

PLANNING APPLICATIONS COMMITTEE 21 SEPTEMBER 2017

<u>APPLICATION NO.</u>	<u>DATE VALID</u>
17/P1086	31/03/2017
Address/Site	12 St Mary's Road, Wimbledon SW19 7BW
Ward	Village
Proposal:	Erection of a 4 bedroom detached dwelling house with accommodation at basement level and within the roof space together with the provision of associated car parking and landscaping and front boundary wall/railings and gates.
Drawing Nos	205/P(2) 001, 002, 003A, 004A, 005A, 010, 011, 020, 021A, 022A, 023, 024, 025, 026, 030, Ground Investigation Report, Basement Impact Assessment, Assessment for Flood Risk, Hydrogeological Assessment and Site Investigation, Surface Water Management Plan and Arboricultural Assessment.
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 – 8
- External consultants: None
- Density: n/a
- Number of jobs created: n/a
- Archaeology Priority Zone: No

1. INTRODUCTION

- 1.1 The application was withdrawn from the agenda for the 18 July 2017 Planning Applications Committee meeting in order for the applicant to consider an amendment to the design of the rear elevation of the building.

2. **SITE AND SURROUNDINGS**

- 2.1 The application site comprises a vacant plot formerly occupied by a two storey detached dwelling house situated on the north eastern side of St Mary's Road. The land falls away to the south, which leads to changing eaves and overall roof heights along this section of the road. Most of the properties in the vicinity of the application site are detached with a variety of architectural styles. The application site is not within a conservation area, but adjoins the Wimbledon North Conservation Area. The site is also within a Controlled Parking Zone (Von).

3. **CURRENT PROPOSAL**

- 3.1 The current proposal involves the erection of a detached 4 bedroom dwelling house with accommodation at basement level and within the roof space together with associated car parking, landscaping and front boundary wall/railings and gates.
- 3.2 The proposed building would be set back from the site frontage by between 8.3 and 8.7 metres and would be 9.2 metres in width and 17.8 metres in overall length (at ground floor level). The proposed house would have an eaves height of between 7 and 7.5 metres (due to the sloping nature of the site) and would have a 'mansard' style roof with an overall height between 9.5 and 10 metres. The proposed house would be sited 1 metre away from the boundary with 10 St Mary's Road and 1.3 metres away from the boundary with 14 St. Mary's Road. At first and second floor levels the corner of the proposed house would be 'set back' from the boundary with 14 St Mary's Road by 1.5 metres,
- 3.3 Internally, at basement level a TV room, utility, plant and storage rooms would be provided. At ground floor level an entrance lobby, study and kitchen/living/dining room would be provided. At first floor level two bedrooms would be provided and at second floor level to further bedrooms would be formed within the roof space.
- 3.4 A traditional design approach has been adopted for the proposed house which would have rendered walls, tiled roof and timber windows.
- 3.5 Off-street parking would be provided within the front garden for two cars within the front garden and new boundary walls and railings and gates would be erected.

4. **PLANNING HISTORY**

- 4.1 In October 2015 a planning application was submitted for the demolition of the existing house and erection of a new dwelling house with a basement level

and rooms within the roof space (LBM Ref.15/P3782/NEW). However, the application was withdrawn by the applicant prior to determination.

- 4.2 In December 2015 a planning application was submitted for the demolition of the existing dwelling house and erection of a new 5 bedroom detached dwelling house with basement (LBM Ref.16/P0155). This application is currently undetermined.
- 4.3 In November 2016 planning permission was refused for the demolition of the existing dwelling and erection of a replacement 4 bedroom dwelling house with basement (LBM Ref.16/P3714). Planning permission was refused on the grounds that:-

'The proposed dwelling, would by reason of its bulk, massing and siting constitute an overdevelopment of the site, that would be oppressive, visually intrusive and overbearing and would have an unacceptable impact on the amenities of the occupiers of neighbouring properties. Furthermore, the front boundary treatment would look incongruous and imposing treatment which would be harmful to the character and appearance of the street scene. The proposal is therefore contrary to polices DM D1 and DM D2 of the Sites and Policies Plan (2014), Policy CS14 of the Core Planning Strategy, Polices 7.4 and 7.6 of the London Plan and relevant policies of the National Planning Policy Framework.

- 4.4 In January 2017 Prior Approval was granted for the demolition of the existing dwelling house (LBM Ref.16/P4227). The dwelling house has since been demolished and the site cleared.

5. **CONSULTATION**

- 5.1 The application has been advertised by site notice procedure and letters of notification to occupiers of neighbouring properties. In response 11 objections have been received. The grounds of objection are set out below:-

- The proposal is similar to the previously refused scheme 16/P3714 and is much larger than the original dwelling at number 12.
- the proposal will result in the loss of privacy to number 14 St Mary's Road and 6 and 8 St Aubyn's Avenue.
- The developments at 8 and 10 St Mary's Road already impact upon the amenities of 4 St Aubyn's Avenue.
- Another case of an inappropriate development on a small plot.
- The proposed building extends much further into the rear garden than the demolished house and beyond the rear building line of number 10.
- The front of the building is further forward than its neighbours at 10 and 14.
- The foot print of the building has only been changed slightly.
- The first and second floors are not cut back as in the previous application.
- Both side elevations include false windows.
- The proposal would affect light to 10 and 14 St Mary's Road.
- The proposal would result in the loss of sunlight to number 14.
- Basement construction may cause problems.

- Trees have been removed from the front and rear gardens.
- The bulk and massing is disproportionate for a plot of this size.
- The height is excessive and the development would visually intrusive and overbearing
- the amended plans do not sufficiently reduce the size of the house compared to the previous refusal

5.2 Two letters of support have been received in respect of the current application. The occupiers of number 10 St Mary's Road state that the proposed house is an attractive, high quality building sympathetic to its surroundings and will greatly improve the street scene. The proposal would provide sufficient gaps between properties, offers sensible front and rear projections, has a reasonable footprint compared to other properties in St Mary's road and Church Hill. The Belvedere Estates Residents Association state that the new building would be an attractive addition to the neighbourhood and a lot of thought appears to have been given to the landscaping.

5.3 Historic England (Archaeology)

The Greater London Archaeological Advisory Service (GLAAS) advise that a condition requiring details of a written scheme of archaeological investigation be approved prior to commencement of the development.

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.

5.5 Highways

The proposals will not generate a significant negative impact on the performance and safety of the surrounding highway network or its users, as such a recommendation for approval is supported.

5.6 Amended Plans

The application was withdrawn from the agenda for the 18 July 2017 Planning Applications Committee in order for the applicant to consider a revision to the design of the rear elevation of the building in order to reduce the impact of the proposed house upon 14 St. Mary's Road. The corner of the building has now been 'set back' by 1.5 metres at first and second floor levels. A re-consultation has been undertaken and any further correspondence will be reported to committee.

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 O2 (Nature Conservation, Trees, Hedges and Landscape features), DM D1 (Urban Design), D2 (Design Considerations in

all Developments), 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, standard of accommodation, basement construction, neighbour amenity, tree, parking and sustainability issues.

7.2 Design Issues

The current application has been submitted following the refusal of application LBM Ref.16/P3714. The main changes to the design of the house are, an overall reduction in the ridge height and parapet height, the rear projection set back at first floor level, the rear dormer removed and rear elevation redesigned and the single storey rear projection reduced in height. The flank walls have also been redesigned. The proposed house has an asymmetrical foot print to provide visual interest to the street elevation. Although the front elevation of the proposed house projects forward of 10 St. Mary's Road, the front elevation is in the same position as the house that previously occupied the site. There have been a number of new build houses in this part of St. Mary's Road and the street is largely defined by large detached properties constructed in vernacular materials with pitched roofs, gables and bay windows. There are also properties with mansard roofs and parapets in the locality. The scale and massing of the proposed house is considered to be acceptable and the proposed house would relate to its neighbours in a satisfactory manner. The proposal is therefore considered to be acceptable in terms of policies CS14 and DM D2.

7.3 Standard of Accommodation

The proposed four bedroom house has a satisfactory internal layout and all rooms exceed the minimum requirements as set out in the London Plan. The majority of the existing rear garden would remain and the amenity space provision is considered to be acceptable for a house of this size. The proposal is therefore considered to be acceptable in terms of policies CS8 and DM H2.

7.4 Basement Construction

The proposal includes a basement and the applicant has submitted a Basement Construction Method Statement in accordance with Adopted Merton sites and Policies Plan policy DM D2 which requires the developer to demonstrate that basements can be constructed in safe manner. The submitted report and supporting documents demonstrate that the basement can be constructed safely. It should also be noted that the basement construction is also subject to approval under the Building Regulations.

7.5 Neighbour Amenity

A number of objections have been received concerning the potential impact of the proposed development on the amenities of occupiers of neighbouring properties. However, the proposed house would have a similar foot print to number 10 St Mary's Road albeit that the proposed house would be sited forward of number 10 St Mary's Road with the front elevation sited in the same position as the house that formerly occupied the site. The rear elevation of the house would be set back slightly from number 10 St Mary's Road although the single storey section of the house would project 3 metres beyond the main house. Although the proposed house would project beyond the rear elevation of 14 St Mary's Road, there would only be a 2 metre section of the building at full height directly adjacent to 14 before the building is set back and also reduces in height to single storey. Although windows are proposed with the side elevations, two windows at ground floor level and one window at first floor level facing 10 St Mary's Road would be obscure glazed. Three 'false window' recesses would add interest to the side elevation. On the side elevation facing number 14 St Mary's road a single window would be formed at ground level which would be obscure glazed. Five 'false windows' recesses would also be formed to provide visual interest to the side elevation facing number 14 St Mary's Road. Dormer windows would also be provided to front and rear elevations of the mansard roof. The dormer windows would face over St Mary's Road or towards the rear of the garden. A small balcony would be provided at first floor level on the front elevation facing onto St Mary's Road. Given that the windows within the side elevation would be obscure glazed the proposed development would not give rise to any overlooking and/or loss of privacy and the proposed development is considered to be acceptable in terms of policy DM D2.

7.6 Trees

The tree officer has no objections to the proposed development subject to conditions being imposed on any planning approval to protect neighbouring retained trees during construction works. Therefore the proposal is considered to be acceptable in terms of policy DM O2.

7.7 Parking

The Council's highways officer has stated that the proposal will not generate a significant increase in trip generation. The proposal also provides cycle storage and refuse storage areas have been provided. Overspill parking would be minimal as two parking spaces have been provided.

7.8 Sustainability

The applicant has stated that the proposed house will be thermally insulated and sealed to a high of air tightness, with ventilation provided by high efficiency mechanical heat recovery units. The applicant has also indicated that a ground source heat pump would be used for heating and hot water and a Photovoltaic Array would be installed. Supplementary heating would be provided by a gas fired boiler. The applicant has also submitted an Energy Report that demonstrates that the development would exceed the CO₂ emissions reductions required by Part L of the Building Regulations and would

exceed the requirements of the former Code Level 4 of the now defunct Code for Sustainable Homes. The proposal is therefore considered to be acceptable in terms of policy CS15.

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 current application has been submitted following the refusal of application LBM Ref.16/P3714. The proposed house subject to the current application has been designed to address the reasons for refusal of the previous application. The design of the proposed house is considered to be acceptable and the eaves and ridge height relate to neighbouring houses in a satisfactory manner. Windows within the side elevation of the building would be obscure glazed to maintain the privacy of the occupiers of neighbouring properties. 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. F1 (Landscaping)
11. F2 (Landscaping-Implementation)

12. F5 (Tree Protection)

13. Archaeology. No development shall take place until a written scheme of investigation (WSI) has been submitted to and been approved by the Local Planning Authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

INFORMATIVE

The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of the Town and Country planning (Development Management Procedure) (England) Order 2015.

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

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