

**PLANNING APPLICATIONS COMMITTEE
21 SEPTEMBER 2017**

APPLICATION NO. DATE VALID

17/P2019

02/06/2019

Address/Site 70 Bathgate Road, Wimbledon SW19 5PH

Ward **Village**

Proposal: Excavation of basement level and erection of a two storey rear extension, rear roof extension and alterations to front dormer window involving partial demolition of the existing house (retaining the front elevation and front roof form).

Drawing Nos P_01, P-02, P_03A, _04A, P_06A, Planning Supporting Statement (May 2017), Design and Access Statement, BS5837:2012 Tree Survey, Arbouricultural Method Statement and Tree Protection Plan (May 2017) Basement Construction Method Statement (May 2017) and Flood Risk and SUDS Assessment (Report Ref.4735-FR001A).

Contact Officer: Richard Allen (8545 3621)

RECOMMENDATION

GRANT Planning Permission subject to conditions

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 – 4
- 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 a 1930's two storey detached dwelling house situated on the south side of Bathgate Road. The application site is within the Merton (Bathgate Road) Conservation Area. The conservation area is characterised by its spacious streetscape and soft informal landscaping.

3. **CURRENT PROPOSAL**

3.1 The current proposal involves the partial demolition of the existing building and the excavation of a basement, erection of a two storey rear extension, rear roof extension to provide a five bedroom dwelling house.

3.2 Internally, at basement level a family room, gym, cinema and utility rooms would be provided. At ground floor level an entrance hall, study, living/dining/kitchen would be provided. At first floor level three bedrooms would be provided whilst at second floor level two further bedrooms would be provided.

3.3 In terms of design, the existing front façade would be retained with the existing garage doors replaced with a bay window. On the front elevation a small feature dormer window would be erected within the roof above the former garage. At the rear of the retained façade a two storey rear extension would be erected. The resulting house would be 12.5 meters in length and 10.2 metres in width. The proposed house would have an eaves height of 5 metres and a ridge height of 8.2 metres. Two dormer windows would be provided on the rear roof elevation.

3.4 A traditional design approach has been adopted for the proposed house which would have rendered walls, tiled roof and timber windows. Off-street parking would be provided within the front curtilage.

4. **PLANNING HISTORY**

4.1 In August 2016 a pre-application meeting was held to discuss the demolition of the existing building and the erection of a new two storey dwelling house with basement (LBM Ref.16/P2895).

4.2 In February 2017 a planning application was submitted for the partial demolition of the existing house and the excavation of a basement, erection of a two storey rear extension, rear roof extension and alterations to front dormer window and raising of ridge height (LBM Ref.17/P0650). However, the application was withdrawn by the applicant on 21/4/2017.

5. **CONSULTATION**

5.1 The application has been advertised by Conservation area site and press notice procedure and letters of notification to occupiers of neighbouring properties. In response 5 letters of objection have been received from occupiers of properties in Bathgate Road. The grounds of objection are set out below:-

-The near total demolition of the existing house is unacceptable as it is an important John Sydney Brocklesby house and is one of a group of 8 houses in Bathgate Road.

-The proposal would undermine the group value of numbers 60 to 74 Bathgate Road.

-The council needs to protect the Bathgate road Conservation Area as mistakes were made regarding the demolition of 10 Bathgate Road.

-The modifications made to the current application are limited in scope and do not address the concerns previously raised and are primarily limited to the front of the house.

-The proposals imply virtual demolition and should be resisted as a rebuild will be unable to replicate the original characteristics of the building.

-The new house would be almost double the size of the original and the rear extension would extend beyond the rear elevation of number 72 Bathgate Road.

-The construction of a basement may result in structural damage to 72 Bathgate Road.

-Overall the proposal is disproportionate to the size of the plot of land on which it is situated.

-The previous application was withdrawn. However, the current application is essentially the same.

-The existing building makes a positive contribution towards the character and appearance of the Bathgate road Conservation Area and demolition should be resisted.

-The renovation of 64 Bathgate Road has shown that these properties can be modified to enhance the overall townscape rather than being a threat to the character of the Conservation Area.

-Demolition, even partial is unnecessary as number 70 Bathgate Road is structurally sound and is one of an attractive group of eight houses and in 1936 won a Homes and Gardens award.

-The reconstruction of number 68 Bathgate Road lasted well over a year and noise was intolerable.

-The fact that number 68 Bathgate Road was rebuilt should not be used as a precedent to weaken the conservation area.

-The proposed two storey rear extension would result in overlooking and loss of privacy to 72 Bathgate Road.

-The application proposes the removal of attractive trees and they are not low quality category C trees.

-The formation of a basement would affect the water table.

-In respect of the proposed design, the plate glass windows to the back of the house would be out of character.

-The box bay windows at first floor level on the rear elevation would result in overlooking and loss of privacy to neighbouring gardens.

-The size and design of the rear section of the proposed house does not embrace or enhance the character of the Bathgate Road Conservation Area.
_The proposed house is almost double the foot print of the existing house and would be out of character with neighbouring houses that have been modernized but respect the character of the conservation area.

5.3 Conservation Officer

The Conservation Officer has no objections to the proposal which has been subject to pre-application discussions following the withdrawal of the previous application LBM Ref.17/P0650.

5.4 Tree Officer

The tree officer has no objections to the proposed development subject to the existing (neighbouring) trees being protected during the development.

6. **POLICY CONTEXT**

6.1 Adopted Merton Core Strategy (July 2011)

CS8 (Housing Choice), CS9 (Housing Provision), CS14 (Design), CS15 (Climate Change), CS18 (Active Transport) and CS20 (Parking).

6.2 Sites and Policies Plan (July 2014)

DM H2 (Housing Mix), DM D1 (Urban Design), D2 (Design Considerations in all Developments), DM D3 (Alterations and Extensions to Existing Buildings), DM D4 (Managing Heritage Assets), DM T1 (Support for Sustainable Transport and Active Travel) and DM T3 (Car Parking).

6.3 The London Plan (March 2015)

The relevant policies within the London Plan are 3.3 (Increasing London's Housing Supply), 3.4 (Optimising Sites Potential), 3.5 (Quality and Design of Housing), 3.8 (Housing Choice), 5.2 (Climate Change Mitigation), 5.3 (Sustainable design and Construction), 5.7 (Renewable Energy), 6.9 (Cycling), 6.13 (Parking), 7.4 (Local Character) and 7.4 (Local Character).

7. **PLANNING CONSIDERATIONS**

7.1 The main planning considerations concern the design/conservation, basement construction, neighbour amenity, tree and parking issues.

7.2 Design/Conservation Issues

The proposal has been subject to pre-application discussions and the current proposal has been submitted following the pre-application meeting and in response to officer's comments on the withdrawn application (LBM Ref.17/P0650). The proposed development would retain the front façade and roof form of the existing house and construct a part single/part two storey extension to the rear. The existing integral garage would become a habitable room with a new bay window and a new feature dormer window erected on the front roof elevation. The design and detail of the proposed house is considered to be acceptable and the proposal would preserve the character and appearance of the Merton (Wimbledon North) Conservation area. The

proposal is therefore acceptable in terms of policies CS14 and DM D2, DM D3 and DM D4.

7.3 Basement Construction

The current proposal involves the construction of a basement and the provision of a light well to the rear elevation of the dwelling house. The applicant has submitted a basement construction method statement and a flood risk assessment. The basement construction method statement and flood risk assessment both conclude that the basement can be constructed in a safe manner and that the provision of accommodation at basement level would not increase floor risk. The proposal is therefore considered to be acceptable in terms of policy DM D2 (Design Considerations in all Developments).

7.5 Neighbour Amenity

The proposed rear extension to be erected behind the retained façade has been designed to protect neighbour amenity, with the extension set away from each side boundary. The single storey section at the rear of the building would project 2 metres beyond the rear adjoining extension at 72 Bathgate Road and would not therefore affect daylight or sunlight to 72 Bathgate Road. Number 68 Bathgate Road has an existing single storey rear extension and the relationship of the proposed house and 68 Bathgate Road is also considered to be acceptable given the separation distance. The proposal is therefore considered to be acceptable in terms of policy DM D2.

7.6 Trees

The Council's Tree officer has no objections to the proposed development subject to tree protection conditions being imposed on any grant of planning permission.

7.7 Parking

The existing vehicle access onto Bathgate Road would be maintained and an off-street parking space provided within the front curtilage. The proposal is therefore considered to be acceptable in terms of policy CS20.

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 proposed extensions and alterations are considered to be acceptable in design terms and the proposal would preserve the character and appearance of the Merton (Bathgate Road) Conservation Area. The proposal would not affect neighbour amenity and tree protection conditions would protect the retained mature trees. Accordingly it is recommended that planning permission be granted.

RECOMMENDATION

GRANT PLANNING PERMISSION

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.1 (No Permitted Development – Extensions)
7. C.2 (No Permitted Development –Door and Windows)
8. C.6 (Refuse and Recycling)
9. D.11 (Hours of Construction)
10. The details and measures for the protection of the existing retained trees as specified in the approved document 'BS 5837:2012 Tree Survey, Arbouricultural Impact Assessment, Arbouricultural Method Statement and Tree Protection Plan' dated May 2017 including drawing titled 'Tree Protection Plan with the filename Bathgate TPP rev.mpd shall be fully complied with. The methods for the protection of the existing retained trees shall fully accord with all measures specified in the report. The details and measures as approved shall be retained and maintained until the completion of site works.

Reason for condition: To protect and safeguard the existing and retained trees in accordance with the following Development Plan Polices for Merton: policy 7.21 of the London plan (2015), policy CS13 of Merton's Core Planning Strategy (2011) and polices DM D2 and DM O2 of the Merton Sites and Polices Plan (2014).

11. F1 (Landscaping)
12. F2 (Landscaping-Implementation)
13. F7 (Trees-Notification of Start)
14. F.8 (Site Supervision-Trees)
15. INF1 (Party Wall Act)

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