

Agenda Item 6

PLANNING APPLICATIONS COMMITTEE 7 November 2013

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>Item No:</u> <u>DATE VALID</u>
	13/P0426	25/02/2013

Address/Site	The Glass House 177-179 Arthur Road, Wimbledon SW19 8AE
(Ward)	Wimbledon Park
Proposal:	Erection of three storey side extension to provide four self contained flats.
Drawing Nos	280-A3-1000, A200, A201, A202, A203, A204, A205, A206, A207 and Design and Access Statement
Contact Officer:	Richard Allen (8545 3621)

RECOMMENDATION

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

CHECKLIST INFORMATION

- Heads of agreement: Yes - Affordable Housing and Permit Free
- 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: 19
- 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 requirement for a S.106 Agreement in respect of affordable housing.

2. **SITE AND SURROUNDINGS**

- 2.1 The application site comprises a part three, part four storey building (know as the Glass House) situated on the north side of Arthur Road between Farquhar Road and Strathmore Road. Part of the site (173-175 Arthur Road) falls within a core shopping frontage. On the ground floor of the building is retail use with offices above. Vehicular access is from Strathmore Road and the application site within a Controlled Parking Zone (CPZ P1). The site is not within a conservation area.

3. **CURRENT PROPOSAL**

- 3.1 The current proposal involves the erection of a three storey side extension to provide 4 x self contained flats arranged over three floors, to the rear of the site fronting Farquhar Road. The proposed extension would be between 3.5 and 10.5 metres in width and would be 18.5 metres in length. The extension would be 12.8 metres in height and would be constructed above part of the existing ground floor retail unit.
- 3.2 The proposed extension would be constructed above the existing ground floor commercial unit. Internally, at first floor level two x 1 bedroom units would be provided, whilst at second floor level one x 2 bedroom unit would be formed and at third floor level a further one bedroom unit would be provided. Each flat would have a terrace/balcony.
- 3.3 No parking is provided for the development and the applicant has stated that the development could be designated permit free.

4. **PLANNING HISTORY**

- 4.1 In June 2001 planning permission was granted under delegated powers for the installation of a generator flue to the rear elevation (LBM Ref.01/P0869).
- 4.2 In September 2003 planning permission was granted under delegated powers for alterations and extensions to the building to provide additional office space including an extension at third floor level and first and second floor level extensions to both sides of the building (LBM Ref.03/P1955).
- 4.3 In November 2006 planning permission was granted under delegated powers for the refurbishment and extension to increase the commercial (Class B1)

floor space and change of use of part ground floor to create retail (Class A1) use (LBM Ref.06/P2206).

- 4.4 In August 2007 planning permission was granted under delegated powers for the refurbishment and extension to increase the commercial (Class B1) floorspace and change use to create class A1 (Shops), class A2 (Financial and Professional Services), class A3 (Restaurant) and A5 (Take Away) use (Amendment to 06/p2206 approved 22/11/2006).

5. **CONSULTATION**

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

-The proposed development would have a negative impact upon the amenities of the occupiers of 1 Farquhar Road. The current commercial premises are already overdeveloped and the planned application does not take into account the local architecture and is not fitting to the residential dwellings in the area. The plans do not give a clear representation of the final look of the flats from Farquhar Road.

5.2 Transport Planning

No objections to the proposal subject to the new residential units being made permit free, secured through a S.106 Agreement.

6. **POLICY CONTEXT**

- 6.1 The relevant policies contained within the Adopted Merton Core Strategy (July 2011) are CS8 (Housing Choice), CS9 (Housing Provision), CS14 (Design) and CS20 (Parking).

- 6.1 The retained policies contained within the Adopted UDP (October 2003) are HS.1 (Housing Layout and Amenity), BE.15 (New Buildings and Extensions, Daylight, Sunlight, Privacy, Visual Intrusion and Noise), BE.16 (Urban Design), BE.22 (Design of New Development) and BE.23 (Alterations and Extensions to Buildings).

6.2 The London Plan (February 2011)

The relevant policies within the London Plan are 3.5 (Quality and Design of Housing), 3.8 (Housing Choice), 3.10 (Affordable Housing), 3.11 (Affordable Housing Targets) and 5.1 (Climate Change Mitigation).

7. **PLANNING CONSIDERATIONS**

- 7.1 The main planning considerations concern the design of the proposed extension, the standard of residential accommodation proposed and the

impact of the proposed development upon neighbour amenity and parking issues.

7.2 Design

The proposed extension has been designed to reflect the character of the existing building in terms of window proportions and detailing. The extension would be set back from the Farquhar Road frontage and would be 'set back' from the boundary with 1 Farquhar Road. Internally the proposed flats have been designed to meet the Lifetime Homes criteria. The flats would also incorporate energy conservation measures. The proposal is therefore considered to be acceptable in terms of retained UDP policies BE.16 and BE.22.

7.3 Standard of Residential Accommodation

The proposed flats all meet the minimum floor space requirements as set out in policy 3.5 (Quality and Design of Housing) of the London Plan. Each flat would also have access to either a terrace or balcony. The design and the internal layout of the proposed flats are therefore considered to be acceptable.

7.4 Neighbour Amenity

The proposed extension has been designed so that the flank wall of the extension is set back from the boundary with 1 Farquhar Road. The bulk of the extension would also align with the flank wall of number 1 Farquhar Road. Although balconies and terraces are provided for the flats, these would be screened to prevent sideways views towards 1 Farquhar Road. The proposal is therefore considered to be acceptable in terms of retained UDP policy BE.15.

7.5 Parking

No parking has been provided for the development. However, the application site is within a Controlled Parking Zone (P1) and transport planning has no objections to the proposed development subject to the development being designated 'permit free' secured through a S.106 Agreement.

7.6 Planning Obligations

Core Strategy Policy CS8 (Housing Choice) requires that all sites that are capable of providing 1-9 units (net) will be required to make provision for affordable housing as an off site financial contribution. The development would provide four new flats and would therefore be liable for an affordable housing contribution of £112.307.

7.8 Local Financial Considerations

The proposed development is liable to pay the Mayoral Community Infrastructure Levy, the funds of which will be paid by the Mayor towards the Crossrail project. The CIL is non-negotiable and planning permission cannot be refused for failure to pay the CIL.

SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

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

10. **CONCLUSION**

10.1 The proposed extension is considered to be acceptable in design terms and would not affect neighbour amenity. The development would also provide four flats in an area of good public transport accessibility. Accordingly it is recommended that planning permission be granted.

RECOMMENDATION

GRANT PLANNING PERMISSION

Subject to completion of a S.106 Agreement covering the following heads of terms:-

1. A financial contribution towards affordable housing in the borough.
2. The development being designated 'permit free'.
3. The developer paying the Councils legal and professional costs of drafting, completing and monitoring the agreement.

and subject to the following conditions:-

1. A1 Commencement of Development
2. B1 External Materials to be Approved
3. C9 Balcony/Terrace Screening
4. D11 Hours of Construction
5. H.6 Cycle Parking
6. H9 Construction Vehicles
7. J1 Lifetime Homes
8. L2P Code for Sustainable Homes-Pre Commencement (New Build Residential)
9. L3 Code for Sustainable Homes-Pre Occupation (New Build residential)



London Borough of Merton
 100 London Road
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 Surrey
 SM4 5DX

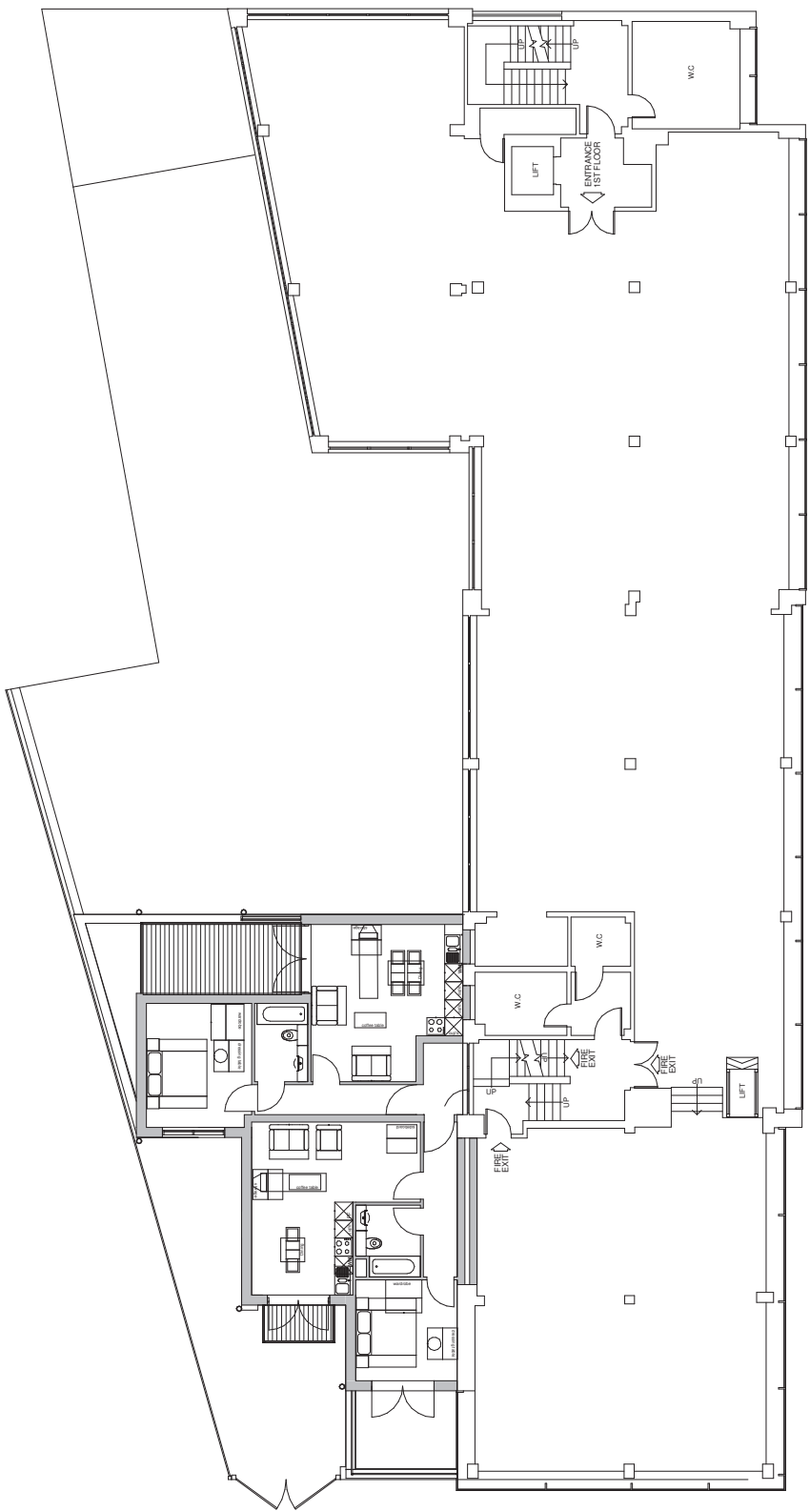
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177-187 Arthur Road

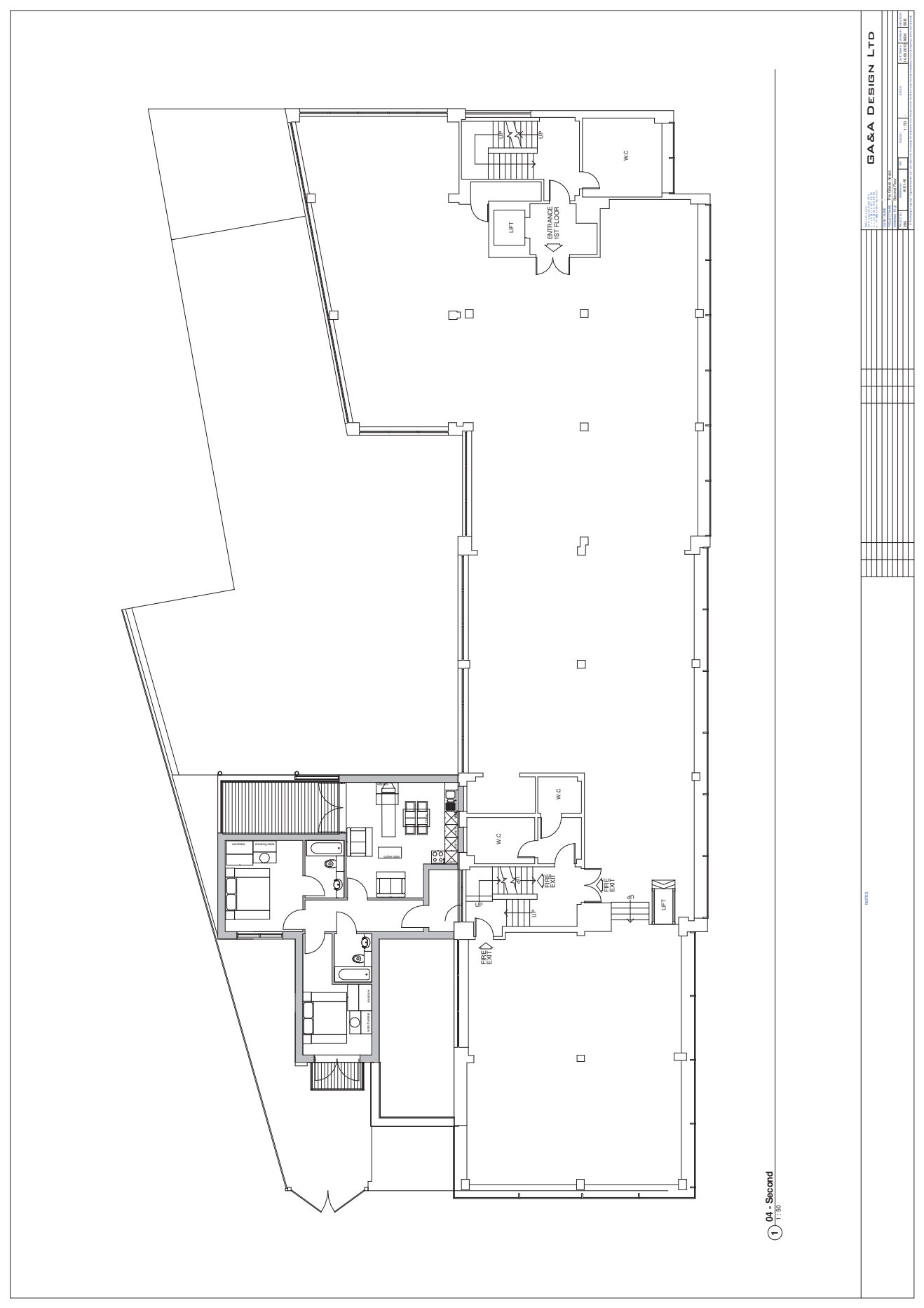
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DEVELOPMENT CONTROL



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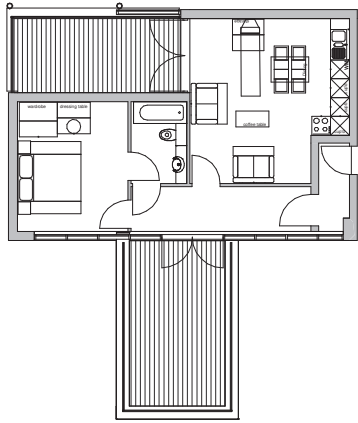
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PROJECT CLIENT	100	PROJECT OWNER	100
PROJECT ARCHITECT	100	PROJECT ENGINEER	100
PROJECT CONTRACTOR	100	PROJECT SUBCONTRACTOR	100
PROJECT CONSULTANT	100	PROJECT SPECIALIST	100
PROJECT DESIGNER	100	PROJECT DRAWING NO.	100
PROJECT CHECKER	100	PROJECT APPROVER	100
PROJECT REVISIONS	100	PROJECT COMMENTS	100

