

commercial uses at ground floor and commercial and/or residential uses above. Most of the properties along this terrace have single/2 storey rear projecting elements and similarly in this instance the 2 storey element provides the access to the upper floor flats. The rear of this terrace of properties is accessed from a single lane access off The Broadway and there has been other 'mews' type residential development built. The site is not visible from the public realm.

- 2.2 The site is located within The Broadway Conservation Area. It is located within the Core Shopping frontage of the Wimbledon Town Centre.

3. **CURRENT PROPOSAL**

- 3.1 It is proposed to build a new 2 storey, 1 bedroom dwelling, to the rear of 52 The Broadway and which would be accessed through a single lane access off The Broadway.
- 3.2 The dwelling would have the same front building line as the adjoining property and other properties along this terrace and would be built up to the side boundary with no.54. It would be set 1m in from the side boundary with no.50 and would have a depth of 8.5m, width of 4.5m (at ground floor) and would also be set 1.8m from the rear of the existing single storey rear element at the site. This 1.8m gap, and 1m to the side of the dwelling, would be used to relocate the existing rear access and staircase access to the flats above 52 The Broadway.
- 3.3 At first floor, the dwelling would have the same depth but the width would be 5.5m (and built up to the side boundary with no.50). The dwelling would be 5.5m to eaves height and 7.8m to ridge height. Roof lights would provide additional natural light at first floor.
- 3.4 A small terrace is proposed to the rear at first floor and the occupiers of the new unit would also have access to an existing informal first floor rear terrace area at the site.
- 3.5 Materials proposed are yellow Stock bricks, faux blue/black roof slates, and white painted timber, double glazed, windows and doors.
- 3.6 Details of proposed refuse storage have not been given.

4. **PLANNING HISTORY**

98/P1417 - ERECTION OF A SUNBLIND AT THE FRONT OF THE BUILDING – Refused

95/P0895 - DISPLAY OF EXTERNALLY ILLUMINATED FASCIA SIGN ABOVE SHOP FRONT - Withdrawn

86/P0813 - CHANGE OF USE OF FIRST FLOOR OF PROPERTY FROM OFFICE AND STAFF ROOM TO WORKSHOP FOR FITTING LENSES TO SPECTACLE FRAMES - Approved

MER540/85 - INSTALLATION OF NEW SHOP FRONT - Approved

MER59/78 - NEW SHOPFRONT – Withdrawn

MER651/67 - USE OF FIRST FLOOR AS MANAGERS OFFICE AND STAFF ROOM AND CONTINUED USE OF SECOND AND THIRD FLOOR MAISONETTE FOR RESIDENTIAL PURPOSES – Approved

5. **CONSULTATION**

The application was advertised by a site notice, press notice, and individual letters to occupiers of properties adjoining the site and in neighbouring roads. No representations have been received:

Transport Planning Officer

No objections subject to the residential unit being 'permit free'.

Conservation Officer

No comments.

6. **POLICY CONTEXT**

The relevant policies contained within the Adopted Merton Unitary Development Plan (October 2003) are:

HS.1 (Housing Layout and Amenity),
BE.1 (Conservation Areas, New Development, Change of Use, Alterations and Extensions),
BE.15 (New Buildings and Extensions; Daylight, Sunlight, Privacy, Visual Intrusion and Noise),
BE.16 (Urban Design), BE.22 (Design of New
BE.25 (Sustainable Developments)
HS.1 (Housing Layout and Amenity),
F.2 (Planning Obligations)

The relevant policies contained within the Adopted Merton Core Strategy (July 2011) are:

CS 13 (Open Space, Nature Conservation, Leisure and Culture
CS 6 (Wimbledon Town Centre)
CS 8 (Housing Choice)
CS 9 (Housing Provision)
CS 14 (Design)

CS 15 (Climate Change)
CS 20 (Parking, Servicing, and Delivery)

The relevant Supplementary Planning Guidance's (SPGs) are:

New Residential Development - SPG
Planning Obligations – SPD
Design - SPG

London Plan 2011:

3.3 (Increasing Housing Supply)
3.12 (Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes)
5.3 (Sustainable Design and Construction)
6.13 (Parking)
7.4 (Local Character)
7.6 (Architecture)
8.2 (Planning Obligations).

London Housing Design Guide (2012)

7. **PLANNING CONSIDERATIONS**

7.1 Principle of the Creation of a Residential Unit on the Site

7.2 The proposal comprises the creation of 1 x 1 bed dwelling to the rear of an existing building in commercial use at ground floor and residential use on upper floors. There have been other residential developments surrounding the site and subject to the proposed siting, access, and design, it is considered that the site can accommodate further development.

7.3 Design and Residential Amenity

7.4 Policies BE.16 and BE.22 of the UDP and policy CS 14 of the Core Strategy seek to ensure that new developments are of high quality design and which relate to their surroundings.

7.5 It is considered that the bulk, scale, height, siting, and design of the proposed development are acceptable.

7.6 The front building line would follow that of the adjoining property (no.54) and the other properties along this terrace and the depth and height of the extension are not excessive. The dwelling would appear subordinate to the main building on the site and would be a good example of a small 'mews' type development. The 1m side access at ground floor and 1.8m separation to the rear reduce the overall bulk and plot coverage of the dwelling.

- 7.7 It is considered that the bulk, scale, siting, and design of the development extension would not result in it appearing excessively large or overbearing to the occupiers of the adjoining and surrounding properties. No.50 has a substantial 3 – 4 storey residential development adjacent to the location of the development proposed here.
- 7.8 The materials indicated in the proposed drawings are acceptable in principle however it is considered that exact details of these should be submitted to the Local Planning Authority for approval in writing prior to the commencement of development.
- 7.9 It is considered that there would not be a detrimental impact on the outlook, daylight/sunlight, and privacy of the occupiers of the adjoining and surrounding properties.
- 7.10 The dwelling would not be excessive in height and would be set 17.6m from the closest rear point of the existing flats on site and the closest windows of these flats also serve a bathroom and entrance hall. The first floor rear terrace would be screened and this can be ensured by a condition on any approval. Both formal and informal first floor rear terraces have also been created along this terrace of properties already.
- 7.11 Standard of Residential Accommodation and Amenity Space
- 7.12 The unit would have a gross internal area (GIA) of 77m² and so complies with the Gross Internal Area size guidelines of table 3.3 of the London Plan 2011, which requires a GIA of 50m² for a 1bed/2person unit.
- 7.13 The internal layout is considered to provide a satisfactory standard of accommodation.
- 7.14 A condition would be added to any approval requiring the unit to be built to Lifetime Homes standards.
- 7.15 The Council's New Residential Development SPG advises that residential units should be provided with their own private amenity space and advises a minimum guideline level of 10 sq.m per habitable room. On this basis, the amenity space requirement for the proposed flat would be 20 sq.m.
- 7.16 It is proposed that a first rear terrace area be provided for amenity space, which would be 7.5m² and below the guideline amenity space requirement. The shortfall is considered acceptable in this instance because the flat would be 1 bedroom, and therefore not family sized, and the occupier(s) of the new unit would have access to the existing first floor informal shared amenity space. The site is also in close proximity to public open space (South Park Gardens).
- 7.17 Parking and Highways/Refuse Storage

- 7.18 The parking standards contained within Schedule 6 of the UDP are maximum standards and should therefore not be exceeded unless it can be demonstrated that a higher level of parking is needed. The site has a high PTAL rating and is located within a CPZ (W3).
- 7.19 As part of the proposal there would be the loss of at least two informal off-street parking spaces.
- 7.21 Given that the existing rear parking is informal and that the site is located within a controlled parking zone, it is considered that the loss of the parking spaces are acceptable. The site's high PTAL location also means that the residential unit would be suitable for being 'permit free', and which would be required by the S106 legal agreement.
- 7.22 Details of proposed refuse storage for the new unit have not been submitted however the footprint of the new dwelling would not fill the entire site and so there is scope to provide bin storage. Exact details can be required to be submitted to the Local Planning Authority for approval prior to development commencing, through a condition added to any approval.
- 7.23 In light of the above, it is not considered that the proposed development would result in an undue burden on local parking or highway movements, or a detrimental impact on the amenities of the occupiers of adjoining and surrounding properties as a result of the proposed refuse storage arrangements.
- 7.24 Trees
- 7.25 There are no trees within or adjoining the site.
- 7.26 Affordable Housing
- 7.27 Core Strategy policy CS 8 requires that all sites capable of providing between 1-9 units (net) will be required to make provision for affordable housing as an off-site financial contribution and such a contribution will therefore be required (£33, 145).
- 7.28 **Local Financial Considerations**
- 7.29 The proposed development is liable to pay the Mayoral Community Infrastructure Levy, the funds for which will be applied by the Mayor towards the Crossrail project. The CIL amount is non-negotiable and planning permission cannot be refused for failure to agree to pay CIL.

8 **SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS**

- 8.1 The development would be required to achieve Code for Sustainable Homes 'Level 4' rating.
- 8.2 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly there is no requirement for an EIA submission.

9. **SECTION 106 LEGAL AGREEMENT**

- 9.1 In line with policy CS 8 of the adopted Core Strategy, the additional unit is subject to a financial contribution towards affordable housing in the borough (£33, 145).
- 9.2 The unit is also required to be 'permit free'.
- 9.3 Further information in respect of the above, including details of supplementary research carried out in justification of the S106 requirements, can be viewed here:

<http://www.merton.gov.uk/environment/planning/s106-agreements.htm>

10. **CONCLUSION**

- 10.1 The proposed creation of a new 1 x 1 bed residential unit is considered acceptable and would not harm the vitality and viability of the surrounding commercial area, the amenities of the occupiers of the adjoining and surrounding properties, and would not detrimentally impact on parking/servicing surrounding the site.
- 10.2 Accordingly, it is recommended that planning permission be granted subject to a S106 legal agreement and conditions below.

RECOMMENDATION

GRANT PLANNING PERMISSION

Subject to a S106 legal agreement with the following heads of terms:

1. A financial contribution towards the provision of affordable housing within the borough (£33, 145);
2. That the residential unit be 'Permit Free';
3. The developer agreeing to meet the Council's costs of preparing, drafting and monitoring the Section 106 Obligations.

And the following conditions:-

1. A1 Commencement of development (full application).
2. A7 Approved Plans
3. B1 External Materials to be Approved
4. B4 Details of Surfacing
5. B6 Levels
6. C1 No Permitted development (extensions)
7. C.2 No Permitted Development (Windows and Doors in first and second floors)
8. C6 Refuse and Recycling
5. C7 Refuse & Recycling (Implementation)
6. Non – Standard Condition: Details of the proposed screening or balustrade enclosure to the first floor rear terrace serving the approved residential unit as shown on the approved plans shall be submitted to and approved by the Local Planning Authority and the approved works shall be implemented before the development is first occupied and retained permanently thereafter.

Reason: Reason: To safeguard the privacy and amenities of the occupiers of neighbouring properties and to comply with policy BE.15 of the Adopted Merton Unitary Development Plan 2003.
7. D9 No external Lighting
8. D11 Construction Times
9. J1 Lifetime Homes
10. L2P Code for Sustainable Homes (Pre-Commencement)
11. L3 Code for Sustainable Homes (Pre-Occupation)

Informatives:

Note 1 to applicant

The proposal accords with policies contained in the Council's Adopted Unitary Development Plan (October 2003), the Council's Adopted Core Strategy (July 2011), and the London Plan (February 2011). The policies listed below were relevant to the determination of this proposal:

Adopted Merton Unitary Development Plan (October 2003)

The relevant policies contained within the Adopted Merton Unitary Development Plan (October 2003) are:

BE.15 (New Buildings and Extensions; Daylight, Sunlight, Privacy, Visual Intrusion and Noise),
BE.16 (Urban Design),
BE.23 (Alterations and Extensions to Buildings),
NE.11 (Trees-Protection),
BE.25 (Sustainable Developments)
HS.1 (Housing Layout and Amenity),
F.2 (Planning Obligations)

Adopted Merton Core Strategy (July 2011):

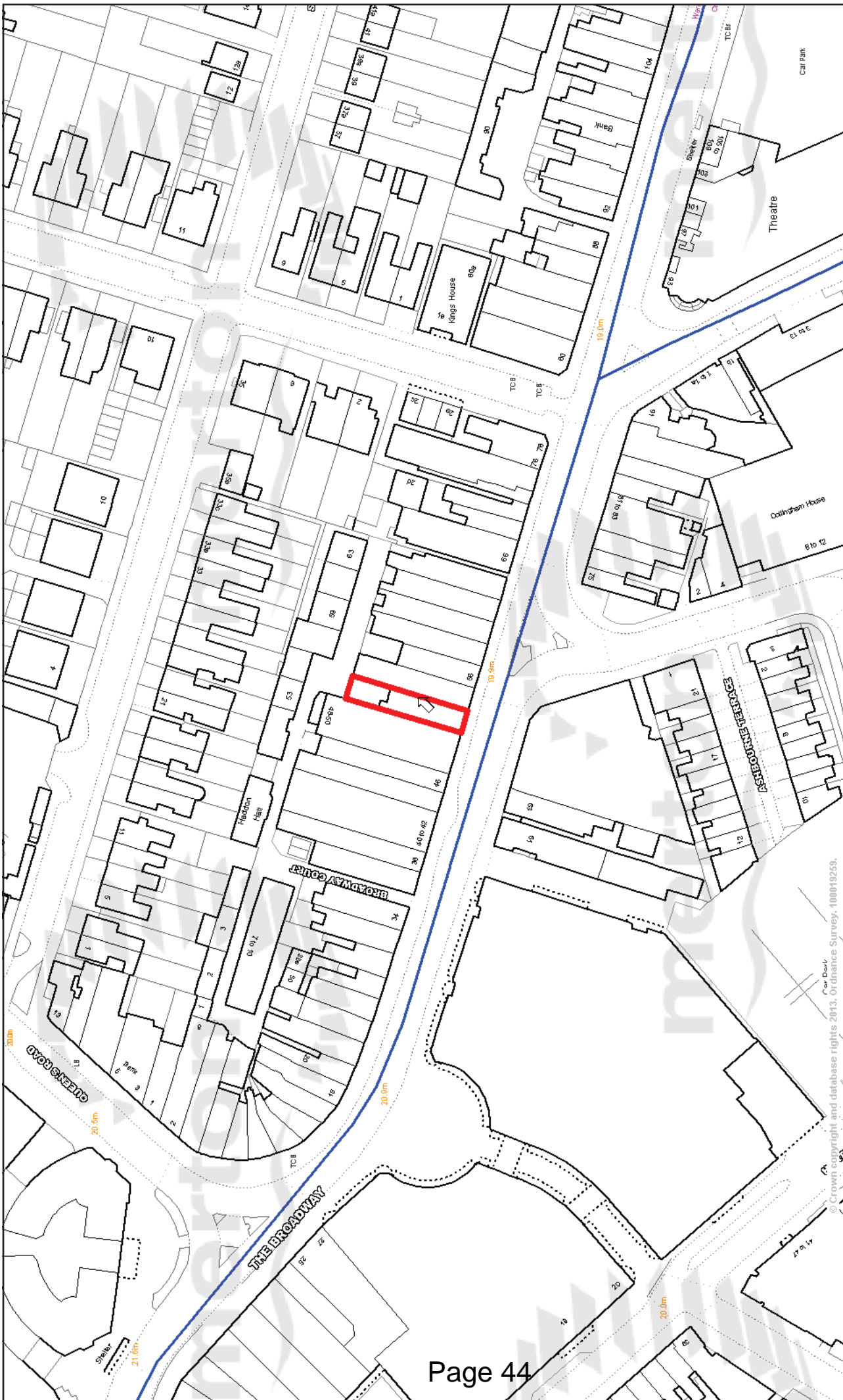
CS 6 (Wimbledon Town Centre)
CS 8 (Housing Choice)
CS 9 (Housing Provision)
CS 14 (Design)
CS 15 (Climate Change)
CS 20 (Parking, Servicing, and Delivery)

Supplementary Planning Guidance's (SPGs):

New Residential Development - SPG
Planning Obligations – SPD
Design - SPG

London Plan 2011:

3.3 (Increasing Housing Supply)
3.12 (Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes)
5.3 (Sustainable Design and Construction)
6.13 (Parking)
7.4 (Local Character)
7.6 (Architecture)
8.2 (Planning Obligations).



London Borough of Merton
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 Surrey
 SM4 5DX

Scale 1/1250

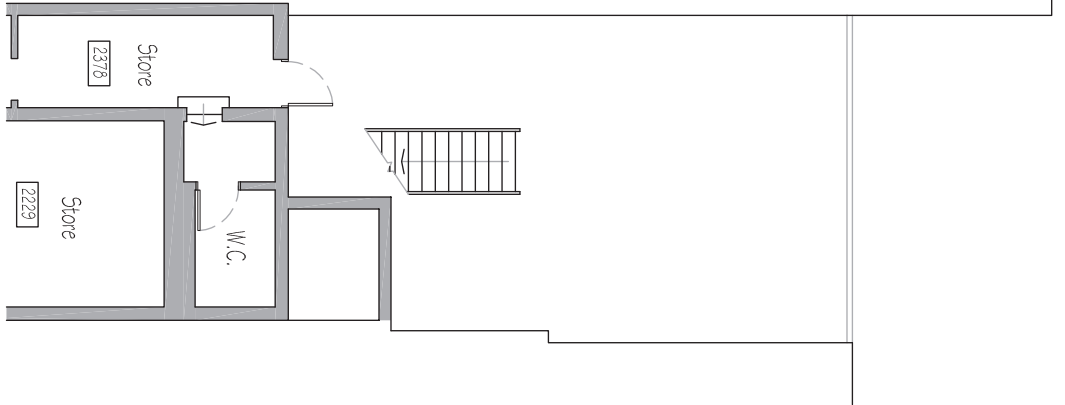
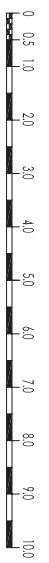
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52 The Broadway

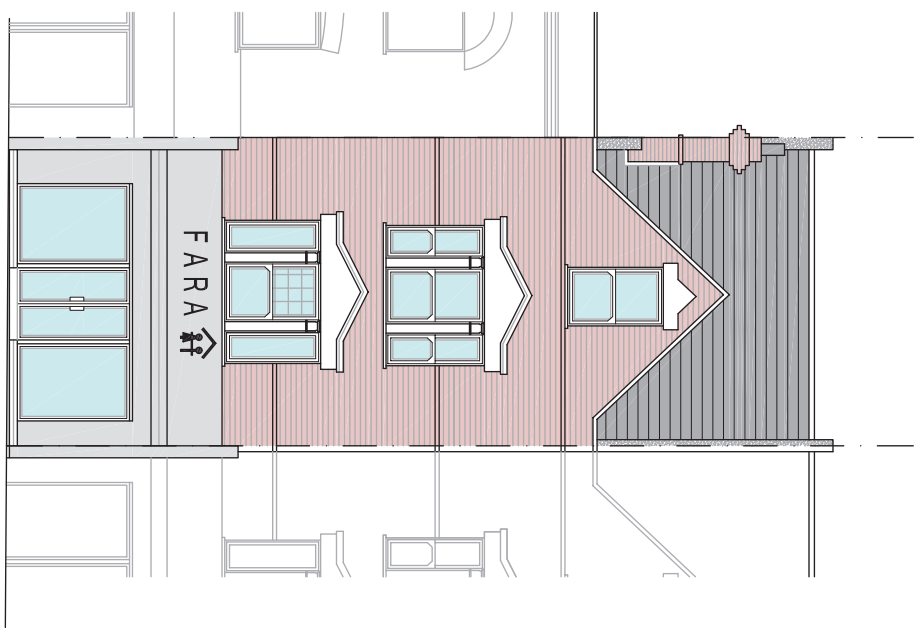
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Rear of Site as Existing 1 : 100



Existing Front Elevation 1 : 100



Existing Rear Elevation 1 : 100

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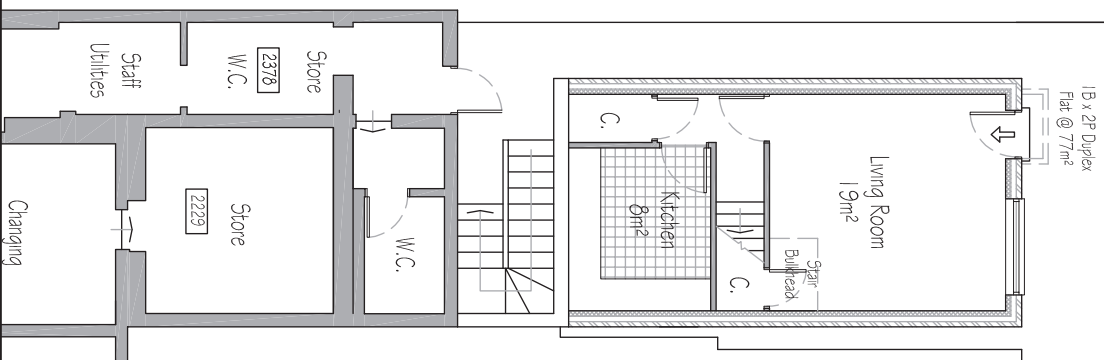
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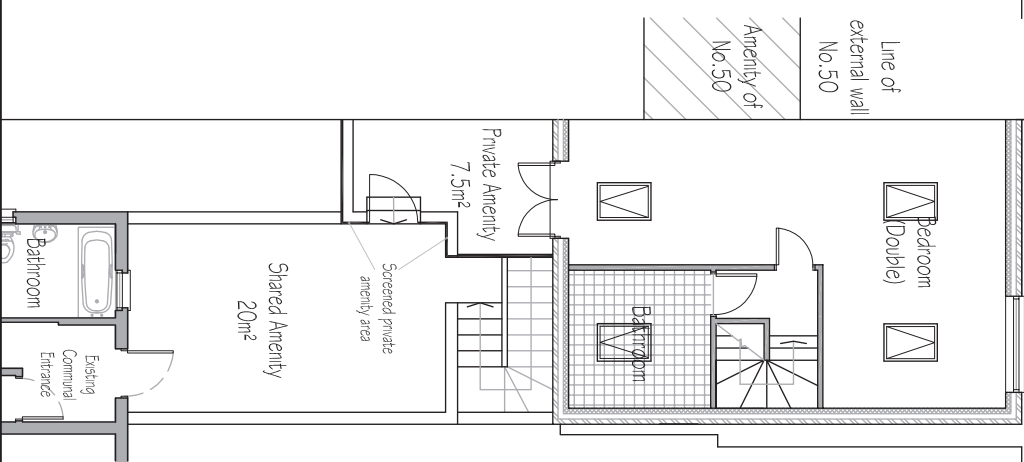
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TITLE Existing Rear of Site & Elevations	JOB NO. 1317597	DRAWING No. 101
		REVISION

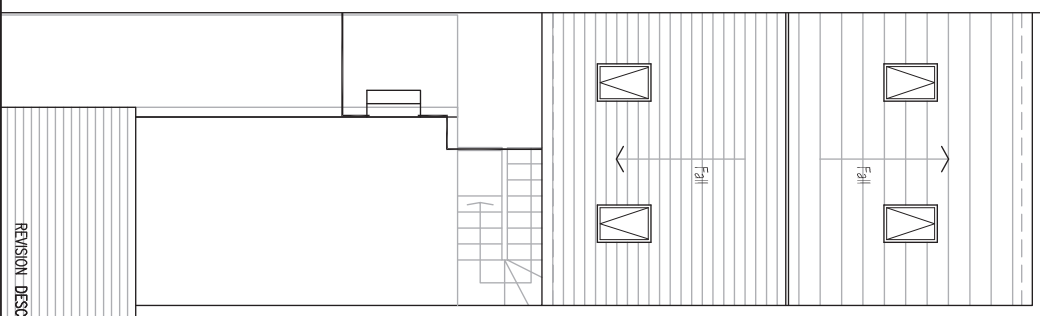
Proposed Ground Floor 1:100



Proposed First Floor 1:100



Proposed Second Floor 1:100



NB: No alterations are to take place to the existing internal layouts

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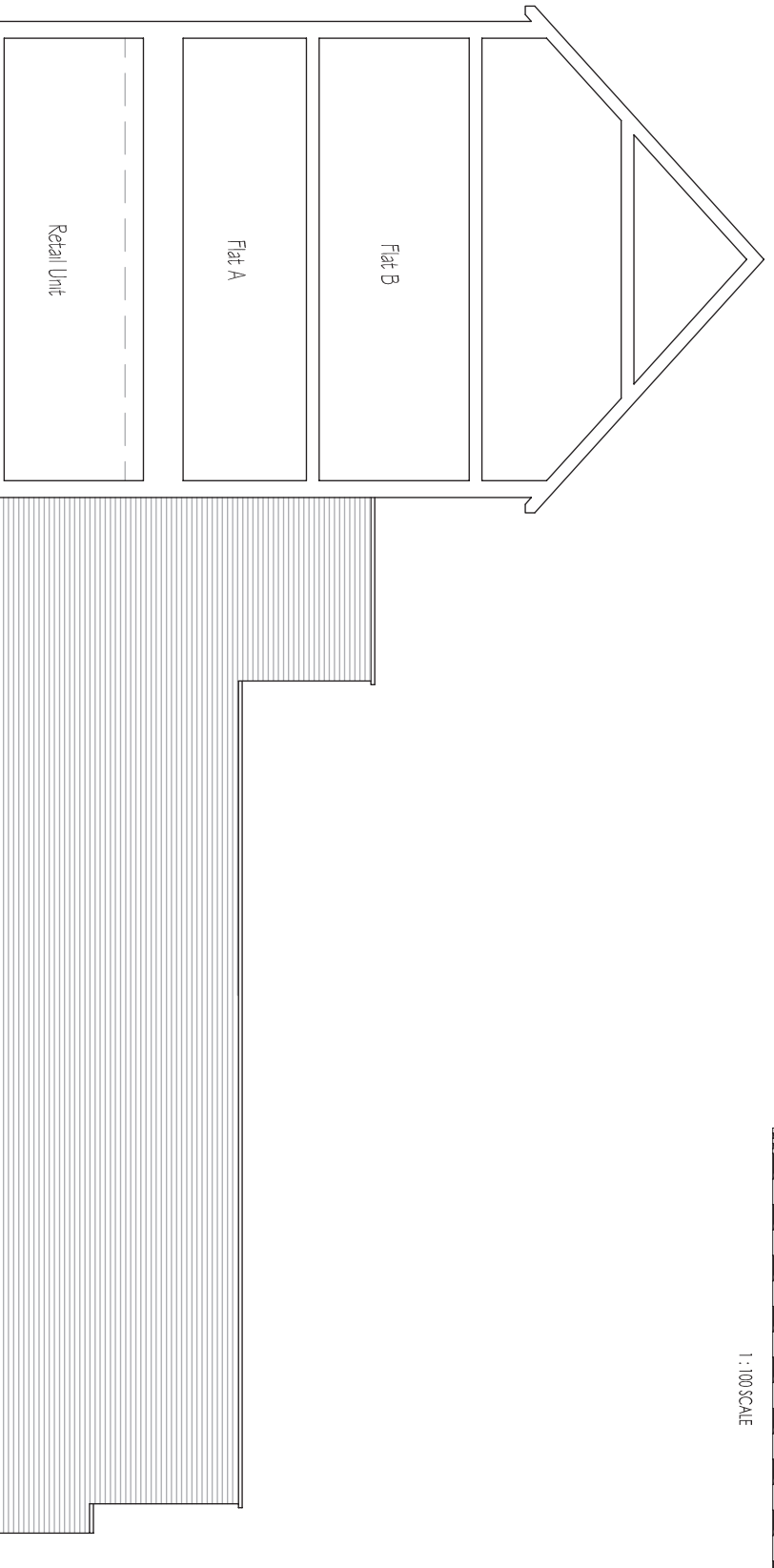
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JOB
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TITLE
Proposed Layout Plans

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	REVISION



Existing East Flank Elevation 1 : 100 [View from inside edge of No.54]

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SCALE
1:100

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JOB NO.
13/7597

DRAWING No.
106

REVISION



Existing Ground Floor Plan 1 : 100

Existing First Floor Plan 1 : 100

Existing Second Floor Plan 1 : 100

Existing Third Floor Plan 1 : 100

REVISION	DESCRIPTION	DATE

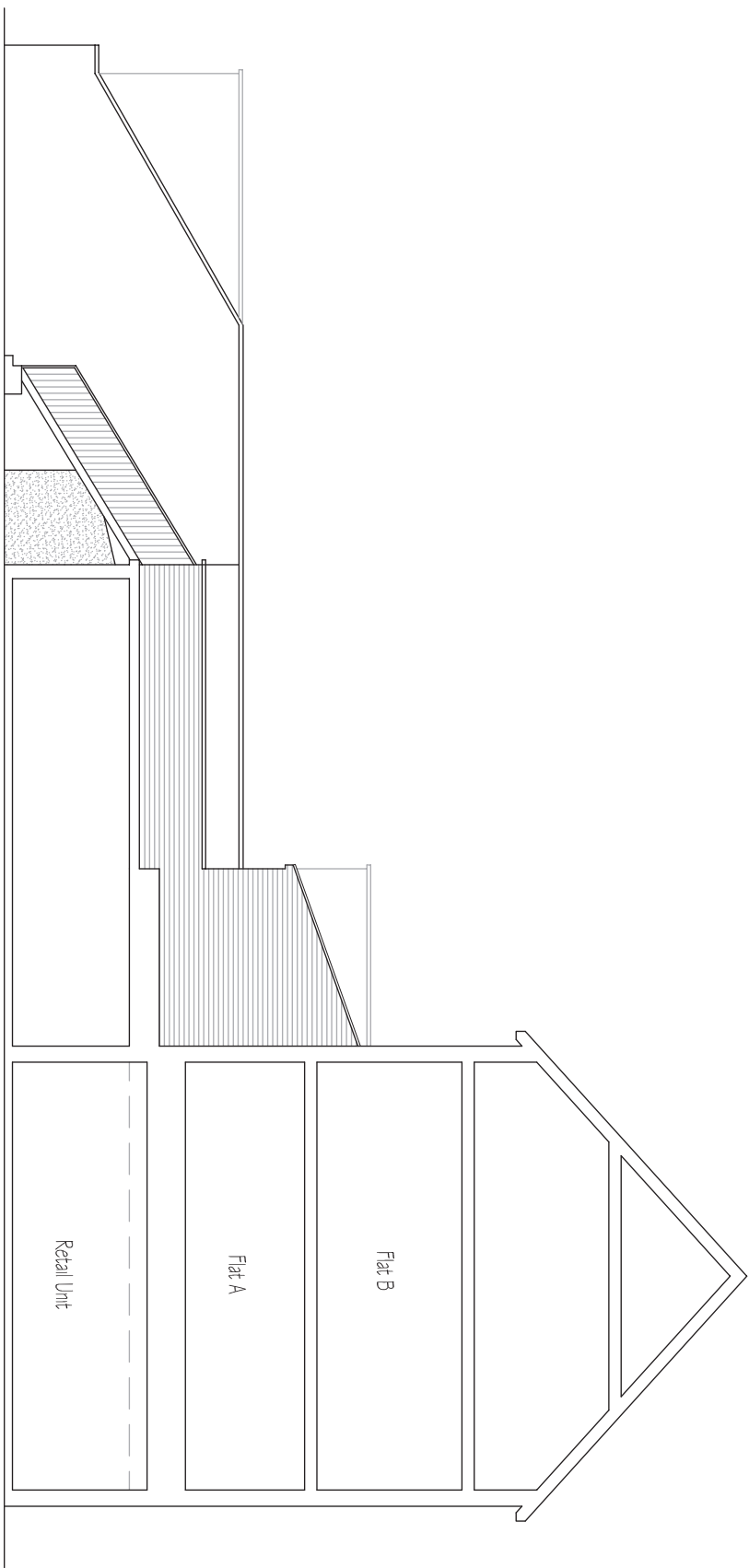
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TITLE	Existing Layout Plans	JOB NO.	13/7597	DRAWING No.	100
				REVISION	



Existing West Flank Elevation 1 : 100 [View from inside plot of No.52]

REVISION DESCRIPTION DATE

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Existing West Flank Elevation

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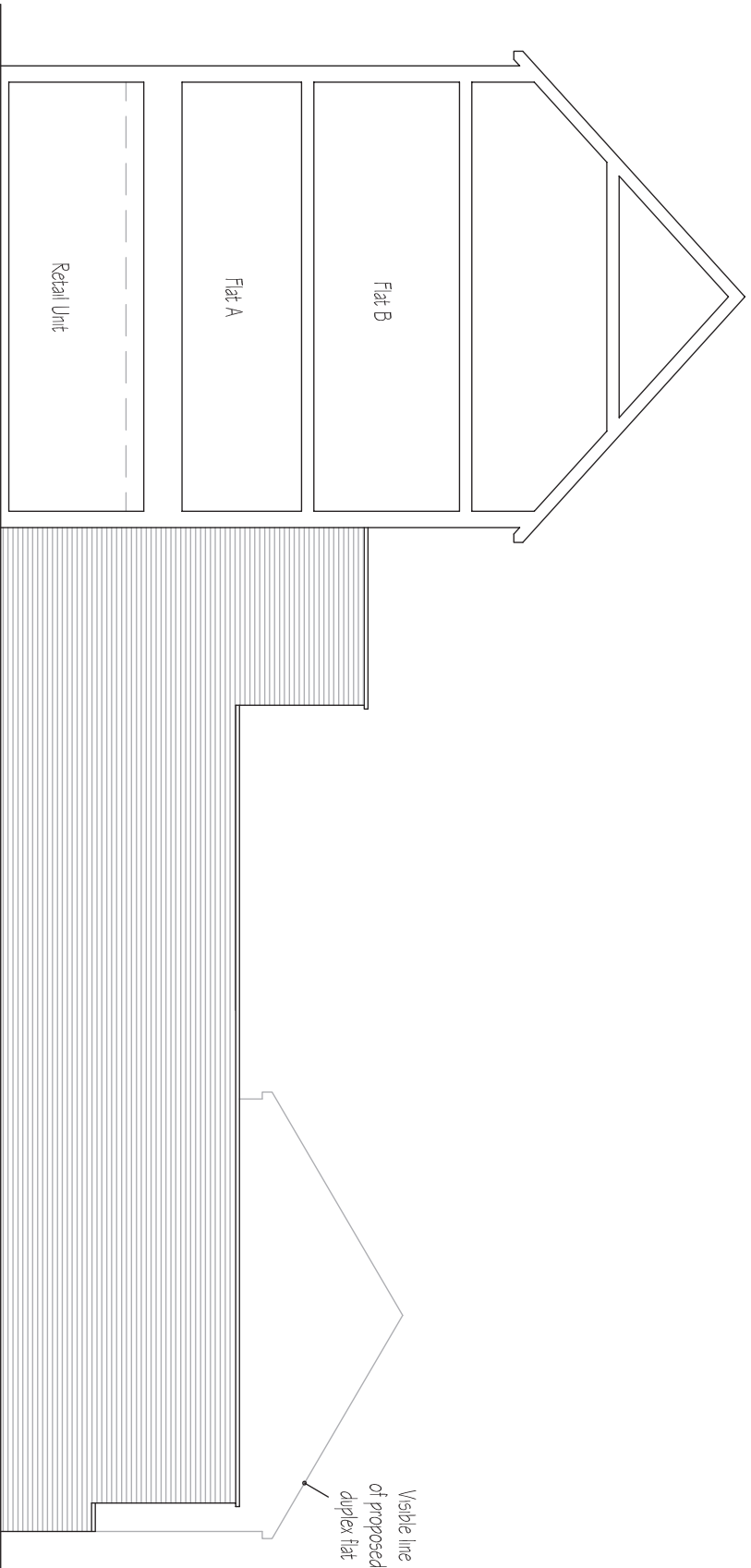
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Existing East Flank Elevation 1 : 100 [View from inside edge of No.54]

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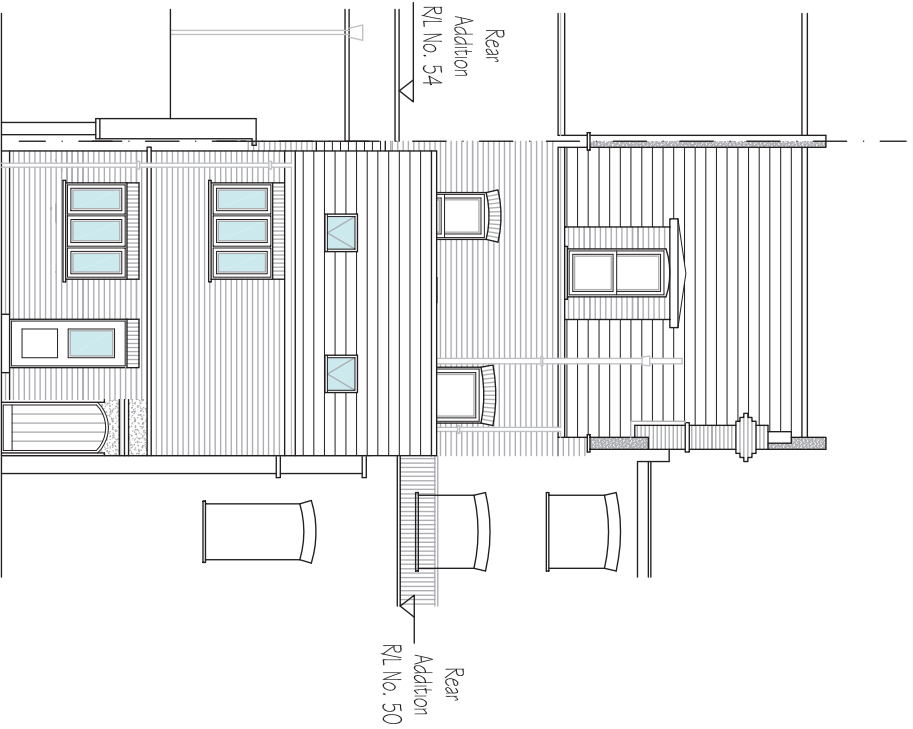
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Proposed Front Elevation 1:100



Proposed Rear Elevation 1:100

REVISION DESCRIPTION

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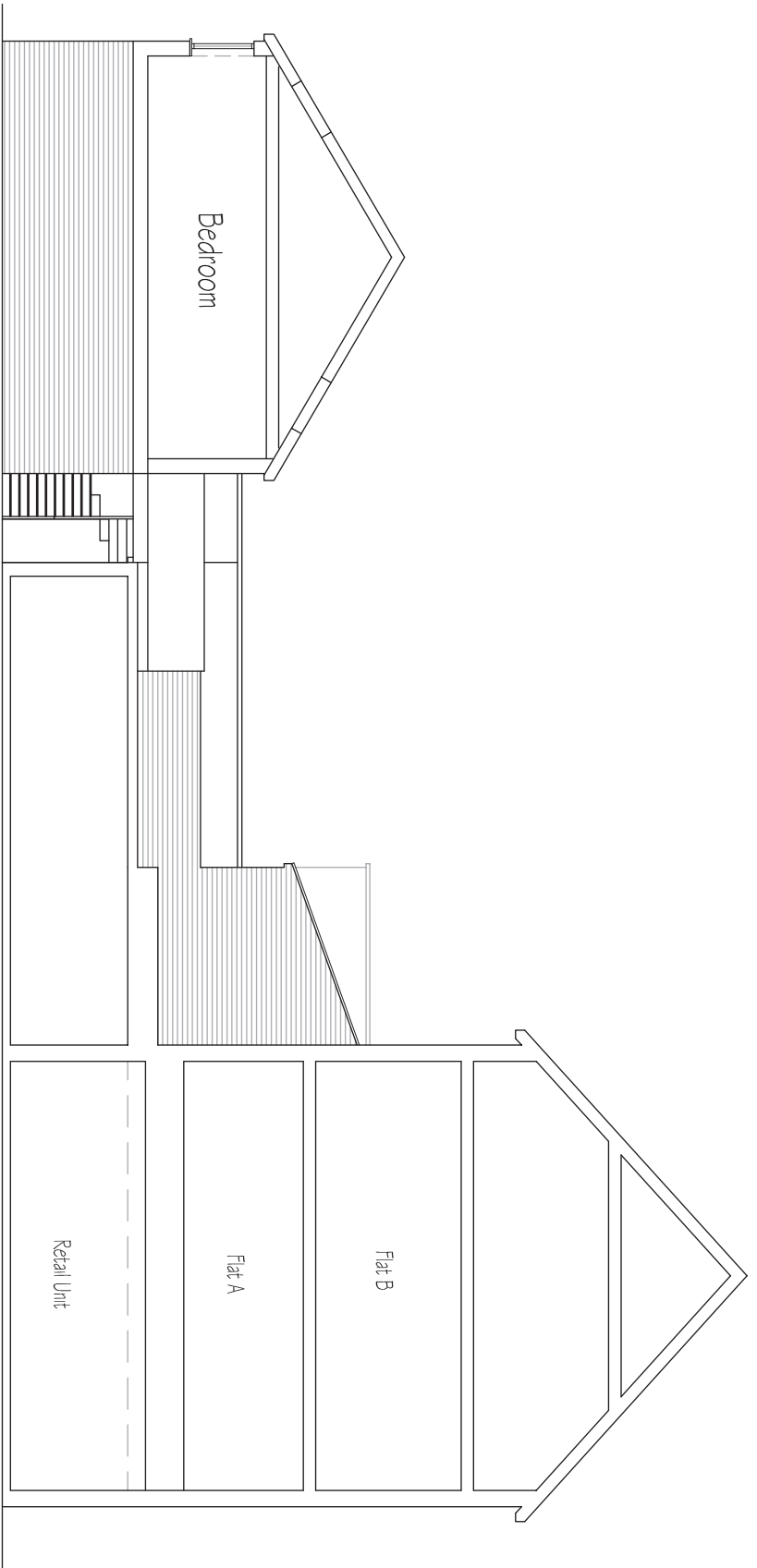
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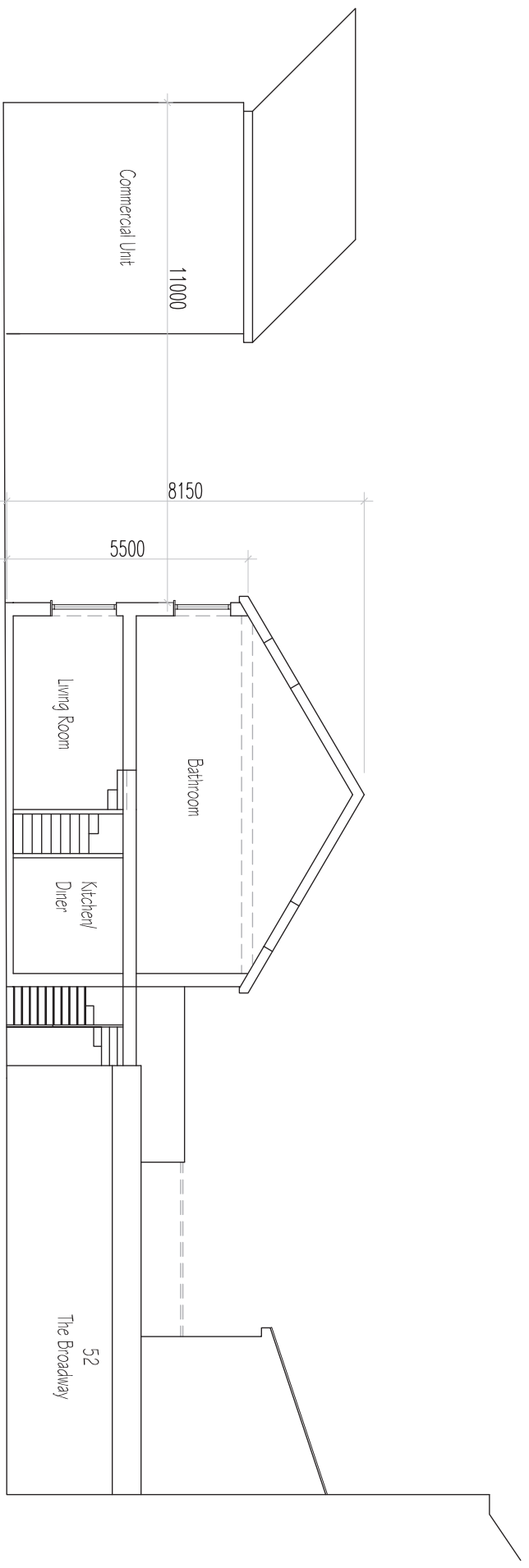
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Proposed West Flank Elevation 1 : 100 [View from inside plot of No:52]

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TITLE Proposed West Flank Elevation		JOB NO. 13/7597	DRAWING No. 107
DATE August 2013		REVISION C AJ	REVISION C AJ



Site Section 1:100

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