

PLANNING APPLICATIONS COMMITTEE

16th November 2017

<u>APPLICATION NO.</u>	<u>DATE VALID</u>
17/P3227	22/08/17
Address/Site	30 Newstead Way, Wimbledon, London, SW19 5HS
Ward	Village
Proposal:	Altered boundary wall including increase in height, new gates and relocation of pillars to provide new vehicular access
Drawing Nos	907/2h/01, 03 Rev C, 04 Rev C, 05 Rev D, 06 Rev D, 07 Rev C, 08 Rev G, 10 Rev C, 12 Rev D, 14 Rev D
Contact Officer:	Anna Woodward (020 8545 3112)

RECOMMENDATION

GRANT Planning Permission subject to conditions

CHECKLIST INFORMATION.

Heads of agreement: - Nil

Is a screening opinion required: No

Is an Environmental Statement required: No

Has an Environmental Impact Assessment been submitted – No

Press notice – Yes

Site notice – Yes

Design Review Panel consulted – No

Number of neighbours consulted – 11

External consultations – No.

PTAL Score – 1a

CPZ – VE – under consideration

1. INTRODUCTION

- 1.1 The application has been brought before the Planning Application Committee for consideration due to the number of objections received.

2. SITE AND SURROUNDINGS

- 2.1 The application site is located at 30 Newstead Way which is situated at the northern corner of Newstead Way and Somerset Road. The site is occupied by a two storey (with loft space) detached dwelling. The existing boundary treatment is a medium size brick wall (maximum height of 1.45m) with pillars at intervals, and a hedge behind it which extends above the wall. The property opposite the site on the other side of Newstead Way has a very similar boundary treatment except with metal railings on top of the wall. The surrounding area is characterised by open gardens and green boundary treatments similar to that existing at the site. The site is not located in a conservation area.

3. CURRENT PROPOSAL

- 3.1 This application seeks planning permission for alterations to the existing boundary treatment consisting of raising the wall and relocating the pillars to change the vehicle access arrangement. The existing central vehicle access will be changed to a pedestrian-only entrance, and the other vehicle entrance will be widened and moved further towards the eastern boundary. The proposed drawings show the existing hedge behind the wall to be removed, however, the applicant has stated in writing it will now not be removed.
- 3.2 The altered wall/fence will enclose the property to a maximum height of 1.95m (height of the pillars), with the main wall structure being no higher than 1.35m. The pillars either side of the pedestrian and vehicle access ways will be a maximum height of 2.45m. The metal bars/railings on top of the wall will be 0.5m in height.

4. PLANNING HISTORY

- 4.1. 17/P1301 - ERECTION OF A TWO STOREY SIDE EXTENSION, SINGLE STOREY SIDE CONSERVATORY EXTENSION AND ASSOCIATED ALTERATIONS TO EXISTING PORCH AND MAIN ROOF – Granted subject to conditions 19/05/17.

5. CONSULTATION

- 5.1 The application has been advertised by standard site notice procedure and letters of notification to the occupiers of neighbouring properties.
- 5.2 In response to consultation, 10 letters of objection to the original plans were received. The letters raise the following concerns:
- Higher wall will be out of keeping with the open character and

- amenity of the area and will appear visually intrusive and austere;
- High wall destroys community spirit by discouraging communication between neighbours;
- The removal of the hedge will change the green/attractive appearance/character of the area. The corner of Newstead Way and Somerset Road is framed by two similar hedges and the proposal will change this pleasant character;
- Existing birdlife will be affected with the removal of the hedge;
- Suggestion for planting plan required as condition of consent;
- The pedestrian gate should be wrought iron to be more in keeping with the character;
- The erection of a high wall may attract burglars.

5.3 Following the amendment of the plans, re-consultation was not undertaken as the amendments lessened the impacts of the proposal. However, in the interim 5 of these objections have been formally withdrawn following the changes.

6. **POLICY CONTEXT**

- 6.1 Merton Core Planning Strategy (July 2011)
CS14 - Design
- 6.2 Adopted Merton Sites and Policies Plan (July 2014)
DM D2 Design Considerations in All Developments
DM D3 Alterations and extensions to existing buildings
- 6.3 London Plan (July 2015)
7.4 (Local Character)
7.6 (Architecture)

7. **PLANNING CONSIDERATIONS**

- 7.1 The planning considerations for development to an existing building (being a boundary treatment/fence) relate to the impact of the proposed alteration on the character and appearance of the host building/site along with the surrounding area and the impact upon neighbour amenity.
- 7.2 **Amendments**
 - 7.2.1 Following discussions with the applicant, the scheme has been amended. The height of the wall was reduced and the material of the structure on top of the wall was changed from a solid, non-visually permeable wooden structure, to metal bars that are able to be seen through.

7.6 Character and appearance

- 7.6.1 London Plan policies 7.4 and 7.6, Core Strategy policy CS14 and SPP Policies DMD2 and DMD3 require well designed proposals that will respect the appearance, scale, bulk, form, proportions, materials and character of the original building and their surroundings.

Boundary treatment, by its inherent nature, has a strong impact upon the streetscene. The streetscene in the immediate vicinity of the application site is distinctly characterised by boundary treatment consisting of green vegetation upon low-medium height brick walls. It is considered that the green boundary treatment is a key feature of the streetscene and adds significantly to the visual amenity of the area. The consideration of this proposal is whether the structures proposed will be suitable in this locality.

It is noted that most of the properties in the surrounding neighbourhood of Newstead Way and Somerset Road are terraced houses and the front gardens are uniform with each other. The subject site along with 122 Somerset Road contain large detached houses with similar boundary treatments of brick walls and a hedge behind/upon it. These properties are generally of a different character to the properties in surrounding area.

The proposed wall is considered to be in keeping with the character of the immediate area. The wall will be a very similar height and design to that surrounding 122 Somerset Road which is located directly opposite the site to the south. The proposal is not a significant deviation from what exists at the site currently. The main change is the raising of the wall by approximately 0.1m-0.4m and the addition of metal railings upon the wall.

7.8 Neighbouring amenity

- 7.8.1 SPP policy DM D2 states that proposals must be designed to ensure that they would not have an undue negative impact upon the amenity of neighbouring properties in terms of loss of light, quality of living conditions, privacy, visual intrusion and noise.

Given the height and location of the new fence along the boundaries, when compared to what exists currently, it is not considered to result in any undue adverse effects on neighbouring amenity.

The proposed boundary treatment will extend down the common boundary with 124 Somerset Road by approximately 4m. The total height of the wall where it abuts this boundary will not exceed 2m and this is permitted development. As such, the amenity effects on the landowner of 124 Somerset Road will be acceptable.

11. CONCLUSION

- 11.1 The new fence by virtue of its form, design and materials would be generally in keeping with the street scene of the area, particularly in the immediate vicinity. Therefore, the proposal would comply with London Plan policies 7.4 and 7.6, Core Strategy policy CS14 and SPP Policies DMD2 and DMD3.

It is therefore recommended to grant planning permission.

RECOMMENDATION

Subject to compliance with the following conditions:

1. A.1 Commencement of Development
2. A7 Approved Plans
3. B3 External Materials as Specified
4. H14 Garage Doors/Gates – non-opening over highway

INFORMATIVES:

1. *You are advised to contact the Council's Highways team on 020 8545 3700 before undertaking any works within the Public Highway to obtain the necessary approvals and/or licences. Please be advised that there is a further charge for this work. If your application falls within a Controlled Parking Zone this has further costs involved and can delay the application by 6 to 12 months.*

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

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