

## PLANNING APPLICATIONS COMMITTEE 18 JULY 2017

<b><u>APPLICATION NO.</u></b>	<b><u>DATE VALID</u></b>
17/P1569	10/04/2017
<b>Address/Site:</b>	Middleton Court, 152-154 Worple Road, Raynes Park, London, SW20 8QA
<b>Ward</b>	Hillside
<b>Proposal:</b>	Erection of electrical substation and changes to the landscaping to the rear of the building
<b>Drawing No's:</b>	Site location plan, Ground Mounted Unit Distribution Transformers details, Environmental Noise Impact assessment, Electric and Magnetic Fields Report, 401, 402, 403, 404, 197.
<b>Contact Officer:</b>	Lucas Zoricak (0208 545 3112)

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### **RECOMMENDATION**

**GRANT Permission subject to Conditions**

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### **CHECKLIST INFORMATION**

- Heads of Agreement: None
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: Yes
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 15
- External consultations: No
- Controlled Parking Zone: No

#### **1. INTRODUCTION**

This application is being brought to the Planning Applications Committee for determination at the request of Councillor Daniel Holden and due to the number of the objection letters received.

## **2. SITE AND SURROUNDINGS**

- 2.1 The application site is located on the south west side of Worple Road in Raynes Park. The site has now been redeveloped with a new part four, part five storey residential block of flats.
- 2.2 The front of the site faces Worple Road, the eastern boundary faces residential properties in Worple Road, the western boundary is faces properties in Worple Road and Lower Downs Road and the southern boundary faces properties in Ethelbert Road.
- 2.2 The application site is not located within a Conservation Area.

## **3. CURRENT PROPOSAL**

- 3.1 This application comprises the erection of a single storey brick built electrical substation and changes to the landscaping to the rear of the existing building.
- 3.2 The proposed electrical substation would be constructed near the south boundary to the rear of the existing building and would be set back 1.888m from the boundary with No.39 Ethelbert Road.
- 3.3 The proposal would feature a flat roof, would have a height of 2.7m, a depth of 4.04m and a width of 4.6m. The proposed material would comprise brickwork.
- 3.4 Access to the substation would be gained via the existing access from Worple Road.
- 3.5 It is proposed to plant the area between the substation and the boundary with No.39 Elthelbert Road with trees and install 0.5m high trellis to the existing 2m high boundary fence (southern boundary).
- 3.6 It is also proposed to create a service area parking positioned to the side (east elevation) of the proposed substation.

## **4. PLANNING HISTORY**

16/P1213 - APPLICATION TO VARY CONDITION 2 ATTACHED TO LBM PLANNING PERMISSION 14/P0126 (DATED 31/03/2014) RELATING TO APPROVED DRAWINGS. THE FACING MATERIAL ON THE REAR ELEVATIONS IS TO BE CHANGED FROM BRICK TO RENDER (RAL COLOUR 9001 - TO MATCH THE MELAMINE PANELS ON THE BALCONIES) – Grant Variation of Condition - 17-06-2016.

16/P4090 – APPLICATION FOR DISCHARGE OF CONDITIONS 7 (landscaping), 16 & 23 (surface water drainage) ATTACHED TO LBM PLANNING APPLICATION 14/P0126 RELATING TO The demolition of the existing vacant building that previously provided a 24 bedroom hostel and the erection of new part four, part five storey building comprising 18 x self-

contained flats (10 one bedroom, 7 two bedroom and 1 three bedroom) with car parking at the rear of the site and adjacent to the front boundary providing a total of 11 car parking spaces and 19 cycle parking spaces - Grant Discharge of Conditions 07-12-2016.

16/P0047 - APPLICATION TO REMOVE CONDITION 17 (CODE FOR SUSTAINBLE HOMES) AND VARY CONDITION 18 (CODE LEVEL) ATTACHED TO LBM PLANNING PERMISSION 14/P0126 (DATED 31/03/2014) RELATING TO:- The demolition of the existing vacant building that previously provided a 24 bedroom hostel and the erection of new part four, part five storey building comprising 18 x self-contained flats (10 one bedroom, 7 two bedroom and 1 three bedroom) with car parking at the rear of the site and adjacent to the front boundary providing a total of 11 car parking spaces and 19 cycle parking spaces - Grant Variation of Condition 26-02-2016.

15/P4771 - APPLICATION FOR DISCHARGE OF CONDITIONS 4 AND 5 ATTACHED TO LBM PLANNING APPLICATION 14/P0126 DATED 31/03/2014 RELATING TO THE The demolition of the existing vacant building that previously provided a 24 bedroom hostel and the erection of new part four, part five storey building comprising 18 x self-contained flats (10 one bedroom, 7 two bedroom and 1 three bedroom) with car parking at the rear of the site and adjacent to the front boundary providing a total of 11 car parking spaces and 19 cycle parking spaces - Grant Discharge of Conditions 18-02-2016.

14/P0126 - The demolition of the existing vacant building that previously provided a 24 bedroom hostel and the erection of new part four, part five storey building comprising 18 x self-contained flats (10 one bedroom, 7 two bedroom and 1 three bedroom) with car parking at the rear of the site and adjacent to the front boundary providing a total of 11 car parking spaces and 19 cycle parking spaces - Grant Permission Subject to Section 106 Obligation or any other enabling agreement. 31-03-2014.

## 5. **CONSULTATION**

Public:

The application has been advertised by press notice, site notice and letters of notification to the occupiers of neighbouring properties. 46 representations were received from the occupiers of:

- 36 Westmout Close
- 24 Thurleston Avenue
- 41 Ethelbert Road
- 39 Ethelbert Road
- 37 Ethelbert Road
- 37 Kohat Road
- 43 Parkside, flat 3
- 57 Tobenbee Road
- 2 The Drive, Ruskin House

- 83 Merton Hall Road
- 14 Parkwood Road
- 50 Cannon Hill Lane
- 34 Ethelbert Road
- 172 Coombe Lane West
- 1 Felgate Mews
- 5 Hailsham Avenue, Saltdean
- Church Road, Great Yeldham, Halstead
- The Coach House, Mill Lane, Windsor
- 66 Cottenham Park Road
- 8 Ryfold Road
- 9 York Court, Morebridge Road, Maidenhead
- 42 Traps Lane
- 147 Rutland Drive
- 11 Dunmore Road
- 21 Leeward Gardens
- 22 Bourne End Road, Northwood
- 3 London Road, Wick, South Glos
- 42 Dunmore Road
- 33 The Quadrant
- 2 Melbourne Road
- 93 Arthur Road
- 102 Consfield Avenue
- 18 The Cliffs, Dawlish, Devon
- 394 Wimbledon Park Road
- 377A Durnsford Road
- 8 Aston Road
- 86 Grasmere Avenue
- 7 Woodland Way
- 6 Leonard Avenue
- 75 Florence Road
- 55 Ethelbert Road
- 7 Rostrevor Road
- 28 Ethelbert Road
- 1 The Green
- 1 Helme Close
- 41A Ethelbert Road

The concerns of the objectors are noted and are set out below:

- The proposal would be visually intrusive
- The proposal would give out dangerous electrical waves
- The proposal would generate noise
- The proposal would cause electromagnetic pollution
- The proposed substation should be located closer to the existing building on site
- The substation would be better served at the front of the property with direct access from the highway

- The substation should provide for 24hr access from the public highway
- The substation should be at or near the electrical load centre of the network to be supplied
- The proposal would encourage criminal and anti-social activity
- The proposed trellis to the back boundary fence is not sufficient enough to diminish the visual intrusion of the proposal
- The proposed trees would not solve the visual intrusion immediately
- The close presence of a substation could reduce the number of potential buyers and make properties harder to sell

One representation was received from The Wimbledon Society. The concerns of the objectors are noted and are set out below:

- Submitted documentations and details are not sufficient

Internal:

The Council's **Environmental Health section** (no objection) was consulted and recommended the following condition:

The submitted documents include a short report on sound levels assessing any noise impact the substation may have. The report suggests that the noise levels would be well within permitted British Standards and World Health Organisations recommendations for noise levels, although the noise report levels are based on predicted levels.

I would recommend that a condition is incorporated that the noise levels predicted from the proposed substation shall not exceed those confirmed in the report submitted by Venta Acoustics dated 7 June 2017 referenced VA1845.170606.I1.1.

The applicant has submitted reference papers regarding electric substations and electromagnetic fields. In brief, the document is produced by Energy Networks Association and is part of the UK electricity industry and also referenced by Government backed Stakeholder Advisory Group for EMF's. The International Commission on Non-Ionizing Radiation Protection, ICNIRP, the reference levels for public exposure of 100 microteslas. Small electricity substations can produce up to 2 microteslas which fall away rapidly within 1 – 2 metres to confirm this I would also recommend a follow up test of the substation confirms this with additional mitigation installed to confirm the levels fall within current safe limits.

## 6. **POLICY CONTEXT**

### 6.1 London Borough of Merton's Local Plan - Sites and policies plan and policies maps (9th July 2014):

DM D2 (Design considerations in all development)  
DM D3 (Alterations and extensions to existing buildings)

6.2 The relevant policy in the Adopted Core Strategy (July 2011) is:

Policy CS.14 (Design)

## **7. PLANNING CONSIDERATIONS**

7.1 The main planning considerations are visual impact and impact on nearby residential amenity.

### **7.2 Visual Amenity**

7.3 Policies DM D2 of the SPP and CS 14 of the LDF require that development should be designed to minimise impacts upon existing levels of daylight and sunlight, and it should seek to avoid being unduly visually intrusive in relation to neighbouring properties.

7.4 The structure in terms of the size is modest and positioned to the rear (not visible from the public realm) of the existing building in the south west corner and would be screened by trees to the south from the residents at 37 and 39 Ethelbert Road.

7.5 In light of the above, the proposed development is considered acceptable in terms of the design and appearance and is appropriate for the site without harming its appearance or being visually intrusive. Accordingly, the proposal accords with policies DM D2 (Design considerations in all development) and CS 14 (Design).

### **7.6 Impact on Residential Amenity**

7.7 The provisions of policy DM D3 require that there would not be a detrimental impact on the residential amenities of the occupiers of the adjoining properties as a result of a proposed development.

7.8 Environmental Health officers have no objection to the proposed works subject to the imposition of a condition to ensure that noise emissions do not exceed a suitable and appropriate level that is not considered harmful to the amenity of neighboring occupiers.

7.9 The proposed electric substation would be set back 1.88m from the rear boundary with No.39 and No. 41 Ethelbert Road and 3m from the side boundary with No.1A Lower Downs Road. As such it is considered the proposal would not cause any unreasonable impacts on the neighbouring properties.

7.9 In light of the above, the proposal would not result in a detrimental impact on the amenity of neighbouring properties and the proposal accords with policy DM D3 (Alterations and extensions to existing buildings).

## **8. CONCLUSION**

- 8.1 It is considered that the proposed electrical substation is acceptable in terms of the visual amenity and would not result in a detrimental impact on the residential amenities of the occupiers of the adjoining properties. Accordingly, it is recommended that planning permission be granted (subject to conditions).

## **RECOMMENDATION**

### **GRANT PERMISSION**

Subject to the following conditions:

1. Commencement of development
  2. Approved Plans
  3. External material as specified
  4. Construction times
  5. Follow up electromagnetic fields report
  - 6 Non-standard condition: noise not to exceed level in the submitted report
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[Click here](#) for full plans and documents related to this application.

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