

**PLANNING APPLICATIONS COMMITTEE  
25 MAY 2017**

<u>APPLICATION NO.</u>	<u>DATE VALID</u>
16/P1139	16/03/2016
<b>Address/Site</b>	162 and 164 Hartfield Road, Wimbledon SW19 3TQ
<b>(Ward)</b>	<b>Dundonald</b>
<b>Proposal:</b>	Demolition of a two semi-detached dwellings and erection of a three storey building (with basement) comprising 4 x 2 bedroom flats and 3 x 1 bedroom flats and 1 x studio flat together with associated landscaping.
<b>Drawing Nos</b>	1516_P003 B, P004 G, P005 D, P100 J, P101 J, P102 K, P103 J, P201 C, P202 C, P203 C P206 C, P201 C, P210 E, P211 E, P212 F, P213 F P214 E, P216 B, P217 C and Design and Access Statement
<b>Contact Officer:</b>	Richard Allen (8545 3621)

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**RECOMMENDATION**

**GRANT Planning Permission subject to completion of a S.106 Agreement and conditions.**

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**CHECKLIST INFORMATION**

- Heads of agreement: Yes
- 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 –External consultants: None
- Density: n/a
- Number of jobs created: n/a
- Archaeology Priority Zone: No

1. **INTRODUCTION**

- 1.1 This application has been brought to the Planning Applications Committee due to the number of objections.

## 2. **SITE AND SURROUNDINGS**

- 2.1 The application site comprises a pair of semi-detached houses situated on the west side of Hartfield Road. The surrounding area is residential in character comprising mainly two storey housing. However, towards the north end of the road building heights increase and there are a number of new flat developments at the Wimble Town Centre end of Hartfield Road. The existing buildings on the site are not listed or locally listed and the site is not within a conservation area. The application site is however within a Controlled Parking Zone (CPZ W4).

## 3. **CURRENT PROPOSAL**

- 3.1 The current application involves the demolition of the existing pair of semi-detached houses and the erection of a new three storey building comprising 4 x two bedroom apartments and 3 x one bedroom apartments and a studio flat together with associated landscaping.
- 3.2 The proposed building would be 17.5 metres in width and be between 10.5 and 17 metres in length and have an eaves height of 8 metres and a ridge height of 9.5 metres. The proposed building would be set back from the site frontage by 3 metres and set off the boundary with 160 Hartfield Road by 1.2 metres at first floor level and 3 metres away from the boundary with 164 Hartfield Road at first floor level.
- 3.3 Internally, at basement level 2 x two bedroom flats would be formed with a gross internal floor area of 100m<sup>2</sup> and 95m<sup>2</sup> respectively. At ground floor level 2 x 2 bedroom flats of 89m<sup>2</sup> and 85m<sup>2</sup> would be provided, whilst at first floor level 2 x one bedroom flats (51m<sup>2</sup> and 50m<sup>2</sup> respectively) and 1 studio flat (41m<sup>2</sup>) will be provided whilst at second floor level 1 x one bedroom flat (63m<sup>2</sup>) would be provided.
- 3.4 Provision for off street parking for five vehicles previously proposed in the rear garden has now been removed

## 4. **PLANNING HISTORY**

- 4.1 In October 2015 a pre-application meeting was held in respect of the redevelopment of the site by the erection of a three storey building comprising 4 x 2 bedroom flats and 5 x 1 bedroom flats (LBM Ref.15/P3261/NEW).

## 5. **CONSULTATION**

- 5.1 The application has been advertised by site notice procedure and letters of notification to occupiers of neighbouring properties. In response 194 representations (including a petition signed by 158 residents) have been received. Details are set out below: -

- The design is completely out of character with the area.
- The proposed building would be taller than neighboring properties.

- The proposed building is out of scale with its neighbours.
- The proposed 9 flats would result in loss of privacy and result in overlooking.
- the proposal is overdevelopment of the site. There are no other basements at this end of Hartfield road.
- Will increase traffic and affect highway safety.
- The proposal will result in the loss of two gardens at the expense of hard surfacing for parking.
- Inadequate parking for the number of flats.
- The building will intrude into rear gardens of neighbouring properties.
- The development would compound parking problems in Hartfield Road.
- The proposed building would destroy the symmetry of this part of the road.
- The proposed redevelopment would set a precedent.
- The proposal is a gross overdevelopment of the site. Much needed housing should go on brownfield sites.
- The proposal would result in the loss of two family sized Victorian houses.
- Loss of two gardens.
- The proposed building would result in overlooking and loss of privacy.
- There is a glut in one and two bedroom flats in the area and not enough family housing.
- The infrastructure cannot cope with any more development.
- The site is too small for the number of flats proposed.
- The building would be out of scale and character with the area.
- Increased hard surfacing would affect drainage. There should be no more hard surfacing.
- No more flats should be permitted in Harfield Road with 60 flats just completed opposite Bertram Cottages and 7 flats under construction near the Kingston Road junction. The number of flats is changing the character of the road.
- The design of the building fails to respect the scale and urban grain of the area.
- The provision of balconies would affect privacy to neighbouring properties.
- No information is provided in respect of affordable housing.

## 5.2 Amended Plans

Following discussions with officers, the plans were significantly amended to reduce the bulk and massing of the rear section of the building and to provide improved amenity space at the rear of the building by eliminating the car parking. The mix of units was also revised with a reduction in the number of flats from 9 to 8 units. A reconsultation has been undertaken and a further 7 letters of objection have been received. The grounds of objection are set out below: -

- The proposal will still result in two gardens being turned into a car park.
- The proposed development is out of scale with neighbouring properties.
- Would result in the loss of two family homes.
- Will set a precedent for basement construction.
- No significant change to the development.
- Design not in keeping with nearby Victorian houses.
- Design out of proportion to neighbouring houses.
- Increase pressure on car parking.

-Would result in overdevelopment.

### 5.3 Transport Planning

Given the removal of parking spaces and the new arrangement to accommodate 8 units the high PTAL score we will cap the number of permits to the 4 that are associated with the existing development.

## 6. **POLICY CONTEXT**

### 6.1 Adopted Merton Core Strategy (July 2011)

CS 8 (Housing Choice), CS14 (Design), CS15 (Climate Change) and CS20 (Parking).

### 6.2 Sites and Policies Plan (July 2014)

DM H2 (Housing Mix), DM D1 (Urban Design and the Public Realm), DM D2 (Design Considerations in all Developments), DM T3 (Car Parking and Servicing Standards) and DM F2 (Sustainable Urban Drainage Systems).

### 6.3 The London Plan (March 2015) as Amended by the Mayor of London's Housing Standards, Minor Alterations to the London Plan (March and 2016 and Housing SPG (March 2016)

The relevant policies within the London Plan are 3.3 (Increasing Housing Supply), 3.4 (Optimising Sites Potential), 3.5 (Quality and Design of Housing), 3.8 (Housing Choice), 3.11 (Affordable Housing), 5.3 (Sustainable Design and Construction), 5.7 (Renewable Energy), 7.3 (Designing out Crime), 7.4 (Local Character) and 7.6 (Architecture).

## 7. **PLANNING CONSIDERATIONS**

7.1 The main planning considerations concern the demolition of the existing buildings, the design of the new building, together with neighbour amenity, basement construction, parking and sustainability issues.

### 7.2 Demolition of Existing Building

The existing pair of dwelling houses are of little architectural merit and there are no objections to the demolition of the existing building subject to a satisfactory replacement building and compliance with relevant adopted Merton Core strategy policies and policies within the Merton Sites and Policies Plan and policies within the London Plan and relevant planning guidance. New residential accommodation is encouraged at local, regional and national policy levels.

### 7.3 Design Issues

The current proposal for the redevelopment of the site by the erection of a three storey building has been subject to pre-application discussions and the current revised application has been submitted following advice given by officers. Although of contemporary design, the proposed building would have a similar eaves and ridge height to neighbouring buildings. There is a mixture of architectural style in Hartfield road and there is no objection to the

contemporary design adopted for the proposed building. The current scheme has incorporated significant amendments suggested by officers to reduce the bulk and massing and rearward projection of the proposed building along with design amendment to ensure the proposal fits more sympathetically to the local vernacular. The amended scheme is considered to be acceptable in terms of policies CS14 and DM D2.

#### 7.4 Neighbour Amenity

The proposed building has been designed to mitigate potential problems of loss of privacy with windows facing towards the street frontage and to the rear. Although rear terraces would be provided for each flat, the terraces would be screened to prevent overlooking of neighbouring gardens.

It is therefore considered that the siting of the proposed building and its relationship to existing neighbouring residential properties is acceptable in terms of policy DM D2. In terms of outlook from the neighbouring properties the bulk has been reduced and centralised to the rear projection to reduce the impact on neighbours to acceptable levels.

#### 7.5 Standard of Residential Accommodation

The flats have been designed to comply with the standards set out in the Mayor of London's guidance on new residential development the size of each flat is set out below: -

Flat B1 (2 bedroom) - 100m<sup>2</sup>

Flat B2 (2 bedroom) - 95m<sup>2</sup>

Flat G1 (2 bedroom) - 89m<sup>2</sup>

Flat G2 (2 bedroom) - 85m<sup>2</sup>

Flat F1 (1 bedroom) - 51m<sup>2</sup>

Flat F2 (1 bedroom) – 50m<sup>2</sup>

Flat F3 (1 bedroom Studio) - 41m<sup>2</sup>

Flat S1 (1 bedroom) – 63m<sup>2</sup>

The design, internal layout of the proposed flats is considered to be acceptable.

#### 7.6 Basement Construction

A number of representations comment on the provision of basement accommodation in the development and raise concerns over basement construction and the impact of basements upon the water table. However, in accordance with policy DM D2 the applicant has provided a Site Investigation Report and a Basement Impact Assessment and Method Statement. The statement concluded that the design and construction of the basement accommodation is in line with industry norms and there are no technical reasons why the basement should not be constructed as planned. The provision of basement accommodation is therefore considered to be acceptable in terms of policy DM D2.

#### 7.7 Parking

The proposal has been revised and would now provide no car parking spaces. The previous proposal to introduce parking to the rear garden area was considered to be unacceptable and out of character with the established

pattern of development in this area. Secure cycle parking for 13 cycles will be provided. The existing pair of houses benefits from 4 parking permits for on street parking and this number of permits would be retained with the additional four units being designated 'permit free' secured through a section 106 Agreement.

7.8 Sustainability Issues

The proposed building has been designed to incorporate sustainability measures including Grey water harvesting to provide irrigation and WC flushing to the building, surface water attenuation tank for storm water disposal of basement terraces, surplus cavity drain system, and a Green roof to the main roof,

7.9 Developer Contributions

The proposal involves the conversion of a pair of existing dwellings into 8 flats. Although additional units would be formed there would be no requirement for a financial contribution towards affordable housing in this instance due to the court decision in respect of financial contributions towards affordable housing of sites of less than 10 units.

The proposed development would however, be subject to payment of the Merton Community Infrastructure Levy and the Mayor of London's Community Infrastructure Levy (CIL).

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

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

9. **CONCLUSION**

9.1 The design and layout of the proposed building is considered to be acceptable in this location. The siting of the proposed building would not affect neighbour amenity. Accordingly, it is recommended that planning permission be granted.

**RECOMMENDATION**

**GRANT PLANNING PERMISSION subject to a S.106 Agreement**

Covering to following heads of terms: -

1. That four of the residential units on the site be designated 'Permit Free'.
2. That the developer paying the Councils legal and professional costs of drafting and completing the legal agreement.

And subject to the following conditions: -

1. A.1 Commencement of Development

2. A.7 Approved Drawings
3. B.1 (Approval of Facing Materials)
4. B.4 (Site Surface Treatment)
5. B.5 (Boundary Treatment)
6. C.6 (Refuse and Recycling-Details to be Submitted)
7. D.9 (External Lighting)
8. D.11 (Construction Times)
9. F.1 Landscaping Scheme
10. F.8 Site Supervision
11. H.9 (Construction Vehicles)
12. No part of the development hereby approved shall be occupied until evidence has been submitted to the Local Planning Authority demonstrating that the development has achieved not less than CO2 reductions (ENE1) (a 25% reduction compared to 2010 part L regulations), and initial water usage (WA1) (150 litres/per/day) standards equivalent to Code for Sustainable Homes Level 4.
13. Prior to commencement of development full details of the method of construction of the basement shall be submitted to and be approved in writing by the Local Planning Authority. The basement shall be constructed in accordance with the details set out in the Basement Construction Method Statement unless agreed in writing by the Local Planning Authority.  
  
Reason for condition: In the interest of neighbour amenity and to comply with policy DM D2.
14. Informative  
Evidence requirements in respect of condition 12 are detailed in the 'Schedule of evidence required for Post Construction Stage' from Ene1 and Wat 1 of the Code for Sustainable Homes Technical Guide.
15. INF.1 (Party Wall Act)
16. INF.7 (Hardstanding)

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

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