

PLANNING APPLICATIONS COMMITTEE

7 November 2013

Item No: XX

UPRN

APPLICATION NO.

DATE VALID

13/p2290

06/08/2013

Address/Site:

50 Wandle Road, Morden, SM4 6AQ

Ward:

Ravensbury

Proposal:

Amendments to the development currently under construction [involving the erection of a new detached house on land to the side of 50 Wandle Road with living accommodation over two storeys and in the building roof space and two off street parking spaces granted permission under LB Merton ref 11/p2589] to provide a new rear extension at first floor level, an altered rear roof pitch and rear ground floor level decking with access stairs to the rear garden.

Drawing No's:

[current application drawings] 1232A.WAN.LP01; 002 rev 1.0 [06.08.13]; 003; 006; 007 rev 1.0 [06.08.13]; 013 rev 1.0 [06.08.13] and 015 [discharge of conditions documents and plans] letter dated 28.03.2013 from Decent Builders Ltd listing facing materials; Code for Sustainable Homes Design Stage Report, Construction Management Statement

Contact Officer:

Tony Ryan [020 8545 3114]

RECOMMENDATION GRANT PLANNING PERMISSION subject to the completion of a Section 106 deed of variation and planning conditions.

CHECKLIST INFORMATION.

- S106: deed of variation to adjust current contribution towards affordable Housing; to extend the definition of the 'Application' in the earlier s106 agreement to include the current application and the developer agreeing to meet the Council's costs of drafting the Deed of Variation.
 - Is an Environmental Statement required: No
 - Has an Environmental Impact Assessment been submitted: No
 - Press notice: No
 - Site notice: Yes
 - Design Review Panel consulted: No
 - Number of neighbours consulted: 10
 - External consultations: Environment Agency
 - Public Transport Accessibility Level: 2 [TFL Planning Information Database]
 - Density: 250 habitable rooms per hectare [5 hab. rooms, 0.02 hectares].
 - Number of jobs created: N/A
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1. INTRODUCTION

- 1.1 This application is being brought before Committee for Members' consideration to obtain authority to prepare a deed of variation to the section 106 legal agreement attached to the planning permission under LB Merton reference ref 11/p2589.
- 1.2 At the Planning Applications Committee in December 2012 members resolved to grant planning permission subject to a s106 legal agreement for a construction of a new four bedroom detached house on garden land to the side of 50 Wandle Road. The new dwelling provided with living accommodation over two storeys and in the building roof space.
- 1.3 After the s106 legal agreement was completed planning permission was approved in February 2013. Following the submission of the original planning application the application site was sold and the current planning application has been submitted by the new owner.
- 1.4 The current application seeks planning permission for amendments to the building currently under construction. The applicant has stated that the proposed first floor extension has been submitted after advice that was received from estate agents stated that the original bedroom sizes would make their use impractical and the property difficult to sell.
- 1.5 A Deed of Variation is recommended to seek an adjustment is made to the original s106 obligation relating to affordable housing and to provide a link to the current planning application.

2. SITE AND SURROUNDINGS

- 2.1 The application site [0.02 hectares] is located on the north side of Wandle Road that is residential in character consisting mainly of two-storey semi detached and terraced properties. To the rear of the site are Ravensbury Park and the River Wandle.
- 2.2 The site is not located within a Controlled Parking Zone and has a Public Transport Accessibility Level [PTAL] of 2 [where 1a represents the least accessible areas and 6b the most accessible]. A bus stop is located nearby on Wandle Road that is served by bus route 118, that provides links to Brixton and Morden, route 280 that runs along London Road runs between St George's Hospital and Sutton. Mitcham Tramstop is located within easy walking distance of the application site.
- 2.3 The application site is in an Archeological Priority Area. The application site is not located in a conservation area however land to the rear of the site is within the Wandle Valley Conservation Area, and designated in the Council's Unitary Development Plan as a Green Corridor; Metropolitan Open Land; as a Site of Importance to Nature Conservation and in an area at risk from flooding.

- 2.4 The construction works to build the new dwelling that has the benefit of planning permission are well advanced on site with the shell of the new dwelling substantially complete. Following a recent planning enforcement complaint the works that have been completed have been checked on site and were found to be in accordance with the plans that were previously approved by the planning applications committee.

3 CURRENT PROPOSAL

- 3.1 The building that was approved by the planning applications committee in December 2012 has living accommodation over three floors, at ground floor, first floor and within the loft space created by the pitched roof. Natural light and ventilation to the loft space is achieved by roof lights on the front roof slope and a dormer window to the rear roof slope.
- 3.2 The ground floor of the approved building extends 2.55 metres past the rear elevation of 52 Wandle Road and 2 metres past the rear elevation of 50 Wandle Road.
- 3.3 The current application does not involve any change to the size or location of the ground floor extension that has been partially constructed on the application site. With the fall in ground level towards the rear of the application site, the drawings submitted with the amended proposal show new raised timber decking adjacent to the rear elevation of the building with timber steps down to the rear garden.
- 3.4 The first floor of the previously approved building is set back by 0.5 metres behind the rear elevation of the neighbouring property at 52 Wandle Road and 1 metre behind the rear elevation of the property at 50 Wandle Road.
- 3.5 The current proposal involves increasing the depth of the approved building at first floor level by 1 metre. Although in line with the rear elevation of 50 Wandle Road, the amended first floor of the new building will protrude 0.5 metres past the rear elevation of 52 Wandle Road. The proposal involves altering the angle of the rear roof pitch to enable the pitched roof to cover the new first floor extension.

4. PLANNING HISTORY.

- 4.1 On the 15 February 2013 planning permission was approved under reference 11/P2589 for the construction of a new four bedroom detached house on land to the side of 50 Wandle Road. The house provided with living accommodation over two storeys and in the building roof space with 2 solar panels to the rear roof slope and a roof light to the front roof slope with two off street parking spaces.
- 4.2 On the 7 June 2013 an application [LB Merton reference 13/P0989] was approved to discharge pre-commencement planning conditions attached to the earlier planning permission under reference 11/p2589. This application related to discharge of conditions 3 [external

materials], 4 [external surfacing], 5 [boundary details], 7 [lifetime homes], 8 [vehicular access], 9 [finished floor and existing site levels], 10 [construction management plan], 11 [landscaping scheme], 12 [sustainable drainage system], 13 [code for sustainable homes registration] and 15 [refuse and recycling facilities].

5. RELEVANT POLICIES.

National planning Guidance

- 5.1 Guidance in Planning Policy Statements PPS 1 [Delivering Sustainable development], PPS 3 [Housing] is most relevant to the assessment of the current planning application.

Draft National Planning Framework [July 2011]

- 5.1 The Draft National Planning Framework was published on the 25 July 2011. This document is put forward as a key part of central government reforms ‘...to make the planning system less complex and more accessible, and to promote sustainable growth’.

- 5.2 The draft document, which is a material consideration in planning decisions states that the primary objective of development management should be to foster the delivery of sustainable development, not to hinder or prevent development. To enable each local authority to proactively fulfil their planning role, and to actively promote sustainable development, local planning authorities need to approach development management decisions positively – looking for solutions rather than problems so that applications can be approved wherever it is practical to do so, attach significant weight to the benefits of economic and housing growth, influence development proposals to achieve quality outcomes; and enable the delivery of sustainable development proposals.

The London Plan [2011].

- 5.3 The relevant policies in the London Plan [July 2011] are 3.3 [Increasing housing supply]; 3.4 [Optimising housing potential]; 3.5 [Quality and design of housing developments]; 3.6 [Children and young people’s play and informal recreation facilities]; 3.8 [Housing choice]; 3.9 [Mixed and balanced communities]; 3.11 [Affordable housing targets]; 5.1 [Climate change mitigation]; 5.2 [Minimising carbon dioxide emissions]; 5.3 [Sustainable design and construction]; 5.7 [Renewable energy]; 5.13 [Sustainable drainage]; 6.9 [Cycling]; 6.10 [Walking]; 6.13 [Parking]; 7.6 [Architecture] and 8.2 [Planning obligations].

Policies retained in Adopted Unitary Development Plan [2003]

- 5.4 The relevant planning policies retained in the Adopted Unitary Development Plan [October 2003] are BE.15 [New buildings and extensions; daylight; sunlight; privacy; visual intrusion and noise]; BE16 [Urban design]; BE22 [Design of new development]; BE25 [Sustainable development]; C13 [planning obligations for educational facilities]; E2 [Access for disabled people]; E6 [Employment sites outside the designated areas]; F2 [Planning obligations]; HS1 [Housing layout and

amenity]; L9 [Children's play facilities]; PE5 [Risk from flooding]; PE7 [Capacity of water systems]; PE8 [contaminated; vacant and derelict land]; PE.9 [Waste minimisation and waste disposal]; PE.11 [Recycling points]; PE.12 [Energy Generation and Energy Saving]; NE2 [Development in close proximity to MOL]; NE6 [Local nature reserves and sites of nature importance for nature conservation]; NE8 [Green corridors] RN3 [Vehicular access] and Schedule 6: [Parking standards].

Policies within the Adopted Core Strategy [2011]

- 5.5 The relevant policies within the Adopted Core Strategy [July 2011] are CS8 [Housing choice]; CS9 [Housing provision]; CS13 [Open space; nature conservation; leisure and culture]; CS14 [Design]; CS15 [Climate change]; CS18 [Active transport]; CS19 [Public transport]; and CS20 [Parking; servicing and delivery].

Merton Supplementary Planning Guidance

- 5.6 The key supplementary planning guidance relevant to the proposals includes New Residential Development [1999]; Design [2004]; and Planning Obligations [2006].

6. CONSULTATION

- 6.1 The submitted planning application was publicised by means of a site notice, press notice and individual consultation letters sent to 10 neighbouring properties.

- 6.2 Whilst no objections were received to the original planning application as a result of public consultation on the current application for the first floor extension 7 letters have been received objecting to the proposal on the following grounds:

- The first floor extension would dramatically impact on the privacy of a number of neighbouring gardens including properties between 46 and 54B Wandle Road;
- The first floor extension would lead to a loss of light to neighbouring gardens and properties;
- The first floor extension would lead to fall in the value of neighbouring properties;
- The first floor extension would obscure views from nearby windows and will be unsightly;
- It is believed that the single storey part of the approved building should not protrude past the rear of neighbouring properties;
- The first floor extension will harm the quality of life of neighbours
- An objection is made to the alterations as they "...weren't submitted initially and weren't given the go ahead".

7. PLANNING CONSIDERATIONS

- 7.1 The planning considerations include assessing the proposal in the context of the approved residential accommodation and the potential impact of the extension on the appearance of the building and on the amenities of adjacent residential occupiers.

Impact on the adjacent conservation area, scale and layout.

- 7.2 Retained adopted Unitary Development Plan policies BE.16 and BE.22 require proposals for development to compliment the character and appearance of the wider setting. This is achieved by careful consideration of how the scale, design and materials of a development relate to the urban setting in which the development is placed. Retained adopted Unitary Development Plan policy BE.23 requires extensions to be sympathetic to the form, scale, bulk and proportions of the original building.
- 7.3 Policy CS8 within the Council's Adopted Core Strategy [July 2011] states that the Council will require redevelopment proposals to be well designed. Policy CS14 of the adopted Core Strategy states that all development needs to be designed to respect, reinforce and enhance local character and contribute to Merton's sense of place and identity.
- 7.4 Whilst the application building is not located in a conservation area the land to the rear of the application site is located in the Wandle Valley Conservation Area. UDP policy BE.3 [October 2003] states that a development proposal adjacent to a conservation area will be expected to preserve or enhance it's setting and not detract from views into or out of the area.
- 7.5 The elevation of the proposed first floor extension is a similar design to the elevation that was previously approved and the proposed extension will follow the rear elevation of the neighbouring building at 50 Wandle Road. Whilst the pitch of the rear roof slope will be changed as a result of the proposed works the overall roof ridge height will remain as originally approved.
- 7.6 The area surrounding the application site is residential in character however there are a mixture of building heights, styles and building materials. A number of nearby properties have single storey rear extensions including the properties at 46 and 48 Wandle Road. The layout of adjacent properties is also undefined with the rear elevation of 54a Wandle Road located two metres behind the rear of 54 Wandle Road and the main elevation of the property at 46 Wandle Road set back by two metres behind the rear elevation of 48 Wandle Road.
- 7.7 The proposal involves a first floor extension that will extend 0.5 metres past the rear elevation of the property at 52 Wandle Road and will be level with the rear elevation of 50 Wandle Road. A distance of 1.8 metres separates the new building from the property at 52 Wandle Road with 0.9 metres separation between the new building and 50 Wandle Road.
- 7.8 In conclusion the layout and alignment of the amended building is considered to make good use of this site, with the layout compatible with and complementing the character, appearance and scale of the surrounding area in line with the policy requirements in UDP policies

BE.3 BE.16 and BE.23 and policies CS.8 and CS.14 within the Council's Adopted Core Strategy [2011].

Impact on residential amenity

7.9 Policy BE.15 of the adopted Unitary Development Plan [2003] states that the orientation and design of new buildings will be expected to provide for levels of sunlight and daylight to adjoining buildings and land to ensure proper living conditions of all residents and enjoyment of amenity spaces; ensure good levels of privacy for occupiers of adjoining properties; and protect amenities from visual intrusion.

7.10 Policy HS.1 of the adopted Unitary Development Plan [2003] states that all proposals for residential development should safeguard the residential amenities of occupiers of nearby properties in terms of maintaining adequate daylight and sunlight and the protection of privacy. The Council's Supplementary Planning Guidance on Residential Development sets out recommended separation distances between new and existing residential properties in order to avoid overlooking/loss of privacy and loss of sunlight and daylight.

Adjacent property at 50 Wandle Road

7.11 The current application involves a first floor extension that would be level with the rear elevation of the adjacent property at 50 Wandle Road. A distance of 0.9 metres separates the new building from the side elevation of this existing neighbouring property.

7.12 Whilst there are windows on the side elevation, of this neighbouring property these windows are secondary windows or serve non-habitable floor space. There are no windows proposed in the side elevation of the proposed first floor extension and no windows in the side elevation of the approved house. There has been no objection to the current application from the occupier of this property.

7.13 With a drop in ground level towards the rear of the application site, the proposal includes the construction of an area of timber decking next to the rear of the existing single storey extension. A planning condition is recommended to seek suitable screening to this raised decking to ensure that it does not give rise to overlooking of neighbouring gardens.

7.14 In conclusion, it is considered that in these circumstances the proposed development is acceptable in terms of the impact on residential amenity including in terms of daylight, outlook or privacy to adjacent properties. The proposal is considered in accordance with the objectives of UDP policies BE.15 and HS.1.

Adjacent property at 52 Wandle Road

7.15 The current application involves a first floor extension that would protrude 0.5 metres past the rear elevation of the adjacent property at

52 Wandle Road. A distance of 1.8 metres separates the new building from the side elevation of this existing neighbouring property.

- 7.16 Whilst there are two windows at first floor level on the side elevation, of this neighbouring property these windows are secondary windows or serve non-habitable floor space. The first floor windows to the side and rear elevation of 52 Wandle Road that are closest to the proposed extension are both fitted with frosted glass.
- 7.17 When considering the impact of extensions to residential properties on daylight and sunlight the Council uses the 'Aspect Value Test' as set out in the Supplementary Planning Guidance Note on Residential Extensions. With the nature of the proposal the extension was found to pass the 'Aspect Value Test'.

Other nearby properties

- 7.18 The comments received as a result of public consultation have included objections to the proposal on the grounds that the first floor extension would impact upon the daylight, outlook and privacy of other neighbouring properties including existing properties at 54A, and 54B Wandle Road.

- Daylight and outlook

- 7.19 In consultation responses concerns have been raised about the impact of the extension on daylight and outlook in relation to the properties at 54A, and 54B Wandle Road. The proposed first floor extension does not protrude past the existing rear elevation of the neighbouring property at 50 Wandle Road. The extension will only protrude a small distance [0.5 metres] past the rear elevation of the neighbouring property at 52 Wandle Road. In this context it is considered that the proposal is unlikely to have any impact on the properties at 54A, and 54B Wandle Road that are located 23 metres and 29 metres respectively from the proposed extension.

- Privacy

- 7.20 In assessing the original application for a new house in this location, the impact of new windows was considered in the context of existing privacy levels. Residents using existing neighbouring rear gardens are currently overlooked by a large number of windows on the rear elevations of nearby properties and as a result there were no grounds to refuse planning permission on the basis of introducing two further windows.
- 7.21 The proposed first floor extension does not involve any additional windows to the dwelling that was previously approved by the planning applications committee. The windows in the proposed first floor extension are in a similar location on the elevation and actually smaller in size to the windows that were previously considered acceptable. The proposed windows do not face towards any windows in neighbouring properties. In a similar way to ground and first floor windows on the

rear elevation of other neighbouring properties, the windows face towards the open space that is adjacent to the rear boundary of the application site.

- 7.22 Other objections received related to a fall in property values and that the applicant had failed to consider the current extension as part of the original plans. The impact of development on property values whether this is positive or negative is not a valid planning consideration. The current application has been submitted to consider the impact of the proposed first floor extension and whilst there were no objections to the original planning application residents have been given the opportunity to comment on the proposed first floor extension.
- 7.23 In conclusion, it is considered that in these circumstances the proposed development is acceptable in terms of the impact on residential amenity including in terms of daylight, outlook or privacy to adjacent properties. The proposal is considered in accordance with the objectives of UDP policies BE.15 and HS.1.
- 7.24 In conclusion, it is considered that in these circumstances the proposed development is acceptable in terms of the impact on residential amenity including in terms of daylight, outlook or privacy to adjacent properties. The proposal is considered in accordance with the objectives of UDP policies BE.15 and HS.1.

Standard of the proposed new accommodation.

- 7.25 Policy CS 8 within the LDF Core Planning Strategy [2011] states that the Council will require proposals for new homes to be well designed and located to create socially mixed and sustainable neighbourhoods. Policy CS14 within the Adopted Core Strategy (2011) states that the Council will encourage well designed housing in the borough.

Room sizes and external amenity space

- 7.26 The residential development would be expected to comply with the minimum room sizes set out in the London Plan (2011). The standards are expressed in terms of the gross internal area of proposed residential units and supersede the individual room size standards provided within the Council's Supplementary Planning Guidance – "New Residential Development" [1999]. The amenity space standards set out in UDP policy HS.1 are still relevant.
- 7.27 The London Plan does not provide a minimum internal area standard for the proposed 4 bedroom, 7 person dwelling. The plan advises that when designing accommodation for more than six persons, 10 square metres of area should be added for each additional bedspace that is provided.
- 7.28 With the London Plan standard of 113 square metres for a 4 bedroom, 6 person dwelling the standard for the current proposal would be 123 square metres. The dwelling previously granted planning permission

has a gross internal area of 121 square metres and the current proposal will increase this gross internal area to 131 square metres.

- 7.29 UDP policy HS.1 seeks a minimum of 50 square metres garden for all new houses. The current proposal retains the same level of external amenity area that was previously approved with the development providing 84 square metres of rear garden space that exceeds the minimum standard.
- 7.30 In conclusion the proposed development provides amenity space in excess of the Council's minimum space standards. The quantity and quality of this external space is considered acceptable and in line with relevant guidance. The general layout of the residential floor space and the individual units provide a good standard of accommodation.

8. SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT

Sustainability

- 8.1 Policy CS 15 of the adopted Core Strategy [2011] states that all development will be required to demonstrate how it makes effective use of resources and materials, minimises water use and CO2 emissions; how development proposals are making the fullest contribution to minimising carbon dioxide emissions meet CO2 reduction targets in line with the requirements of the London Plan or national policy, whichever is the greater.
- 8.2 Policy 5.2 of the London Plan [2011] states that development proposals should make the fullest contribution to minimising carbon dioxide emissions The Mayor will work with boroughs and developers to ensure that major developments reduce carbon dioxide emissions by 25% more than that required by Building Regulations.
- 8.3 The original application included an energy statement that concluded that as well as the use of sustainable construction methods the use of solar thermal to generate renewable energy should be utilised. The submitted plans show photovoltaic panels on the rear roof slope. A planning condition is recommended to ensure that the development achieves Code for Sustainable Homes level 4 certification.

Environmental Impact Assessment

- 8.4 The proposals are on a site of less than 0.5 hectares and therefore fall outside the scope of Schedule 2 development under the Town & Country Planning [Environmental Impact Assessment] Regulations 1999. There are no requirements for an Environmental Impact Assessment in this instance.

9. CONCLUSION

- 9.1 The current proposal will allow an improved standard of living accommodation to be provided on this site as part of a proposal that is acceptable in terms of the impact on the application property and the amenities of adjacent residential occupiers.

10. LOCAL FINANCIAL CONSIDERATIONS

Mayor of London Community Infrastructure Levy

- 10.1 The proposed development is liable to pay the Mayoral Community Infrastructure Levy [CIL], the funds for which will be used by the Mayor of London towards the CrossRail project. The CIL amount is non-negotiable and planning permission cannot be refused for failure to pay the CIL.

Planning Obligations:

- 10.2 The earlier planning application that was approved by the planning committee in December 2012 included a planning obligation in the form of a financial contribution of £31,783 towards affordable housing. This payment is due whichever is sooner of either prior to occupation or prior to the sale of the dwelling. With the increase in value from the proposed extension it is recommended that this financial contribution be adjusted to £32,671 to account for the £10,000 increase in property value.
- 10.3 Member's authority is requested to amend the signed s106 agreement to include a link to the current planning application and to adjust the financial contribution towards affordable housing. An additional head of term is recommended to ensure that the applicant meets the cost of preparing the deed of variation.

RECOMMENDATION

GRANT PLANNING PERMISSION subject to the completion of a Section 106 deed of variation covering the following matters

1. Financial contribution towards provision of affordable housing adjusted from £31,783 to £32,671;
2. The definition of the 'Application' be extended to include the current application under reference 13/p2290;
3. The developer agreeing to meet the Council's costs of drafting the Deed of Variation.

And the following conditions:

1. Standard condition [Time period] The development to which this permission relates shall be commenced not later than the expiration of 3 years from the date of this permission. Reason for condition: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.
2. Amended standard condition [Approved plans] The development hereby permitted shall be carried out in accordance with the following approved plans: [current application drawings] 1232A.WAN.LP01; 002 rev 1.0 [06.08.13]; 003; 006; 007 rev 1.0 [06.08.13]; 013 rev 1.0 [06.08.13] and 015 [discharge of conditions documents and plans] letter dated 28.03.2013 from Decent Builders Ltd listing facing materials; Code for Sustainable Homes Design Stage Report,

Construction Management Statement Reason for condition: For the avoidance of doubt and in the interests of proper planning.

3. Amended standard condition [External facing materials] The development shall be carried out in full accordance with the approved details on drawing 002 rev 1.0 [06.08.13]; 006; 007 rev 1.0[06.08.13]; and letter dated 28.03.2013 from Decent Builders Ltd listing facing materials. Reason for condition: To ensure a satisfactory appearance of the development and to comply with policy BE.23 of the Adopted Merton Unitary Development Plan 2003.
4. Amended standard condition [Hard and soft landscaping] The development shall not be occupied until the details approved on drawing 013 rev 1.0 [06.08.13] of the surfacing of all those parts of the site not covered by buildings or soft landscaping have been carried out in accordance with the approved details. Reason for condition: To ensure a satisfactory standard of development in accordance with policy BE.16 of the Adopted Merton Unitary Development Plan 2003.
5. Amended standard condition [Boundary treatment] The development shall not be occupied until the boundary treatment details approved on drawing 013 rev 1.0 [06.08.13] have been carried out in accordance with the approved details. Reason for condition: To ensure a satisfactory standard of development in accordance with policy BE.16 of the Adopted Merton Unitary Development Plan 2003.
6. Standard Condition [Timing of construction work] No demolition or construction work or ancillary activities such as deliveries shall take place before 0800hrs or after 1800hrs Mondays - Fridays inclusive; before 0800hrs or after 1300hrs on Saturdays or at any time on Sundays or Bank Holidays. Reason for condition To safeguard the amenities of the area and occupiers of neighbouring properties and to ensure compliance with policy PE.2 of the Adopted Merton Unitary Development Plan 2003.
7. Non Standard Condition [Lifetime Homes] The new dwelling unit shall be constructed to Lifetime Homes Standards. Reason for condition: To meet the changing needs of households and comply with policy CS8 of the Adopted Core Strategy [July 2011].
8. Amended standard condition [Vehicular access] The development shall not be occupied until the vehicular access details approved on drawing 013 rev 1.0 [06.08.13] have been carried out in accordance with the approved details. Reason for condition: In the interests of the safety of vehicles and pedestrians and to comply with policy RN.3 of the Adopted Merton Unitary Development Plan 2003.
9. Non Standard Condition [Site levels] The development shall be completed strictly in accordance with the approved levels and details set out on drawing 1232.WAN.008 rev 1. Reason for condition To

safeguard the visual amenities of the area and to comply with policies BE.22 & BE.23 of the Adopted Merton Unitary Development Plan.

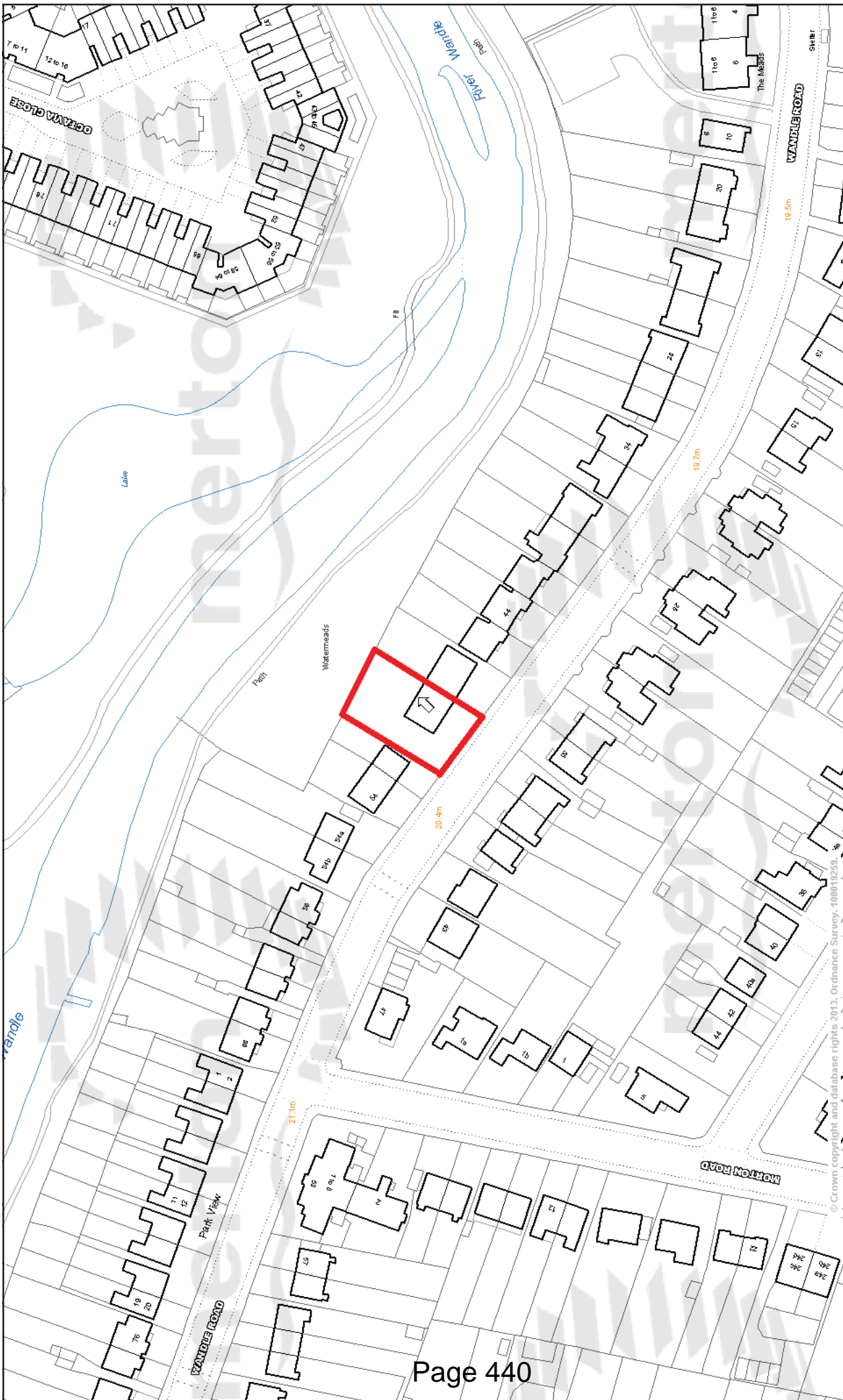
10. Standard Condition [Construction Management Statement] The development shall proceed in accordance with the submitted Construction Management Statement. The site shall include welfare facilities such as first aid and clean water for hand and eye washing to be provided on site and prior notice will be required for any non-compliance with the submitted statement in terms of delivery times and vehicle types. Reason for condition To the interests of vehicle and pedestrian safety and the amenities of neighbouring occupiers and to comply with policies CS18, CS19 and CS20 of the Adopted Core Strategy [July 2011].
11. Non Standard Condition [Landscaping] The landscaping shown on submitted drawing 1232.WAN.013 rev 1 shall be provided prior to occupation of the approved residential property. Reason for condition: To enhance the appearance of the development and the amenities of the area in accordance with policy CS13 of the Adopted Core Strategy [July 2011].
12. Standard Condition [Sustainable Drainage System] The sustainable drainage system shown on drawing 1232.WAN.013 rev 1 shall be installed prior to first occupation of the approved residential dwelling. Reason for condition: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with policies BE.25 of the Adopted Merton Unitary Development Plan [October 2003]; and CS 15 of the Adopted Core Strategy [July 2011].
13. Amended standard condition [Screening] Prior to first occupation of the approved residential dwelling screening of the rear decking area shall be in place, with this screening previously submitted to and approved in writing by the Local Planning Authority with the approved screening retained permanently thereafter. Reason for condition: 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.
14. Non Standard Condition [Code for Sustainable Homes – Pre-Occupation] Prior to first occupation of any residential unit a Building Research Final Code Certificate confirming that the development has achieved not less than Code for Sustainable Homes Level 4 shall be submitted to and acknowledged in writing by the Local Planning Authority. Reason for condition: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with policy BE.25 of the Adopted Merton Unitary Development Plan 2003, policy CS 15 of the Adopted Core Strategy [July 2011] and policy 5.2 of the adopted London Plan [July 2011].

15. Non Standard Condition [Refuse and recycling details] The development shall not be occupied until the refuse and recycling facilities shown on submitted drawing 1232.WAN.013 rev 1 have been provided with the facilities retained permanently thereafter. Reason for condition: To ensure the provision of satisfactory facilities for the storage of refuse and recycling material and to comply with policies BE.15 and PE.11 of the Adopted Merton Unitary Development Plan 2003.

INFORMATIVES:

- (1) INF2 Lifetime Homes
- (2) INF3 Wheelchair Standards
- (3) INF4 Code for Sustainable Homes
- (4) INF8 Construction of Accesses
- (5) INF12 Works affecting the Public Highway
- (6) The applicant is advised that they are responsible for making proper provision for drainage to the ground, watercourses or a suitable sewer. The applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.
- (7) The applicant is advised that a groundwater discharge permit will be required where a developer proposes to discharge groundwater into a public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwqriskmanagement@thameswater.co.uk. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.
- (8) The applicant is advised that it is the aim of Thames Water to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres / minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- (9) In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, The London Borough of Merton takes a positive and proactive approach to development proposals focused on solutions. The London Borough of Merton works with applicants or agents in a positive and proactive manner by suggesting solutions to secure a successful outcome; and updating applicants or agents of any issues that may arise in the processing of their application. In this instance the Planning Committee considered the application where the applicant or

agent had the opportunity to speak to the committee and promote the application.



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

Scale 1/1250

Date 23/10/2013

50 Wandle Road

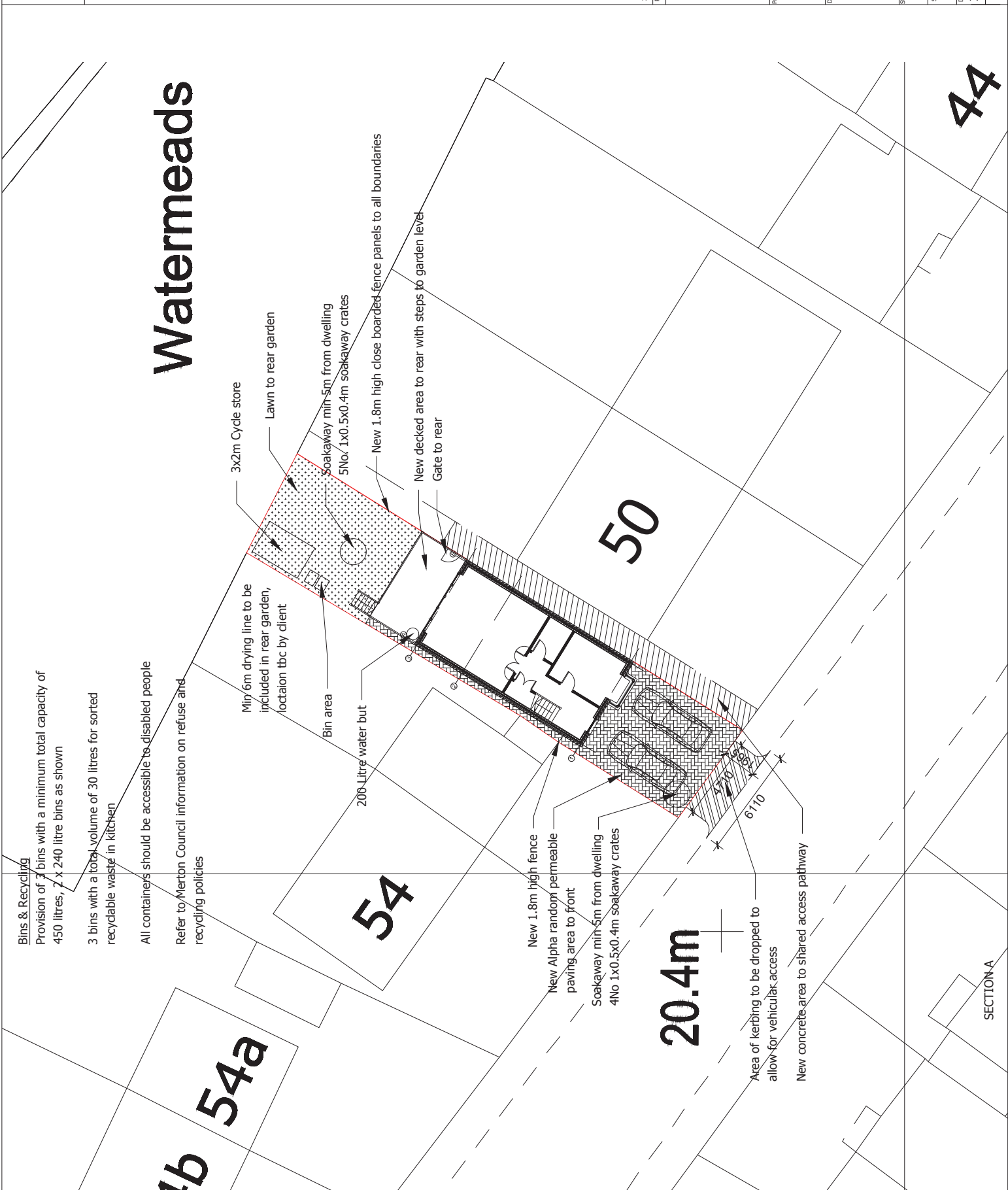
This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of HMSO. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil proceedings. London Borough of Merton 100019259. 2012.

DEVELOPMENT CONTROL

NOTES
 CONSTRUCTION: ALL WORK SHOULD BE
 IN ACCORDANCE WITH THE LATEST
 BUILDING REGULATIONS AND ALL DIMENSIONS
 DO NOT SCALE FROM THIS DRAWING
 ALL DIMENSIONS TO NEAREST BRICK OR WHERE APPLICABLE
 ALL DRAWINGS TO BE READ IN CONNECTION WITH
 STRUCTURAL ENGINEERING DETAILS

Watermeads

- Bins & Recycling**
- Provision of 7 bins with a minimum total capacity of 450 litres, 7 x 240 litre bins as shown
- 3 bins with a total volume of 30 litres for sorted recyclable waste in kitchen
- All containers should be accessible to disabled people
- Refer to Merton Council information on refuse and recycling policies



Rev	Description	Chkd	Date
1.0	Amended as per planners comments		06.08.13

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Project	50 Wandle Road, Morden, SM4 6AQ
Dwg Title	Proposed Site Plan
Status	PLANNING
SCALE	1:200@A3
DATE	15.07.13
DRAWN BY	CC
DRAWING NUMBER	1232A.WAN.013
REVISION	1.0

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Project
**50 Wandle Road,
 Morden, SM4 6AQ**

Rev Description Date
 1 15/07/13
 2 15/07/13
 3 15/07/13

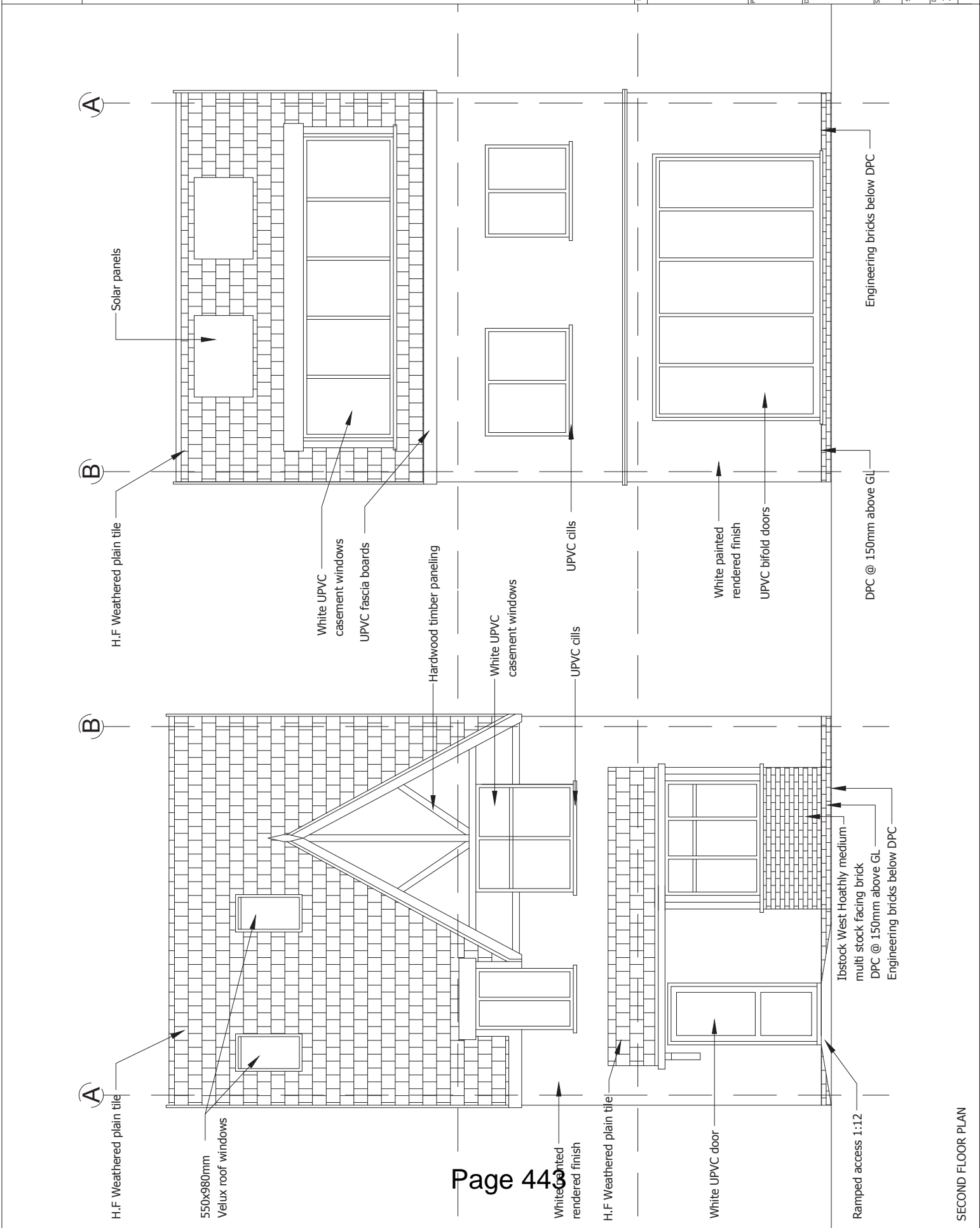
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Status
PLANNING

SCALE DRAWN BY DATE
 1:500/A3 CC 15/07/13

DRAWING NUMBER REVISION
1232A.WAN.006 -

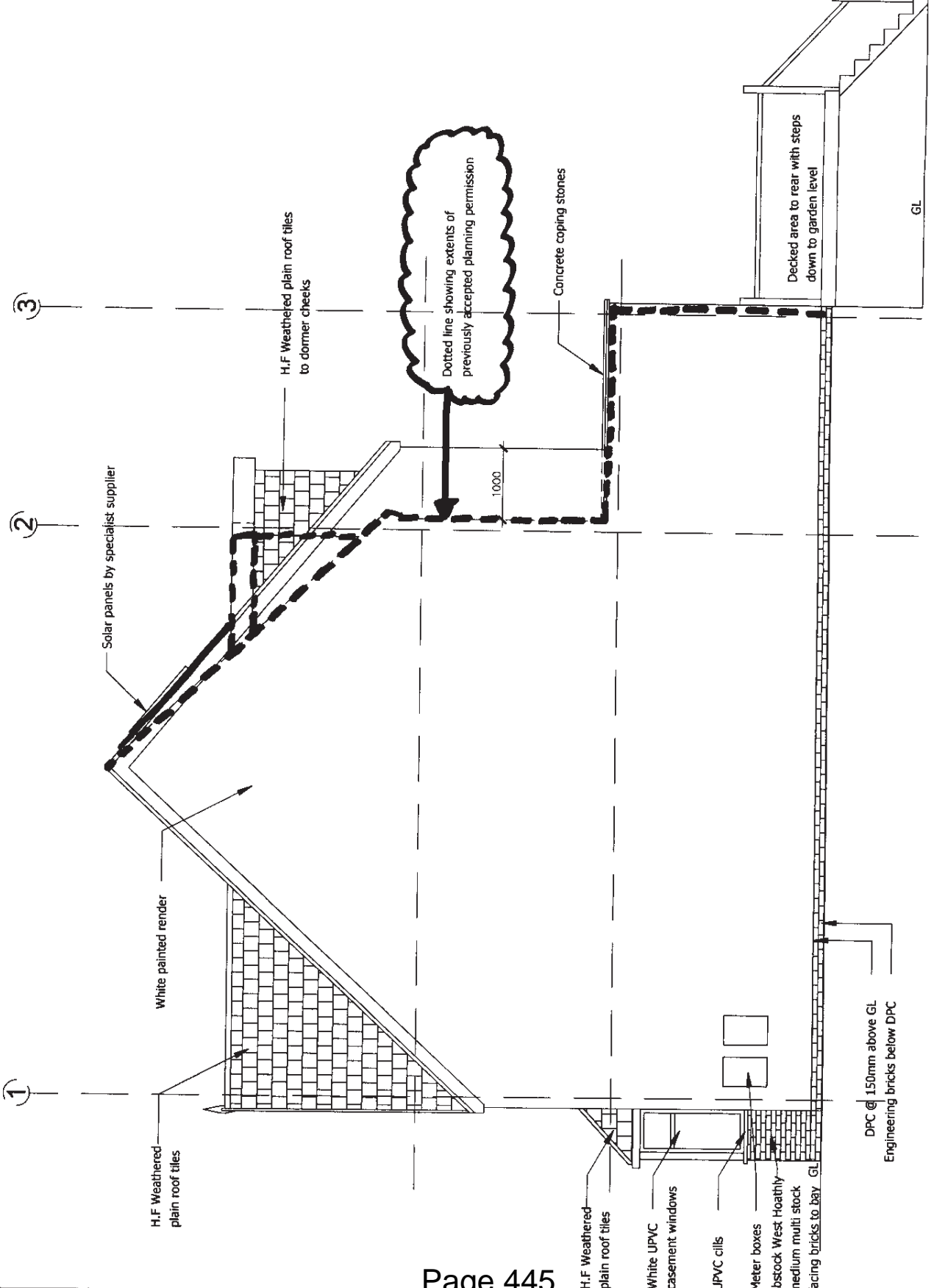
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NOTES
 CONSULT THE CONTRACT DOCUMENTS FOR THE PROJECT BEFORE COMMENCING ANY WORK ON THE PROJECT.
 DO NOT SCALE FROM THE DRAWING.
 ALL DIMENSIONS TO NEAREST BRICK OR WHERE APPLICABLE.
 ALL DIMENSIONS TO BE TO FACE UNLESS OTHERWISE STATED.

No.	Description	Qty	Unit	Date
1	Approved as per planning comments			06.08.13
2	Approved as per planning comments			06.08.13
3	Approved as per planning comments			06.08.13

Project	50 Wandle Road, Morden, SM4 6AQ
Drawn By	PLANNING
Scale	1:50
Date	15.07.13
Revision	1.0
Drawing Number	1232A.WAN.007
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