

PLANNING APPLICATIONS COMMITTEE 18 JANUARY 2018

<u>APPLICATION NO.</u>	<u>DATE VALID</u>
17/P3218	22/08/2017
Address/Site:	46 Alwyne Road, Wimbledon, London, SW19 7AE
Ward	Hillside
Proposal:	Erection of 5 bedroom detached dwelling arranged over four floors including basement and roof space accommodation
Drawing Nos:	0188_PLN_001(A) & 002(A)
Contact Officer:	David Gardener (0208 545 3115)

RECOMMENDATION

GRANT Planning Permission Subject to a S106 Legal Agreement and Conditions

CHECKLIST INFORMATION

- Heads of agreement: Permit free
- Is a screening opinion required: No
- 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: 68
- External consultations: None

1. INTRODUCTION

- 1.1 The applications have been brought before the Planning Applications Committee due to the number of objections received.

2. SITE AND SURROUNDINGS

- 2.1 The application site comprises a parcel of land at the rear of 46 Alwyne Road which fronts Woodside. The site is located between two detached properties fronting Woodside, Nos. 49 and 51. A detached garage is currently located on

the site however it should be noted that the rear wall of the garage (circa. Late 18th Century), which formerly formed part of the kitchen garden of Wimbledon Park House before being adapted to become part of a nursery in the 19th Century has been demolished. This wall was a late 18th Century reddish brown brick tapering wall in Flemish bond.

- 2.2 The surrounding area is generally characterised by semi-detached, detached and flatted residential units of varying architectural styles although it should be noted that No.49 is a dental practice. The application site has a PTAL rating of 6a (excellent) and is not located in a conservation area. The site is also located in a controlled parking zone (Zone W2).

3. CURRENT PROPOSAL

- 3.1 The current application is for full planning permission to erect a detached five bedroom house. The proposed house will be arranged over four floors (basement, ground, first and second floors).
- 3.2 The house will have a twin pitch roof with a part ground floor/part first floor rear element. The house will also a feature double height front bay and side dormer with lightwells also located at the front and rear of the house. Proposed external materials consist of London Yellow Stock facing brickwork and natural zinc cladding. A single off-street car parking space will be located at the front of the house.
- 3.2 It should be noted that the application has been amended since it was first submitted with the eaves and ridge height reduced by 50cm and the building lowered into the ground by 35cm. The window face of the dormer will also now be zinc clad rather than brick whilst the parapet wall to the front double bay has also been reduced.

4. PLANNING HISTORY

No relevant planning history.

5. POLICY CONTEXT

- 5.1 Adopted Merton Sites and Policies Plan and Policies Maps (July 2014): DM D1 (Urban design and the public realm), DM D2 (Design considerations in all developments), DM F2 (Sustainable urban drainage systems (SuDS) and; Wastewater and Water Infrastructure), DM T1 (Support for sustainable transport and active travel), DM T3 (Car parking and service standards)
- 5.2 Adopted Merton Core Strategy (July 2011) are: CS.8 (Housing Choice), CS.9 (Housing Provision), CS.14 (Design), CS.20 (Parking, Servicing and Delivery)
- 5.3 London Plan (March 2016) are:

3.3 (Increasing Housing Supply), 3.5 (Quality and Design of Housing Developments), 3.8 (Housing Choice), 5.3 (Sustainable Design and Construction), 6.13 (Parking)

6. CONSULTATION

6.1 The application was publicised by means of Conservation Area press and site notice procedure and individual letters to occupiers of neighbouring properties. In response, 12 letters of objection have been received, including objection letters from the Wimbledon Society and the Wimbledon E Hillside Residents Association (WEHRA). In addition 2 letters of support were received. The letters of objection are on the following grounds:

- Erection of basement setting a harmful precedent, impact on ground/surface water, risk of flooding/subsidence
- Demolition of historic wall
- Loss of trees and habitat, impact on green space
- Overdevelopment of site/building too large
- Noise pollution during construction, concerns regarding Asbestos during demolition of existing building
- Profit driven
- Excessive height
- Loss of daylight/sunlight, visual intrusion and reduction in airflow to No.51
- Impact on water usage and sewerage facilities
- Smallness of gap between property and Nos. 46 & 47 is illegal
- Dangerous and potential for collisions due to driver using car parking space having restricted views

6.2 The letters of support refer to the proposals efficient use of the land and the modern design of the house which fits in with surrounding houses.

6.3 Future Merton

The Flood and structural engineers have assessed the proposal and are satisfied with the details submitted subject to appropriate conditions.

7. PLANNING CONSIDERATIONS

The main planning considerations are the impact that the proposed houses would have on the streetscene and character of the area, impact on residential amenity (including impact of the basements), the standard of accommodation and impact on parking/highways.

7.1 Design and Impact on Street Scene

7.11 Policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that proposals for development will be required to relate positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings, whilst using appropriate architectural forms, language, detailing and materials which complement and enhance the character of the wider setting.

- 7.12 The proposed house would front Woodside. This part of Woodside is characterised by buildings of varying architectural styles built during different periods. Nos. 49 and 51 Woodside, which are located either side of the application site for example were built during the 1980s/early 1990s and are typical of the style of house built during this period featuring twin pitch roofs, brick facing external materials and windows with glazing bars. Given the eclectic architectural style of buildings along this part of Woodside there is a degree of flexibility in terms of design approach for a new house. In this instance the proposed house would have a contemporary appearance comprising London Yellow Stock brick, with zinc used on part of the elevations as well as the main roof and dormer. The proposed house would however still relate to Nos. 49 and 51 as it would have a similar profile albeit taller at both eaves and ridge level although this is not considered to be excessive following the reduction in height. The proposed house would also feature a gable roof which addresses the street.
- 7.14 Overall, it is considered that the proposal would complement the character of the Woodside street scene and the wider area in general and as such accords with policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014).

7.3 Standard of Accommodation

- 7.31 The Department for Communities and Local Government 'Technical housing standards – nationally described space standard' and Policy 3.5 of the London Plan 2016 set out a minimum gross internal area standard for new homes. This provides the most up to date and appropriate minimum space standards for Merton. In addition, adopted policy CS.14 of the Core Strategy and DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) encourages well designed housing in the borough by ensuring that all residential development complies with the most appropriate minimum space standards and provides functional internal spaces that are fit for purpose. New residential development should safeguard the amenities of occupiers by providing appropriate levels of sunlight & daylight and privacy for occupiers of adjacent properties and for future occupiers of proposed dwellings. The living conditions of existing and future residents should not be diminished by increased noise or disturbance.
- 7.32 As the proposed house would comfortably exceed the minimum space standards set out in the London Plan, with each habitable room providing good outlook, light and circulation, it is considered the proposal would provide a satisfactory standard of accommodation. In addition, the proposed house would provide a minimum of 50 square metres of private amenity space. The proposed house would therefore comply with policy 3.5 of the London Plan (July 2011), CS.14 of the Core Planning Strategy (July 2011) and DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014).

7.4 Residential Amenity

- 7.41 Policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that proposals for development will be required to ensure provision of appropriate levels of sunlight and daylight, quality of living conditions, amenity space and privacy, to both proposed and adjoining buildings and gardens. Development should also protect new and existing development from visual intrusion.
- 7.42 The rear elevation of the house does not project beyond the rear wall of No.49, whilst the side wall is located 1m from the side boundary above ground level. It is therefore considered that the proposal would have an acceptable impact on the amenity of this property. It should also be noted that No.49 is a dental practice and therefore not in residential use. The proposed house would also extend only 2m beyond the rear wall of No.51 however it should be noted that the ground floor is located approx. 1.7m and the first floor and the first floor 5m from the side wall of this house. It is therefore considered that the proposal would be acceptable in terms of its impact on daylight/sunlight and would not be visually intrusive or overbearing when viewed from this property. The proposal therefore accords with policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014).

7.5 Basement Construction

- 7.51 The applicant has submitted a construction method statement with design calculations, and drainage strategy for the basement. The Council's Flood and structural engineers are satisfied with the submitted information subject to appropriate conditions. In any event, basement construction is ultimately and issue for the building regulations.

7.6 Parking and Traffic

- 7.61 The application site has a PTAL rating of 6a, which means it has excellent access to public transport. The proposed house would provide one off-street parking space at the front.
- 7.62 Policy DM T3 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that development should only provide the level of car parking required to serve the site taking into account its accessibility by public transport (PTAL) and local circumstances in accordance with London Plan standards unless a clear need can be demonstrated. Policy 6.13 Table 6.2 of the London Plan (March 2016) allows for up to 1 space per unit with 4 bedrooms or more where there is a PTAL rating of 5-6. The level of parking provision is therefore in accordance with London Plan policy. In accordance with Policy DM T3 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) the dwelling will be required to be permit free so that the development does not create any additional parking stress in the area.
- 7.64 Policy DM T1 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that development must provide cycle parking in accordance set out in the London Plan. It states that residential cycle parking facilities should be provided in secure, covered and conveniently sited positions with good

access to the street. Policy 6.13 of the London Plan states that developments must meet with minimum cycle parking standards set out in Table 6.3 which in this instance requires 2 spaces per dwelling. The proposal provides 2 covered spaces at the rear of the site and therefore complies with policy.

8. SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

- 8.1 The application does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms of EIA submission.

9. LOCAL FINANCIAL CONSIDERATIONS

- 9.1 The proposal would result in a net gain in gross floor space and as such will be liable to pay both the Mayoral and Merton Community Infrastructure Levies (CIL). The funds will be spent on the Crossrail project, with the remainder spent on strategic infrastructure and neighbourhood projects.

10. SECTION 106 LEGAL AGREEMENT

10.1 Permit Free

- 10.11 The development is to be 'Permit Free' in line with policy CS.20 of the Core Planning Strategy, which seek to reduce reliance on private motor vehicles in locations with good access to public transport facilities.

- 10.12 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>

11. CONCLUSION

- 11.1 It is considered that the proposed house would be acceptable in terms of its size and design and would not have an unacceptable impact on the Woodside street scene or the wider area. The house is also considered to have an acceptable impact on neighbor amenity, traffic/parking and the proposed basement is not considered to be detrimental to flooding or structural stability of adjoining buildings. Overall it is considered that the proposal would comply with all relevant planning policies and as such planning permission should be granted.

RECOMMENDATION

GRANT PLANNING PERMISSION

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

1. That the residential units are 'Permit Free';
2. The developer agreeing to meet the Council's costs of preparing, drafting and monitoring the Section 106 Obligations.

And the following conditions:

1. A.1 (Commencement of Development)
2. A.7 (Approved Plans)
3. B.1 (External Materials to be Approved)
4. B.4 (Details of Site/Surface Treatment)
5. B.5 (Details of Walls/Fences)
6. B.6 (Levels)
7. C.1 (No Permitted Development (Extensions))
8. C.2 (No Permitted Development (Windows and Doors))
9. C.4 (Obscured Glazing (Opening Windows))
11. C.8 (No Use of Flat Roof)
12. C.10 (Hours of Construction)
13. F.1 (Landscaping/Planting Scheme)
14. F.2 (Landscaping (Implementation))
15. F.9 (Hardstandings)
16. No part of the development hereby approved shall be occupied until evidence has been submitted to the council confirming that the development has achieved not less than the CO2 reductions (ENE1), internal water usage (WAT1) standards equivalent to Code for Sustainable Homes level 4. Evidence requirements are detailed in the "Schedule of evidence Required for Post Construction Stage from Ene1 & Wat1 of the Code for Sustainable Homes Technical Guide. Evidence to demonstrate a 25% reduction compared to 2010 part L regulations and internal water usage rates of 105l/p/day must be submitted to, and acknowledged in writing by the Local Planning Authority, unless otherwise agreed in writing.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with the

following Development Plan policies for Merton: policy 5.2 of the London Plan 2011 and policy CS15 of Merton's Core Planning Strategy 2011.

17. Prior to the commencement of the development details of the provision to accommodate all site operatives, visitors and construction vehicles and loading / unloading arrangements during the construction process shall be submitted and approved in writing with the Local Planning Authority. The approved details must be implemented and complied with for the duration of the construction process.

Reason: To safeguard the amenities of the occupiers of neighbouring properties.

18. H.5 (Visibility Splays)
19. H.7 (Cycle Parking – Cycle Parking to be implemented)
20. No development approved by this permission shall be commenced until a scheme for the provision of surface and foul water drainage has been implemented in accordance with details that have been submitted to and approved in writing by the LPA. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system (SuDS) to ground, watercourse or sewer in accordance with drainage hierarchy contained within the London Plan Policy 5.13 and the advice contained within the National SuDS Standards. Where a sustainable drainage scheme is to be provided, the submitted details shall:
 - i. provide information about the design storm period and intensity, the method employed to and control the rate of surface water discharged from the site to no more than 2l/s and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - ii. include a timetable for its implementation; and
 - iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption authority and any other arrangements.

Reason: To reduce the risk of surface and foul water flooding and to ensure the scheme is in accordance with the drainage hierarchy of London Plan policies 5.12 & 5.13 and the National SuDS standards and in accordance with policies CS16 of the Core Strategy and DMF2 of the Sites and Policies Plan.

21. No developments shall commence on site until the below documents have been submitted and agreed by the planning officer.
 - a) Detailed Construction Method Statement produced by the Contractor responsible for excavation, underpinning and construction of the basement retaining walls. This shall be reviewed and agreed by the Structural Engineer designing the temporary and permanent retaining structures.

- b) Plan showing any temporary works, underpinning sequence and sections of the retaining walls produced by the relevant appointed Contractor.
- c) Detailed design calculations produced by the designer incorporating the comments made by the Council in email dated 27th December 2017 to the planning agent

Reason: To ensure structural stability of adjoining houses are safeguarded and neighbour amenity is not harmed and to comply with policy DM D2 of Merton's Sites and Policies Plan 2014.

- 22. Informative: No surface water runoff should discharge onto the public highway including the public footway or highway. When it is proposed to connect to a 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 (contact no. 0845 850 2777).

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

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