

PLANNING APPLICATIONS COMMITTEE 14 DECEMBER 2017

<u>APPLICATION NO.</u>	<u>DATE VALID</u>
17/P2937	03/08/2017
Address/Site	10 St. Mary's Road, Wimbledon, SW19 7BW
Ward	Village
Proposal:	Demolition of existing garden shed and erection of office in rear garden.
Drawing Nos	601/X01 (Site location plan), 601/P13 rev A
Contact Officer:	Arome Agamah (8545 3116)

RECOMMENDATION

GRANT Planning Permission subject to conditions

CHECKLIST INFORMATION

- Heads of agreement: no
- Is a screening opinion required: No
- Is an Environmental impact statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice- No
- Site notice-Yes
- Design Review Panel consulted-No
- Number neighbours consulted – 11
- External consultants: None
- Density: n/a
- Number of jobs created: n/a
- Archaeology Priority Zone: No

1. INTRODUCTION

- 1.1 This application has been brought to the Planning Applications Committee due to the number of objections received.

2. SITE AND SURROUNDINGS

- 2.1 The application site is a recently erected detached residential dwelling on the north east side of St. Mary's Road in Wimbledon. The rear garden of the

property has an L shape following the acquisition of a portion of the rear garden of the neighbouring property at number 8 St. Mary's Road, following a previously arranged purchase. The topography of the area comprises of a downward slope from north to south towards Church Hill, with the application site at a higher elevation relative to the neighbour at number 8.

- 2.2 The site is not located within a conservation area although it is close to the Merton (Wimbledon North) conservation area. The surrounding area is predominantly residential and characterised by detached properties of a similar scale.

3. **CURRENT PROPOSAL**

- 3.1 The current application is for the erection of a detached flat roofed single storey outbuilding in the rear garden, comprising of a garden room and study. The outbuilding will have dimensions of 2.5 metres (height), 3.85 metres (depth) and 5.72 metres (width). The structure will be erected near the rear boundary with timber decking integrating a recessed external hot tub (Jacuzzi) and planting to the boundary.
- 3.2 In accordance with the permission granted for the redevelopment of the dwelling on the site (reference 13/P3848), permitted development rights have been withdrawn and therefore an application is required for this office.

4. **PLANNING HISTORY**

- 4.1 15/P3783 – Application for a s.73 variation of condition 2 (approved plans) in relation to LBM planning permission 13/P3848 (dated 13/03/2014) for the construction of a replacement house (revisions in respect of (i) siting of building 1.8 metres further into the rear garden and away from the front boundary – retrospective and (ii) incorporation of changes previously granted under 14/P3534 for increase size of master bedroom, 1.5 square metre increase in floor area and alteration of roof slope to 55 degree pitch. Granted 22/06/2016.
- 4.2 14/P3534 – Application for variation of condition 2 (approved plans) attached to planning permission LBM ref: 13/P3848 (dated 13/03/14) at 10 St Mary's Road, Wimbledon. Granted 01/12/2014.
- 4.3 14/P3476 – Application for discharge of conditions 5 and 6 attached to LBM planning application 13/P3848 dated 13/03/2104 relating to the demolition of existing dwelling house and erection of a new detached dwelling house (with basement and accommodation in the roof) and associated parking and landscaping. Granted 20/10/2014.
- 4.4 14/P2702 – Application for discharge of conditions (materials), 4 (hard surfacing), 12 (landscaping), 15 (soil/hydrology report), 16 (construction method statement), 17 (working method statement), and 19 (code level 4) attached to LBM planning application 13/P3848 dated 13/03/2104 relating to the demolition of existing dwelling house and erection of a new detached

dwelling house (with basement and accommodation in the roof) and associated parking and landscaping. Granted 27/08/2014.

- 4.5 13/P3848 – Demolition of existing dwellinghouse and erection of a new detached four storey house (with basement and accommodation in the roof) with associated hard and soft landscaping and boundary wall with entrance gate. Granted 13/03/2014.
- 4.6 13/P1014 – Demolition of existing dwellinghouse and erection of a new detached four storey house (including basement level) with associated hard and soft landscaping and boundary wall with entrance gate. Refused 04/06/2013.

Refusal reasons:

- The proposed replacement dwellinghouse, by virtue of its bulk, depth, front and rearward projection, and lack of meaningful visual separation between the resulting house and both adjoining properties would result in an overdevelopment of the plot and an excessively large and overbearing development, and which would fail to preserve or enhance the character and appearance of the adjoining conservation area. As such, the proposed development is contrary to policies BE.3, BE.16, , and BE.22 of the Adopted Merton Unitary Development Plan, Policy CS 14 of the London Borough of Merton Core Strategy (July 2011), and the Council's New Residential Development - SPG.

- The proposed replacement dwellinghouse, by virtue of its bulk, depth, front and rearward projection, and lack of meaningful visual separation between the resulting house and both adjoining properties would result in result in a detrimental impact on the outlook and visual amenities of the occupiers of 8 and 12 St Marys Road in particular. As such, the proposed development is contrary to policies BE.15 and HS.1 of the Adopted Merton Unitary Development Plan, Policy CS 14 of the London Borough of Merton Core Strategy (July 2011), and the Council's New Residential Development - SPG.

5. **CONSULTATION**

- 5.1 The proposal has been publicised by means of standard site and press notice procedure and individual letters of notification to adjoining properties.

Seven objections to the proposals were received following the initial notifications on the following grounds:

- Development is out of keeping with the character of area
- Withdrawal of permitted development rights
- Misrepresentation of visual appearance of context

- Unacceptable increase in the living area of the house
- Overdevelopment on plot
- Potential damage to protected neighbouring trees to the rear of the site
- Noise and light intrusion
- Overlooking and intrusion on privacy resulting from relatively higher vantage point of application site

5.2 A representation was received from the Belvedere Estates Residents Association raising concerns on the following grounds:

- loss of amenity space to the main house,
- adverse impacts on the existing trees,
- impact on the amenity of neighbours with respect to light intrusion and noise

5.3 Tree Officer Comments:

- No arboricultural objection is seen to the proposed development, and the submitted arboricultural report sets out steps for the protection of trees both within and adjacent to the development during the course of site works.

6. **POLICY CONTEXT**

6.1 Adopted Merton Core Strategy (July 2011)

The relevant policies with the Adopted Core Strategy (July 2011) are CS13 (Open space, nature conservation, leisure and culture) and CS14 (Design).

6.2 Sites and Policies Plan (July 2014)

The relevant policies contained within the adopted Merton Sites and Policies Plan (July 2014) are DM D2 (Design Considerations in all developments) and DM D3 (Alterations and extensions to existing buildings).

7. **PLANNING CONSIDERATIONS**

7.1 The principal planning considerations related to this application are design, the impact on the adjoining conservation area, tree protection issues and impacts on neighbouring amenity

Design and Impact on Neighbour Amenity

7.2 The application site in common with properties in the surrounding area benefits from a large plot that allows for large rear gardens. The proposed outbuilding is sited adjacent to the rear boundary of the site. With respect to its built form and massing, the proposed outbuilding is considered to be modest in scale and not to result in an unduly dominant or overbearing presence to the neighbouring properties. In design terms the structures are deemed to be subordinate to the main dwelling with no adverse detracting in

visual terms from its setting. The potential impact is further mitigated by the siting of the structures which are not directly adjacent to the any of the neighbouring buildings.

- 7.3 The outbuilding as proposed are considered as modest in their scale and the proposed usage will be consistent with and incidental to character of the main building as a single residential dwelling. As such it is not considered that the proposals would comprise of overdevelopment of the site.
- 7.4 In order to safeguard the amenity of neighbours, a condition will be added to this permission requiring the approval of boundary treatments, external lighting arrangements and details of the landscaping of the rear garden and the pool area.

Tree Protection Matters

- 7.5 The applicant has provided an arboricultural impact assessment dated 16 November 2017, along with a tree protection plan with respect to trees on the site and the adjacent plot. There were no objections from council tree officers and they have recommended conditions regarding tree protection and site supervision.

8. SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

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

9. CONCLUSION

- 9.1 The concerns of the neighbours with respect to overdevelopment and the impact on trees have been noted. However it is considered that the proposals are of an acceptable design and at a sufficiently modest scale as to not be an overbearing or unduly dominant presence to the adjoining neighbours. The council is also satisfied that the proposals would not have adverse impacts on the health of the existing trees on the neighbouring plots adjacent to the site and that the proposed protection measures will be adequate. The latter shall be monitored by conditions.
- 9.2 Accordingly, it is recommended that planning permission be granted.

RECOMMENDATION

GRANT PLANNING PERMISSION

and subject to the following conditions:-

1. A.1 Commencement of Development
2. A.7 Approved Plans

3. B.1 (External Materials to be approved)
 4. B.5 (Boundary Treatment)
 5. D.10. (Construction Times)
 6. F.1 (Landscaping)
 7. F.2 (Landscaping)
 8. F.5. (Tree Protection)
 9. F.8. (Site supervision (Trees))
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