

**PLANNING APPLICATIONS COMMITTEE**  
**7 November 2013**

**Item No:**

**UPRN**

**APPLICATION NO.**

**DATE VALID**

13/P0272

12/02/2013

**Address/Site**

Land within the curtilage of  
17A Copse Hill, Wimbledon SW20 0NB

**(Ward)**

Village

**Proposal:**

Erection of a three bedroom detached dwellinghouse with accommodation at basement level and within the roofspace, involving formation of new vehicular access from High Cedar Drive.

**Drawing Nos**

SO 1, PL-01 Rev B, 02 Rev B, 03 Rev B and Design and Access Statement and Arboricultural Implications Assessment/Arboricultural Method Statement

**Contact Officer:**

Richard Allen (8545 3621)

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**RECOMMENDATION**

**GRANT Planning Permission subject to conditions and S.106 Agreement**

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**CHECKLIST INFORMATION**

- Heads of agreement: Yes
- 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 -19
- External consultants: None
- Density: n/a

- Number of jobs created: n/a
- Archaeology Priority Zone:

## 1. **INTRODUCTION**

- 1.1 This application has been brought to the Planning Applications Committee due to the requirement for a S.106 Contribution towards education and affordable housing provision in the borough.

## 2. **SITE AND SURROUNDINGS**

- 2.1 The application site lies to the south of Copse Hill on part of the rear garden land of a two storey detached house that fronts Copse Hill and is within the Merton (Wimbledon West) Conservation Area. The site fronts High Cedar Drive which is the access road for a development of detached houses which were built in 1985, with many of the trees covered by a Tree Preservation Order (Merton TPO No.32 1985). The adjoining properties at 15 and 17 Copse Hill are Listed Buildings.

## 3. **CURRENT PROPOSAL**

- 3.1 Planning permission has previously been granted for the erection of a detached house on part of the rear garden of 17A Copse Hill (LBM Ref.10/P1655 (dated 14/10/2010)). The permission was subject to a S.106 Agreement that has not been completed. The current application seeks permission for revised design of the house. The proposed house would be located in the same position as the previously approved house and would comprise a chalet style dwelling with a hipped roof. Full details of the current proposal are set out below.
- 3.2 The site comprises 334m<sup>2</sup> of the garden of 17A Copse Hill. The proposed dwelling would be located 5.8 metres from the rear boundary with 13 A High Cedar Drive and would be between 2.5 and 3 metres from the High Cedar Drive frontage. The flank elevation of the dwelling would be between 1.8 and 2 metres from the boundary with the garden of 17 Copse Hill. The proposed dwelling would have an eaves height of 3 metres and would have a hipped roof with a ridge height of 6 metres. A dormer window would be provided within the side (west) roof elevation to provide light to a bedroom. Obscure glazed roof lights would be installed on the south and east elevations of the roof.
- 3.3 Internally, the proposed dwelling would have accommodation at basement level comprising two bedrooms and a cinema. At ground floor level, a kitchen, living/dining room and lounge would be provided. At second floor level an en-suite bedroom would be provided.

3.4 The proposal would involve the formation of a new vehicular access from High Cedar Drive. A car parking space would be provided beneath a car port alongside the rear boundary of the site.

#### 4. **PLANNING HISTORY**

4.1 There have been a number of planning permissions to construct a house within the existing curtilage of 17A Copse Hill and to redevelop the existing house, none of which have been implemented. These are as follows:-

4.2 In May 1999 planning permission and conservation area consent was granted by the Planning Applications Committee for the erection of a three storey detached house with garage and ancillary leisure building in the garden involving demolition of the existing house on the site (LBM Resf.98/P1526 and 98/P1534).

4.3 In April 2002 planning permission and conservation area consent was granted by the planning applications committee for the demolition of the existing building and erection of a replacement three storey detached house with garage formation of a new vehicular access to Copse Hill and new front boundary wall (revisions to LBM planning permission 98/P1526 dated 17 May 1999 (Refs.01/P2123 and 01/P2120).

4.4 In July 2004 planning permission was granted for the erection of a detached three bedroom house with off-street car parking and new vehicular access from High Cedar Drive (LBM Ref.03/P2449).

4.5 In April 2005 an application was submitted for revisions to LBM planning permission 03/P2449. However the application was withdrawn on 27 June 2005. (LBM Ref.05/P0808).

4.6 In August 2005 planning permission was granted for the erection of a detached four bedroom house with access from High Cedar Drive (LBM Ref.05/P1470).

4.7 In October 2010 planning permission was granted by the Planning Applications Committee for the erection of a detached four bedroom house with access from High Cedar (LBM Ref.10/P1655). The application was subject to a S.106 Agreement that has not been completed.

4.8 In March 2012 three planning applications were submitted for further alternative designs of chalet bungalow, including an enlarged basement and one application with an enlarged basement and side extension (LBM Refs 12/P0720, 12/P0722 and 12/P0723). These applications were withdrawn by the applicant on 19 November 2012.

4.9 For information there is a current planning permission (dated 6 April 2011) for the redevelopment of 17A Copse Hill by the erection of a replacement three storey house with garage and new vehicular access onto Copse Hill and erection of new boundary wall (LBM Ref.10/P1854). There is also an

undetermined planning application submitted for an amendment to the existing planning permission to include additional accommodation at basement level (LBM Ref.13/P0279).

## 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 10 letters of objection have been received from occupiers of neighbouring properties, the Wimbledon Society and the North West Wimbledon Residents Association. The grounds of objection are set out below:-

- The access to the proposed dwelling would be in a narrow section of High Cedar Drive. The access should be nearer Copse Hill.
- The size of the proposal has increased over the years. It is no a full house.
- The proposal is goes against policies restricting building in gardens.
- The design does not respect the Spanish Villa style of the original High Cedar Drive development.
- The first floor windows would overlook 1 High Cedar Drive.
- The proposal is not in keeping with the conservation area.
- The original scheme was for a small dwelling not a large house.
- The proposed house is not attractive and would be a three storey building partly sunk into the ground.
- The proposed access road would cut through a tree lined strip along High Cedar Drive.
- The current proposal taken together with the application for a basement to the approved replacement house at 17 Copse Hill (LBM Ref.13/P0279) would constitute significant overdevelopment of the site.
- The garden is too small for the proposed development.
- The proposed access would affect highway safety.

### 5.2 The Wimbledon Society

The proposal would result in the urbanization of the area and would diminish its character and therefore fail to preserve the character and appearance of the conservation area. The proposed building now projects in front of the building line and is of greater size then the previous approval. The basement is brought forward of the house so that there is less space for planting and no real space would be provided for replanting trees. The out look from basement windows would be poor and a basement may affect the local water table.

### 5.3 North West Wimbledon Residents Association

The proposal involves back land development that is not desirable. The proposal would reduce the amount of garden land and open space and access would be across and attractive grass verge.

5.5 Tree Officer

The tree officer notes that the proposal would involve the removal of 8 trees of category 'C' and one category 'U' tree and that two trees at the rear of the site would be retained. The tree officer has no objections to the proposal subject to appropriate landscaping and tree protection conditions being imposed on any grant of planning permission.

5.6 Transport Planning

6. **POLICY CONTEXT**

6.1 The relevant policies contained within the Adopted Merton Core Strategy (July 2011) are CS9 (Housing Provision), CS13 (Open Space, Nature Conservation, Leisure and Culture), CS14 (Design), CS15 (Climate Change) and CS20 (Parking, Servicing and Delivery).

6.2 The retained policies contained within the Adopted UDP (October 2003) are HS.1 (Housing Layout and Amenity), BE.1 (Conservation Areas; New Buildings, Change of Use, Alterations and Extensions), BE.8 (Setting of Listed Buildings), BE.15 (New Buildings and Extensions, Daylight, Sunlight, Privacy, Visual Intrusion and Noise), BE.16 (Urban Design), BE.22 (Design of New Development), BE.25 (Sustainable Development) and NE.11 (Tree-Protection).

6.2 The London Plan (July 2011)

The relevant policies within the London Plan are 3.3 (Increasing Housing Supply), 3.5 (Quality and Design of Housing Developments), 5.2 (Minimising Carbon Dioxide Emissions), 5.3 (Sustainable Design and Construction) and 7.21 (Trees and Woodlands).

7. **PLANNING CONSIDERATIONS**

7.1 The main planning considerations in this case are the principle of development, design issues and impact of the development on the character and appearance of the Merton (Wimbledon West) Conservation Area, the impact on residential amenity, the standard of accommodation and parking and tree issues.

7.2 Principle of Development

Planning permission has previously been granted for the erection of a four bedroom detached dwelling on part of the rear garden in October 2012 (LBM Ref.10/P1655). Therefore the principle of development of the site for residential development has been established by the previous planning permissions.

7.3 Design and Conservation Area Issues

The position of the proposed house within the site and the overall height of the proposed house is similar to the previously approved house albeit that there the current proposal has a slightly larger footprint. The increase in footprint is a result of the provision of a single storey section to the side (west)

elevation to provide an enlarged kitchen and a small adjustment to the north elevation of the building. The design of the house has been amended from the previously approved scheme to include accommodation at basement level (with light wells to the side both side elevations) accommodation within the roofspace. The design of the proposed house is considered to be acceptable and the proposal would preserve the character and appearance of the Merton (Wimbledon West) Conservation Area and complies with retained UDP policy BE.1 (Conservation Areas; New Development, Change of Use, Alterations and Extensions), BE.16 (Urban Design) and BE.22 (Design of New Development).

#### 7.4 Neighbour Amenity

The proposed dwellinghouse would be sunk into the ground with one level of accommodation at basement level, accommodation at ground floor level and within the roofspace. The concerns of objector regarding the position of the dormer window in relation to properties in High Cedar Drive are noted. However, the dormer window would be 25 metres away from the boundary with 1 High Cedar Drive. The siting of the proposed house and the position of windows would maintain adequate separation distance between the neighbouring properties and the proposals are considered to be acceptable in terms of retained UDP policy BE.15.

#### 7.5 Standard of Accommodation

The proposed house would have a floor area of 304m<sup>2</sup> (including basement and accommodation within the roofspace) and the gross internal floor area exceeds the 102m<sup>2</sup> minimum floor area for a three bedroom dwelling as set out in the London Plan. The internal layout and room sizes are also considered to be acceptable. Although the increase in footprint has reduced the available area of amenity space, a 54m<sup>2</sup> area of amenity space would be retained at the rear of the proposed house. The amenity area exceeds the Councils minimum requirement of 50m<sup>2</sup> albeit that the depth of the garden would only be 4 metres. The proposal is therefore considered to be acceptable in terms of retained UDP policy HS.1.

#### 7.6 Parking

There are no transport objections to this proposal which is similar to the previous applications for this site. One off street parking space would be provided beneath a pergola adjacent to the southern boundary of the site. The proposed turning area between the houses and the front boundary would provide a second off street parking space if necessary. The proposal would involve a small degree of highway works to form a vehicular access to the rear part of the site. The parking arrangements are however, considered to be acceptable in terms of Adopted Merton Core Strategy policy CS.20 (Parking).

#### 7.7 Trees

The existing trees and shrubs are confined to the southern and western boundaries of the site, and together with shrubs on High Cedar Drive frontage currently provide a narrow but dense screen along that boundary. This frontage group of trees was described as a 'mixed group of young trees' at the

time the tree preservation order relating to the High Cedar Drive development was made in 1985. The proposal would involve the removal of 9 trees of category 'C' trees and one category 'U' tree within the application site. However, it is proposed to retain two small trees at the rear of the site. The tree officer has no objections to the proposal subject to appropriate conditions being imposed on any grant of planning permission in respect of tree protection, site supervision, landscaping and design of foundations.

## 8. **SECTION 106 OBLIGATIONS**

- 8.1 The Adopted Supplementary Planning Document on Planning obligations, July 2006 sets out Merton Council's approach to mitigating the local impact of development as guided by central government advice contained in Circular 05/P2005.
- 8.2 Adopted UDP Policy C.13 states that where new housing development will lead to need for new or improved or additional education provision, such provision, or financial contributions towards the facility will be sought. The Supplementary Planning Document provides a formula for these obligations based on the likely number of children, supply and demand figures for each ward and the cost of education provision. In the light of the type of accommodation proposed and the location of the application site, and education contribution is recommended in this instance.
- 8.3 It is current Council policy to seek a financial contribution towards affordable housing provision in the Borough in respect of developments of 1 – 9 residential units, in accordance with the requirements of Adopted Core Strategy Policy CS8 (Housing Choice). A financial contribution towards affordable housing provision would therefore be appropriate in this case.
- 8.4 It is also policy to seek a financial contribution towards sustainable transport initiatives in the borough.

## **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 development of the site for residential use has previously been approved and the design and siting of the proposed dwellinghouse is considered to be acceptable. The height and design of the proposed house would not affect neighbour amenity and would preserve the character and appearance of the Merton (Wimbledon West) Conservation Area. Accordingly, it is recommended that planning permission be granted.

## RECOMMENDATION

### GRANT PLANNING PERMISSION

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

1. The provision of a financial contribution towards education facilities locally in accordance with the Council's SPG.
2. The provision of a financial contribution towards affordable housing.
3. The provision of a financial contribution towards sustainable transport initiatives
4. Payment of the Council's legal and professional costs in drafting, completing and monitoring the legal agreement (£500).

and subject to the following conditions:-

1. A.1 Commencement of Development
2. B.1 External Materials to be Approved
3. B.4 Details of Site/Surface Treatment
4. B.5 Details of Walls and Fences
5. C.1 No Permitted Development (Extensions)
6. C.2 No Additional or Enlarged Window or Door Openings
7. C.4 Obscure Glazing (Rooflights)
8. C.7 Refuse and Recycling (Implementation)
9. D.10 External Lighting
10. D.11 Hours of Construction
11. F.1 Landscaping Scheme
12. F.2 Landscaping Implementation
13. F.4 Tree Survey
14. F.5P Tree Protection



15. F.8 Site Supervision

16. No work shall be commenced until details of the proposed design, materials and method of construction of the foundations and basement shall be submitted to and be approved in writing by the Local Planning Authority and the work shall be carried out in accordance with the approved details. Such details shall be incorporated into the Arboricultural Method Statement and Tree Protection Plan and shall accord with the BS 5837.2012.

Reason for condition: To protect and safeguard the existing and retained trees in accordance with policy CS13 of the Adopted Merton Core Strategy (July 2011).

17. No work shall be commenced until a plan of the proposed location and details of the method of construction of all underground services shall be submitted to and be approved in writing by the Local Planning Authority and the work shall be carried out in accordance with the approved details. Such details shall be incorporated into the Arboricultural Method Statement and Tree Protection Plan and shall accord with the BS 5837.2012.

Reason for condition: To protect and safeguard the existing and retained trees in accordance with policy CS13 of the Adopted Merton Core Strategy (July 2011).

18. H.1 Vehicular Access

19. H.4 Provision of Vehicle Parking

20. H.9 Construction Vehicles

21. H.10 Construction Vehicles

22. J.1 Lifetime Homes

23. L.2 Code 4 Pre - Commencement

24. L.3 Code 4 Pre - Occupation

25. INF8 Construction of Access

Reason for Approval

The development of the rear part of the garden of 17A Copse Hill has previously been approved and the design and siting of the proposed house is considered to be acceptable. The proposal would not affect neighbour amenity and would preserve the character and appearance of the Merton (Wimbledon West) Conservation area. The proposal accords with policies contained with the Council's Adopted Unitary Development Plan and London Plan Policies. The policies listed below were relevant to this proposal.

Adopted Core Strategy (July 2011)

CS8 (Housing Choice)

CS9 (Housing Provision)

CS13 (Open Space, Nature Conservation, Leisure and Culture)

CS14 (Design)

CS15 (Climate Change)

CS20 (Parking)

Retained UDP policies (October 2003)

HS.1 (Housing Layout and Amenity)

BE.3 (Development adjacent to a Conservation Area)

BE.15 (New Buildings and Extensions; Daylight, Sunlight, Privacy, Visual Intrusion and Noise)

BE.16 (Urban Design)

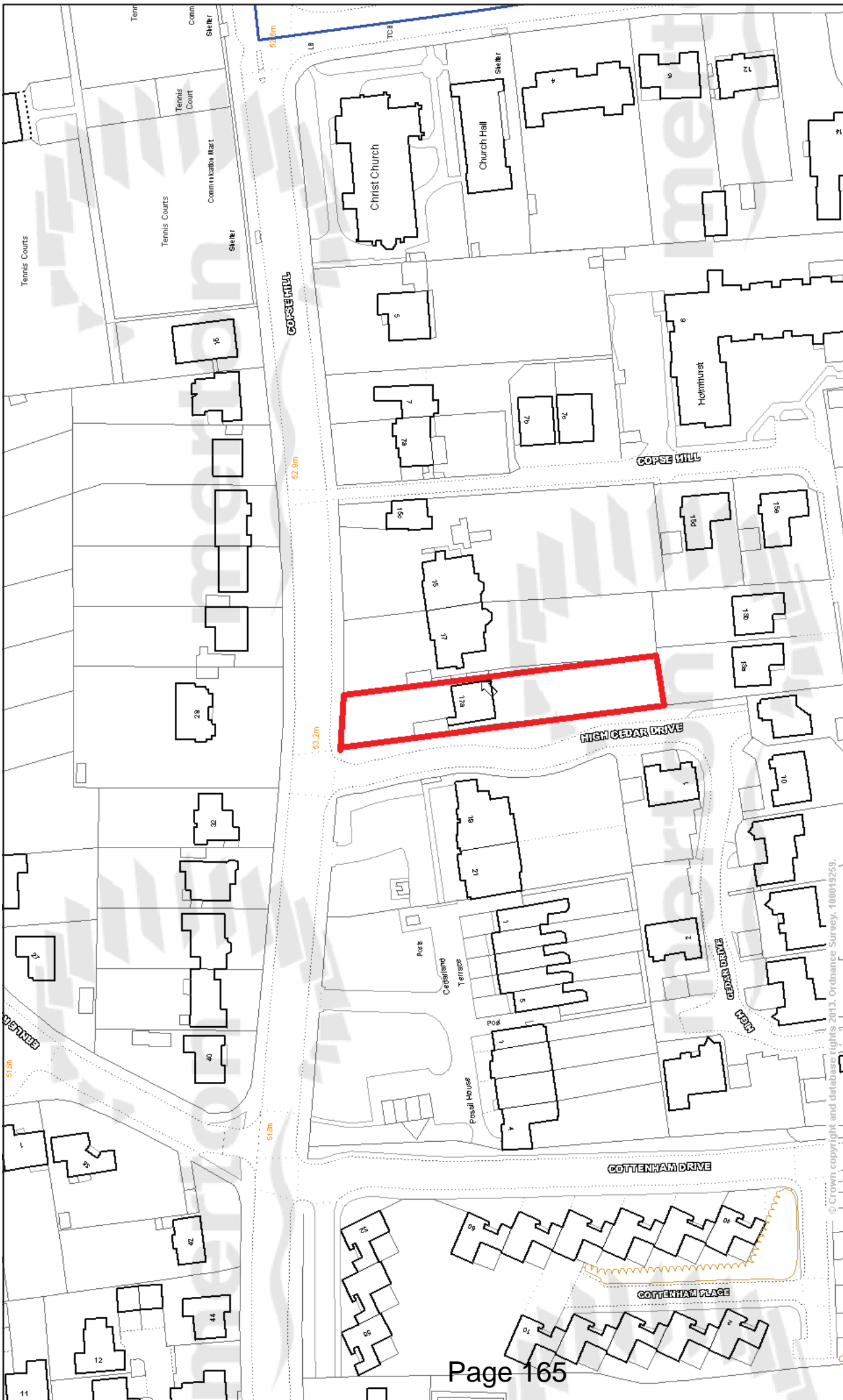
BE.22 (Design of New Development)

BE.25 (Sustainable Development)

NE.11 (Trees-Protection)

The London Plan (July 2011)

The relevant policies within the London Plan are 3.3 (Increasing Housing Supply), 3.5 (Quality and Design of Housing Developments), 5.2 (Minimising Carbon Dioxide Emissions), 5.3 (Sustainable Design and Construction) and 7.21 (Trees and Woodlands)



London Borough of Merton  
 100 London Road  
 Morden  
 Surrey  
 SM4 5DX

Scale 1/1250

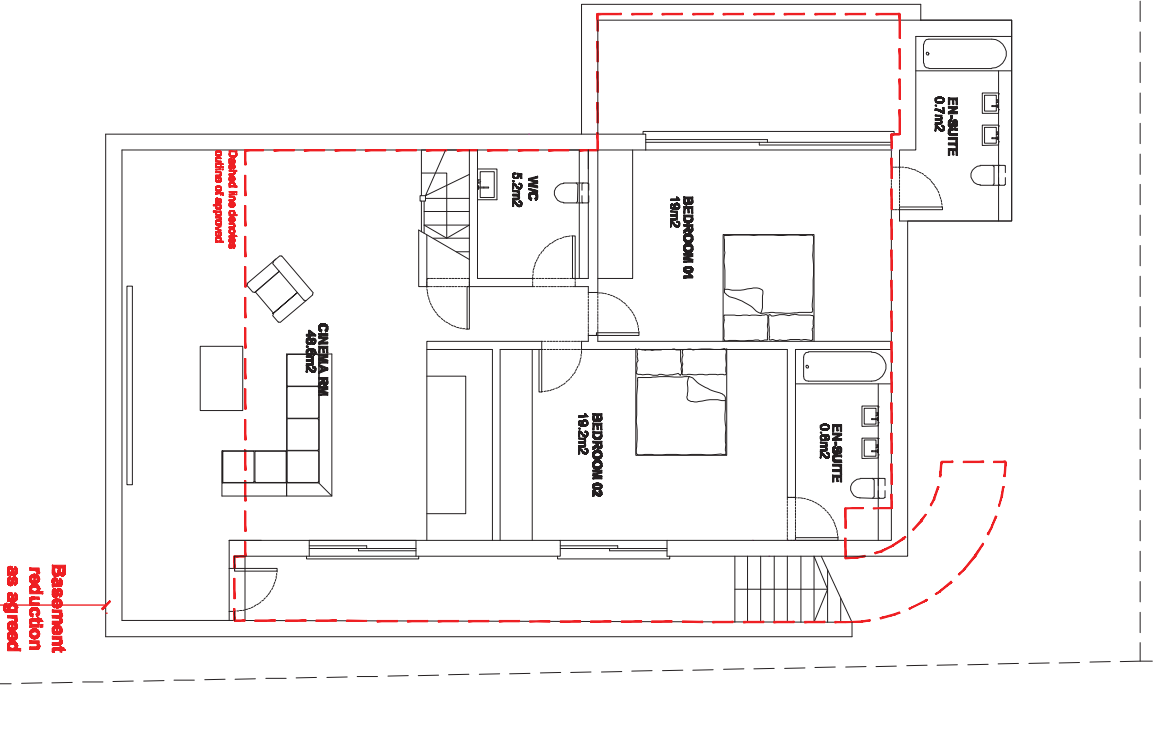
Date 23/10/2013

Land RO 17A Copsell Hill

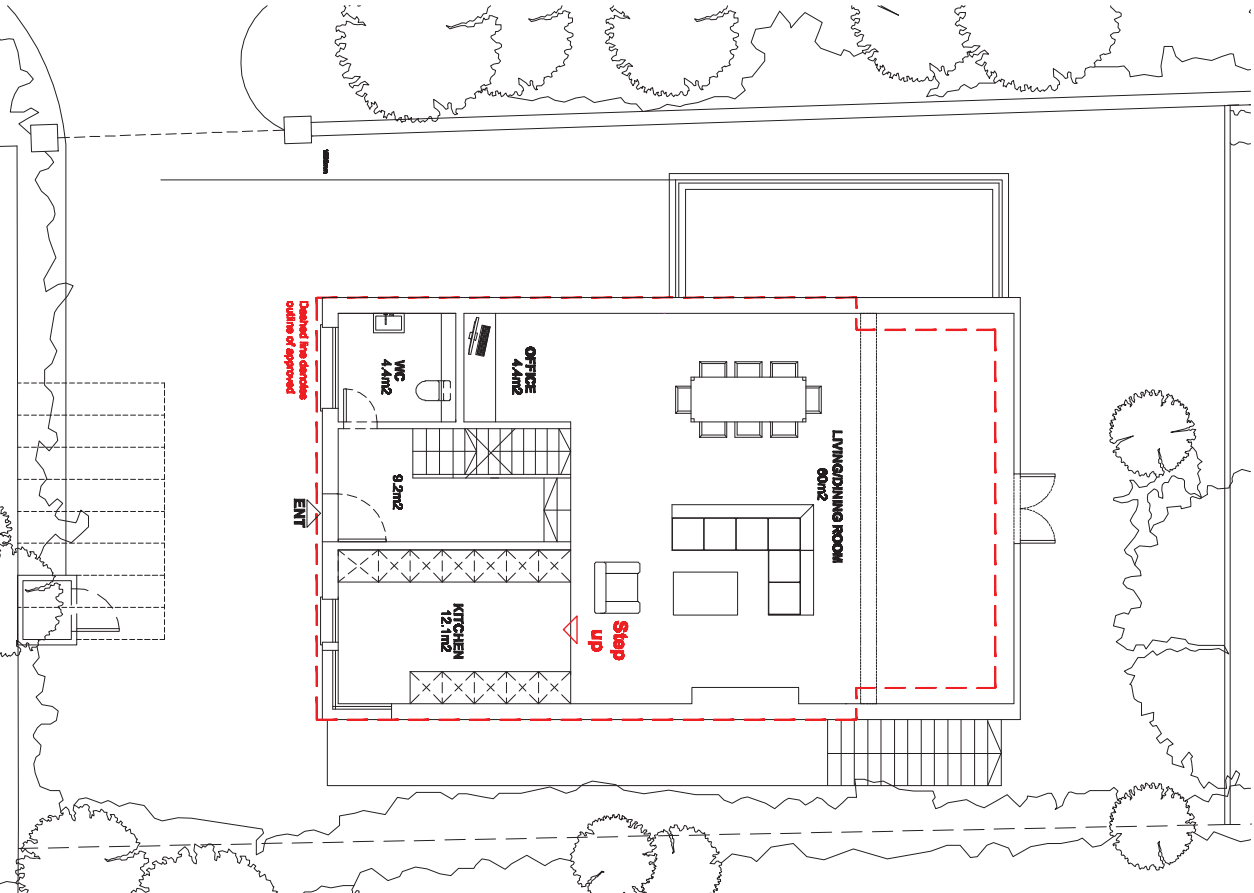
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DEVELOPMENT CONTROL

PROPOSED BASEMENT

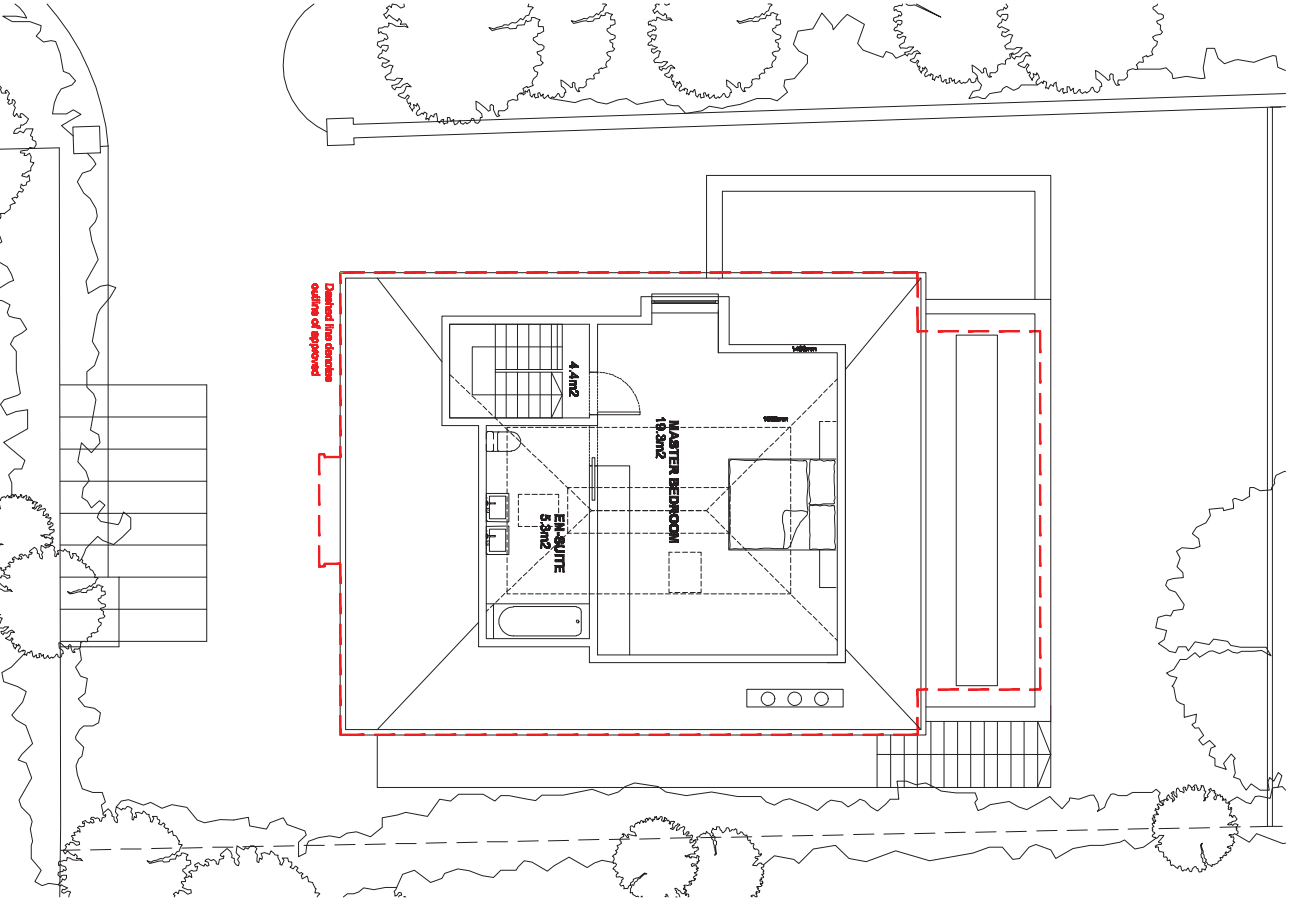


PROPOSED GROUND FLOOR

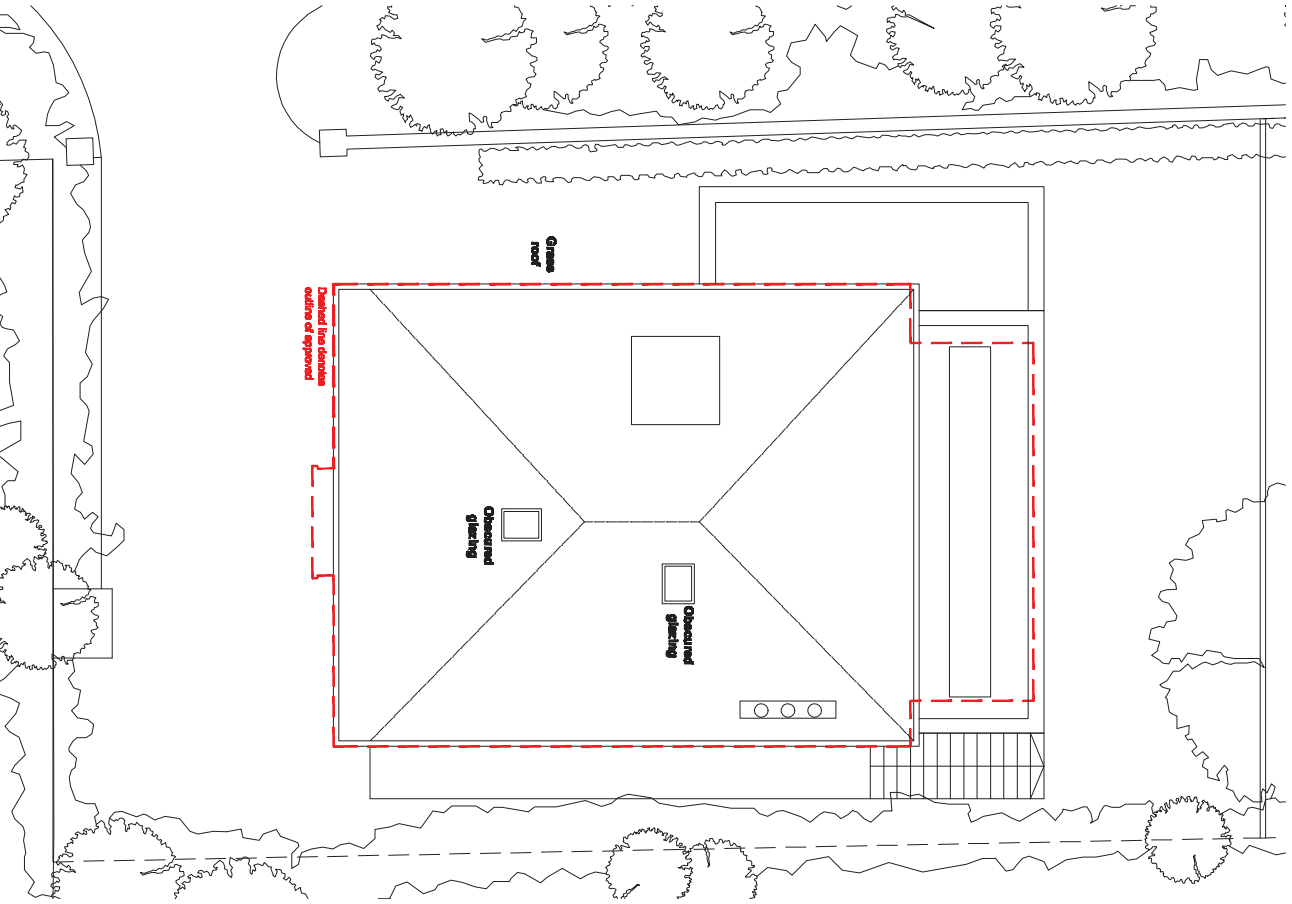


<p>Unit 14 Woodstock Studios 20 Woodstock Grove London W1B 6LE UK TEL: 0203 814 3300 www.coupleville.com www.coupleville.co.uk</p>		<p>CLIENT: <b>R. Perez-Eguin</b></p>	
<p>DRAWN: - CHECKED: - SCALE: 1:100</p>	<p>ADDRESS: <b>no 17a COPSE HILL, SW20 0NE</b></p>		
<p>JOB NO: -</p>	<p>DRAWING NUMBER: <b>PL-01 rev/B</b></p>	<p>AS SHOWN</p>	

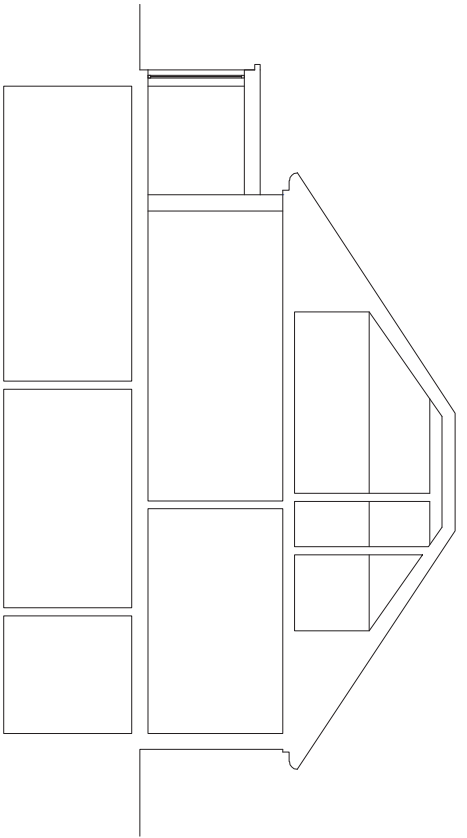
**PROPOSED FIRST FLOOR**



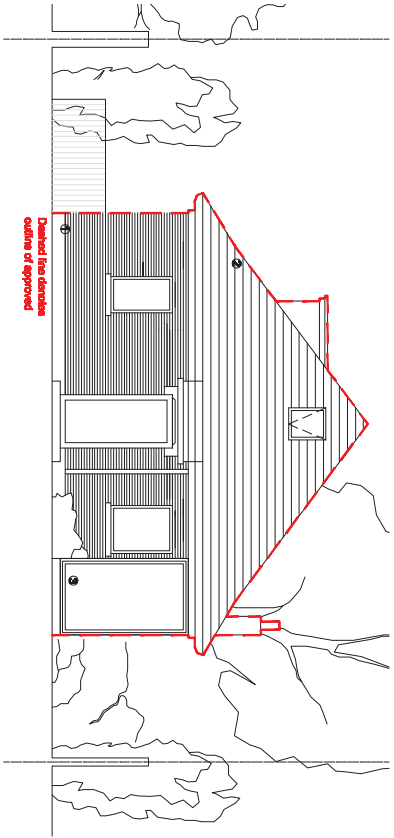
**PROPOSED ROOF PLAN**



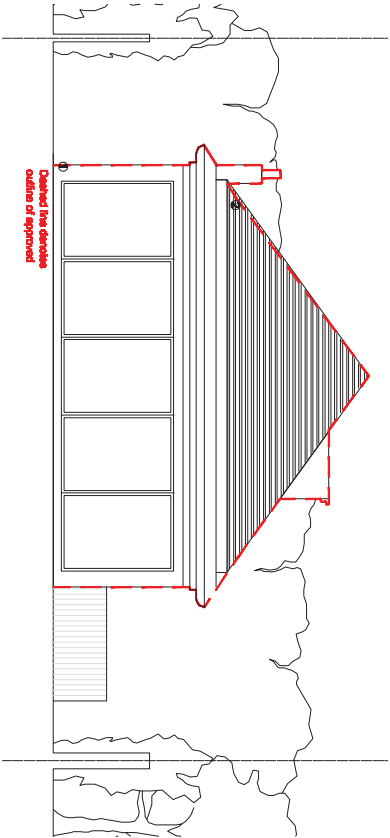
<p>Unit 14 Woodstock Studios 20 Woodstock Grove Ladbroke W7A 5LE TEL: 0203 814 5800 www.marcoparis.com</p>		<p><b>CLIENT:</b> R. Perez-Eguen</p>	
<p><b>DRAWN:</b> - <b>CHECKED:</b> - <b>SCALE:</b> 1:100</p>	<p><b>PROPOSED SERIES</b></p>		
<p><b>ADDRESS:</b> no 17a COPSE HILL, SW20 ONE</p>			
<p>JOB NO: -</p>	<p>DRAWING NUMBER: PL-02 rev/B</p>	<p>AS SHOWN</p>	



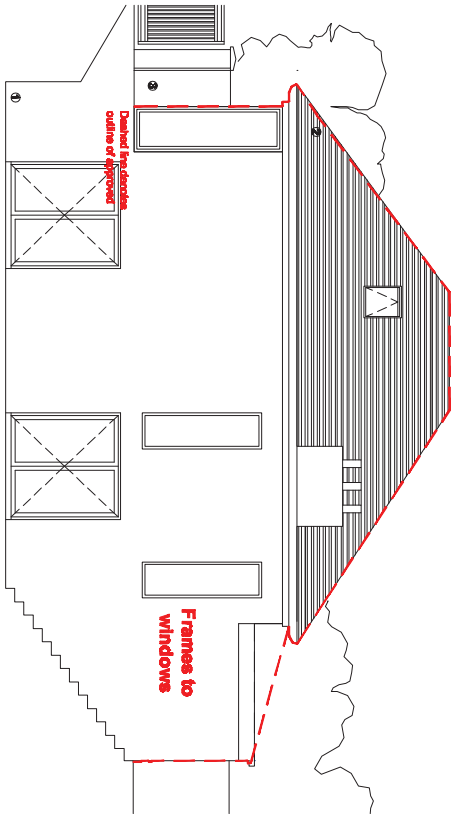
PROPOSED SECTION A/A



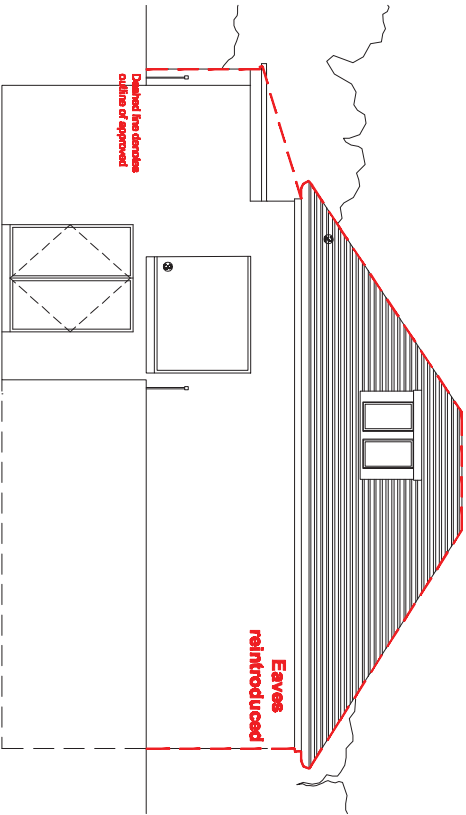
PROPOSED FRONT ELEVATION



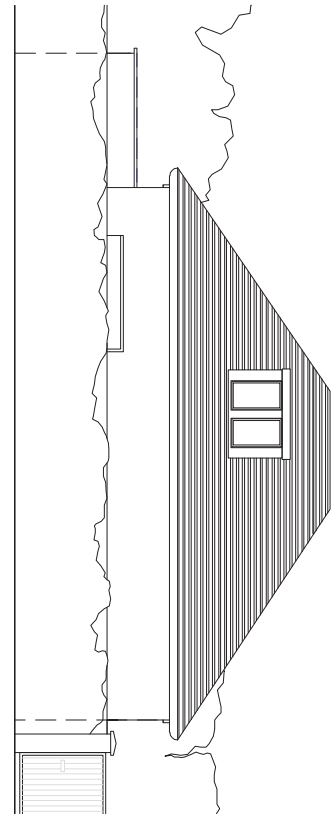
PROPOSED REAR ELEVATION



PROPOSED SIDE 01 ELEVATION



PROPOSED SIDE 02 ELEVATION



PROPOSED SIDE 03 ELEVATION

NOTES  
Materials  
1. Brick  
2. Black roof tiles  
3. Glass lay

<p>Unit 14 Woodward Studios 20 Woodcock Grove Leeds WF4 6LE TEL: 0113 281 5100 www.woodwardstudios.co.uk</p>		<p>CLIENT: <b>R. Perez-Eguen</b></p>	
<p><b>COUPDEVILLE</b> Architects</p>		<p>PROPOSED SERIES</p>	
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<p>JOB NO: - DRAWING NUMBER: <b>PL-03 rev/3</b></p>		<p>AS SHOWN</p>	