructure and neighbourhood projects.

10. SECTION 106 LEGAL AGREEMENT

10.1 Affordable Housing

- 10.1.1 As of Friday 28 November 2014, the Government amended National Planning Policy Guidance to state that planning obligations (section 106 planning obligations) requiring a financial contribution towards affordable housing should not be sought from small scale and self-build development. Following this change, the council could no longer seek financial contributions towards affordable housing on schemes of 1-9 units but can still seek financial contributions to on developments with a gross area of more than 1,000sqm. The proposed development comprises three new houses with a gross floor area exceeding 1,000sqm which means a financial contribution will be required in this instance. The affordable housing contribution is calculated based on a formula using the median open market valuation of the completed development based on three independent valuations. After applying the formula a figure of (Sum to be confirmed) would be sought as a S106 planning obligation.

11. CONCLUSION

- 11.1 It is considered that the proposed houses would be acceptable in terms of its size and design and would not have an unacceptable impact on the Cottenham Park Road streetscene or the wider area. The houses are also considered to have an acceptable impact on neighbouring properties, traffic/parking and trees. Overall it is considered that the proposal would comply with all relevant planning policies and as such planning permission should be granted.

RECOMMENDATION

GRANT PLANNING PERMISSION subject to the completion of a S106 agreement covering the following heads of terms:

- 1) Financial contribution for Affordable Housing (Sum to be confirmed)
- 2) Paying the Council's legal and professional costs in drafting, completing and monitoring the legal agreement.

And subject to the following conditions:

1. A.1 (Commencement of Development)
2. A.7 (Approved plans)
3. B.1 (External Materials to be Approved)
4. B.5 (Details of Walls/Fences)
5. B.6 (Levels)
6. C.1 (No Permitted Development (Extensions))
7. C.2 (No Permitted Development (Windows and Doors))
8. C.4 (Obscured Glazing (Opening Windows))
9. C.8 (No Use of Flat Roof)
10. C.10 (Hours of Construction)
11. F.1 (Landscaping/Planting Scheme)
12. F.2 (Landscaping (Implementation))
13. F.5 (Tree Protection)
14. F.8 (Site Supervision (Trees))
15. Prior to the commencement of the development hereby permitted, a detailed scheme for the provision of surface and foul water drainage shall be submitted to and approved in writing by the local planning authority in accordance with the Ambient Surface Water Drainage Strategy (Ref: 2966 dated Dec 2016). The drainage scheme will dispose of surface water by means of a sustainable drainage system (SuDS), the scheme shall:
 - i. Provide information about the design storm period and intensity, attenuation (volume of no less than 33.5m³ to be provided) and control the rate of surface water discharged from the site to no more than 5l/s;

- ii. Include a timetable for its implementation;
- iii. Provide a management and maintenance plan for the lifetime of the development, including arrangements for adoption to ensure the schemes' operation throughout its lifetime.

No works which are the subject of this condition shall be carried out until the scheme has been approved, and the development shall not be occupied until the scheme is carried out in full. Those facilities and measures shall be retained for use at all times thereafter.

Reason: To reduce the risk of surface and foul water flooding and to ensure the scheme is in accordance with the drainage hierarchy of London Plan policies 5.12 & 5.13 and the National SuDS standards and in accordance with policies CS16 of the Core Strategy and DMF2 of the Sites and Policies Plan.

16. F.9 (Hardstandings)

17. No part of the development hereby approved shall be occupied until evidence has been submitted to the council confirming that the development has achieved not less than the CO2 reductions (ENE1), internal water usage (WAT1) standards equivalent to Code for Sustainable Homes level 4. Evidence requirements are detailed in the "Schedule of evidence Required for Post Construction Stage from Ene1 & Wat1 of the Code for Sustainable Homes Technical Guide. Evidence to demonstrate a 25% reduction compared to 2010 part L regulations and internal water usage rates of 105l/p/day must be submitted to, and acknowledged in writing by the Local Planning Authority, unless otherwise agreed in writing.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with the following Development Plan policies for Merton: policy 5.2 of the London Plan 2011 and policy CS15 of Merton's Core Planning Strategy 2011.

18. Prior to the commencement of the development details of the provision to accommodate all site operatives, visitors and construction vehicles and loading / unloading arrangements during the construction process shall be submitted and approved in writing with the Local Planning Authority. The approved details must be implemented and complied with for the duration of the construction process.

Reason: To safeguard the amenities of the occupiers of neighbouring properties.

19. No development approved by this permission shall be commenced until a detailed construction method statement from the Contractors responsible for piling, excavation and basement construction works has been submitted to and approved by the local planning authority. The detailed construction method statement shall be reviewed and agreed by the chartered structural engineer and should include construction drawings and sections of the piled

retaining wall, and temporary works drawings in case of a propped piled retaining wall being proposed.

Reason: To ensure that structural stability of adjoining properties is safeguarded and neighbour amenity is not harmed and to comply with policy DM D2 of Merton's Sites and Polices Plan 2014.

20. No development approved by this permission shall be commenced until a Demolition Method Statement - prepared by the Contractor undertaking the demolition works has been submitted to and approved by the local planning authority. The method statement should incorporate any recommendations from the survey report and include the subsequent management, handling and safe disposal of any hazardous materials.

Reason: To ensure that structural stability of adjoining properties is safeguarded and neighbour amenity is not harmed and to comply with policy DM D2 of Merton's Sites and Polices Plan 2014.

21. No development approved by this permission shall be commenced until a site investigation into soil and hydrology conditions which shall include site specific boreholes has been carried out and the details have been submitted and approved by the Local Planning Authority.

Reason: To ensure that structural stability of adjoining properties is safeguarded and neighbour amenity is not harmed and to comply with policy DM D2 of Merton's Sites and Polices Plan 2014.

22. H.7 (Cycle parking to be implemented)

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

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