

PLANNING APPLICATIONS COMMITTEE 22 JUNE 2017

<u>APPLICATION NO.</u>	<u>DATE VALID</u>
17/P1095	13/03/2017
Address/Site	5 – 6 Alt Grove, Wimbledon SW19 4DZ
(Ward)	Hillside
Proposal:	ERECTION OF A SINGLE STOREY RESIDENTIAL UNIT
Drawing Nos	714 P001, 714 P002, 714 P003 rev A, 714 P005 rev A
Contact Officer:	Arome Agamah (8545 3116)

RECOMMENDATION

GRANT Planning Permission subject to Section 106 Obligation or any other enabling agreement

CHECKLIST INFORMATION

- Heads of agreement: no
- Is a screening opinion required: No
- Is an Environmental impact statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice- Yes
- Site notice-Yes
- Design Review Panel consulted-No
- Number neighbours consulted – 11
- 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 received.

2. SITE AND SURROUNDINGS

2.1 The application site comprises of land, currently designated as car parking, to the rear of a detached three storey former office building located on the southwest side of Alt Grove in Wimbledon. The main building is currently undergoing conversion from offices to 9 residential dwellings under prior approval under planning reference 16/P1303. Access to the site is through a driveway leading off Alt Grove that appears to be used by number 5 to 6 and 51 to 53 St George's Road.

3. **CURRENT PROPOSAL**

3.1 The application is for the erection of a self-contained single storey 1 bedroom residential unit, to the rear of 5 to 6 Alt Grove utilising the space currently used as car parking.

The unit will be a detached single storey flat roofed building and will adjoin the rear boundaries of numbers 13 to 17 Tabor Grove. The building will have a maximum height of 2.9 metres and it will be constructed in brickwork to match the existing building, with a band of sand/cement render at door/window head level with colour to match the stonework of the main building.

3.2 There will be a secured storage area on the east flank in between the unit and the main building, which will accommodate recycling and general refuse storage along with semi vertical storage for up to 10 bicycles. No specific car parking provision has been proposed in this scheme.

3.3 The floorspace of the unit compares to the London Plan standards as follows:

- London Plan Space standards
Minimum GIA for 1 bedroom, 1 person/ 1 storey dwelling: 39 m².
- Proposal
Ground floor: 42 m².

3.4 The occupiers of the flat will have access to 18 m² of outdoor amenity space to the rear of the unit, which is abutted by the single storey flank wall of 4a Alt Grove. It is accessed from the unit by sets of doors from the living area and bedroom.

3.5 A decked outdoor amenity area has been formed between the side (south facing) of the unit and abutting the single storey flank wall of 4a Alt Grove, with an area of 15 m². A replacement tree has been proposed for the rear of the site, in the gap between the buildings and adjoining the rear boundary. A timber decked area has also been provided as amenity for a ground floor studio flat comprising the main building. The amenity areas are separated by a low wall and planting for privacy.

4. **PLANNING HISTORY**

17/P0766 – Application for non-material amendments to planning application 16/P1839 relating to external alterations to existing building including

replacement of window, replacement front door, installation of balconies and railings. Granted 12/04/2017.

16/P3152 – Erection of a single storey residential unit. Refused 03/03/2017.

Reasons:

- The proposed scheme does not provide sufficient information with respect to the existing planting beds on the site and the nearby protected trees in relation to the site, in order for the arboricultural impact to be adequately assessed, contrary to policy DM O2 [Nature conservation, trees, hedges, and landscape features] in the adopted Merton Sites and Policies Plan 2014 and CS13 - [Open space, nature conservation, leisure and culture] of Merton's adopted Core Planning Strategy (July 2011).
- The proposed scheme does not indicate a landscaping/planting scheme comprising of suitable replacement planting to compensate for the loss of the existing trees to the rear of the site that are considered to be of local amenity value, contrary to policy DM O2 Nature conservation, trees, hedges, and landscape features in the adopted Merton Sites and Policies Plan 2014 and CS13 - [Open space, nature conservation, leisure and culture] of Merton's adopted Core Planning Strategy (July 2011).

16/P1839 – External alterations to existing building including replacement of windows, replacement front door, installation of balconies and railings. Granted 23/06/2016.

16/P1303 – Prior approval in respect of the proposed change of use from existing office space (class B1a) to residential (class C3) creating 9 flats. Prior approval granted 02/06/2016.

92/P0310 – Display of 1 non-illuminated logo sign, 1 illuminated logo sign and wall mounted flagpole. Refused 23/06/1992.

88/P1198 – Erection of two three storey office buildings and five three storey town houses (variation of previously approved scheme) involving stopping up of existing pedestrian right of way. Granted 03/11/1988.

MER1190/72(O) – Outline – flat over warehouse. Granted 30/11/1972.

MER471/74 – Outline application – 2 storey building 1900 sq ft. warehouse and office accommodation. Refused 15/08/1974.

MER298/75 – Change of use from warehouse to office purposes. Granted 26/06/1975.

5. **CONSULTATION**

5.1 The proposal has been publicised by means of standard site notice procedure and individual letters of notification to adjoining properties.

Six objections have been received from neighbours on the following grounds:

- Loss of trees on site
- Overlooking of the backs of properties on Tabor Grove from Alt Grove flats

- Reduced security due to wall height
- Depreciation on house values
- Overdevelopment on site
- Pest problems arising from the usage of timber decking

6. **POLICY CONTEXT**

6.1 Adopted Merton Core Strategy (July 2011)

CS 8 (Housing Choice)
 CS 9 (Housing Provision)
 CS 14 (Design)
 CS 15 (climate Change)
 CS 20 (Parking, Servicing and Delivery)

6.2 Sites and Policies Plan (July 2014)

DM D2 Design Considerations in all developments
 DM H2 Housing Mix
 DM O2 Nature conservation, trees, hedges and landscape features
 DM T3 Car parking and servicing standards

6.3 London Plan (July 2011)

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).
 7.3 (Designing Out Crime)
 7.4 (Local Character)
 7.6 (Architecture)

7. **PLANNING CONSIDERATIONS**

7.1 The principal planning considerations for this application are the principle of development, design, quality of accommodation proposed, arboricultural impacts, parking impacts and impact on neighbouring amenity.

Principle of Development

7.2 The London Plan and both the Council's adopted Core Planning Strategy (2011) and Sites and Policies Plan (2014) seek to increase housing provision where it can be shown that an acceptable standard of accommodation and a mix of dwelling types will be provided. The London Plan published in March 2016 sets Merton with a minimum ten year target of 4107 dwellings within the borough between 2015 - 2025.

7.3 The principle of a residential use is considered to be acceptable, making a modest contribution towards meeting housing choice and housing targets.

The proposed scheme comprises of a 1 bedroom flat and as it is a new build will not involve the loss of any family sized units. Its siting will also be in the context of similarly sized 1 bed or studio residential dwellings once the nearby conversion has been completed.

Quality of Accommodation Proposed

- 7.4 The floorspace of the proposed scheme is calculated at 42 m², exceeds the minimum requirements for 1 bedroom/1 person residential dwellings as outlined in the London Plan. The habitable spaces are south facing and are deemed to have adequate outlook and access to natural light. The occupiers of the unit will have access to 15 m² of outdoor amenity space to the rear of the unit, which is abutted by the single storey flank wall of 4a Alt Grove. It is not considered that this will result in an unacceptable sense of enclosure for the users of the space.

Design

- 7.5 The unit will be constructed in brickwork to match the existing building, with a course of stonework at door/window head level also to match the existing buildings. As it is a single storey structure it will be of a subordinate scale and massing to the adjoining properties and is not considered to be unduly large or dominant to its surroundings. Other than the main building the proposed unit adjoins the flank wall of 4a Alt Grove, which is a one/one and half storey structure. As such it is considered that the massing of the structure will be in keeping with that of the immediate surroundings.

Impact on Neighbour Amenity

- 7.6 The application site abuts a footway running behind the rear gardens of numbers 13 to 17 Tabor Grove, which are relatively short when compared to the adjoining gardens for 55 to 61 St. George's Road. There are no openings proposed to the flank walls. As the unit is single storey and taking into account the separation created by the footpath, it is considered that there would not be much scope for direct overlooking or intrusion on privacy to the properties at Tabor Grove from within the proposed unit.
- 7.7 With respect to rodent infestations in relation to the timber decking, there is legislation in place to address such matters in the form of the Prevention of Damage by Pests Act 1949 and as such they do not constitute a material planning consideration.
- 7.8 With respect to security, the site is separated from the rear gardens by a footway and as such there is no direct link between them. The site has been assessed previously by Secure by Design officers who did not express specific concerns with respect to security or the level of natural surveillance of the area.
- 7.9 The proposed unit will be opposite a ground floor studio unit forming part of the main building, and the proposed bin and cycle storage will be adjacent to the external double windows. The setback between the buildings is 3.8 metres and the proposed bin and cycle storage will have a height of 1.9

metres at its highest point. As such it is not considered that there would be an unacceptable sense of enclosure to the occupiers of the main building studio. The outdoor area will be retained as a timber decked amenity space with an area of 15 m², and will be separated from the new unit amenity area by a low wall and planting screen.

Arboricultural Impacts

- 7.10 At the rear of the proposed site there was formerly a row of Leylandii trees that screened the adjoining properties at 13 to 17 Tabor Grove. The trees were not subject to a Tree Preservation Order (TPO) and have since been cut down. There are also two trees just outside the proposed site area which are both subject to a Tree Preservation Order (TPO). A replacement tree has been proposed for the rear of the site, in the gap between the unit and adjoining the rear boundary.
- 7.11 Conditions will be added if permission is granted in respect to site supervision and implementation of the submitted tree protection measures.

Parking and Traffic Impacts

- 7.12 No parking spaces have been proposed as part of the current scheme. However the application site is within a very high PTAL rating area (6b) and as such it is expected that future occupiers would have direct access to a number of alternative public transport options.
- 7.13 The site is located within a Controlled Parking Zone ref W1 and the applicant has signed a unilateral undertaking to maintain the scheme as parking permit free. It is therefore considered that the proposal would have no undue impact upon existing highway and traffic conditions. The proposed cycle parking provision meets the requirements of the dwelling size as specified within the London Plan.

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 concerns of neighbours have been noted, particularly with respect to the loss of the unprotected trees to the rear of the site which do not create ideal conditions around the site.
- 9.2 The proposed scheme is of a modest scale and is not considered to in itself create a significant adverse impact due to its massing or vantage point on the amenity or security of neighbours. In terms of its design and visual impact the building is acceptable in planning terms and with the unilateral undertaking

signed by the applicant, there are no additional impacts expected with respect to parking pressures.

9.3 Accordingly it is recommended that planning permission be granted.

RECOMMENDATION

GRANT PLANNING PERMISSION

and subject to the following conditions:-

1. A.1 Commencement of Development
 2. A.7 Approved Plans
 3. B.3 (External Materials as Specified)
 4. B.5 (Details of Walls/Fences)
 5. C.1 (No Permitted Development – Extensions)
 6. C.2 (No Permitted Development – Windows and Doors)
 7. C.8 (No Use of Flat Roof)
 8. D.10 (External Lighting)
 9. F.5 (Tree Protection)
 10. F.8 (Site Supervision – Trees)
 11. H.9 (Construction Vehicles)
 12. L.2 (Code for Sustainable Homes – Pre-Commencement [New build residential])
 13. L3 (Code for Sustainable Homes – Pre-Occupation [New build residential])
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[Click here](#) for full plans and documents related to this application.

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