

PLANNING APPLICATIONS COMMITTEE 18 JANUARY 2018

<u>APPLICATION NO.</u>	<u>DATE VALID</u>
17/P3813	19/10/2017
Address/Site	Garages R/O Grange Lodge, The Grange, Wimbledon, SW19 4PR.
Ward	Village
Proposal:	Demolition of existing garages and the erection of a 1 x single dwelling house comprising of lower ground, ground and part first floor.
Drawing Nos	Site Location Plan, 947WB01 Sheet 1 of 2, 947WB01 Sheet 2 of 2, 947WB200, 532 1B, 532 2E, 532 3E 532 4B, 532 5D, 532 6E and 532 7D.
Contact Officer:	Tim Lipscomb (0208 545 3496)

RECOMMENDATION

Grant Permission subject to s.106 legal agreement and conditions.

CHECKLIST INFORMATION

- Heads of Agreement: No
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: Yes
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 56
- External consultations: No
- Controlled Parking Zone: V0s

1.0 INTRODUCTION

- 1.1 The application is brought before the Committee due to the number of objections.

2.0 SITE AND SURROUNDINGS

- 2.1 The site comprises a backland area containing two sets of single storey, pre-fabricated lock-up garages. There is a vehicular access onto The Grange and another onto Ridgway. There are other lock-up garages directly adjacent to the site.
- 2.2 The site is surrounded by 2.5-3 storey residential buildings. Grange Lodge is a three-storey, flat roofed, flatted block with communal gardens to the immediate east of the site. To the north and west of the site area residential dwellings.
- 2.3 There are a number of mature trees clustered around the vehicular access on The Grange and also some trees near the existing garage buildings.
- 2.4 The site is mainly enclosed by 2m high close board fencing.
- 2.5 The site is within the West Wimbledon Conservation Area, Sub-Area 15D. The majority of surrounding buildings make a positive contribution to the Conservation Area, other than Grange Lodge, which is unsympathetic to the area's character.

3. CURRENT PROPOSAL

- 3.1 The proposal is for the demolition of the two existing garage buildings and the erection of a part two-storey, part single storey, five bedroom dwelling with basement.
- 3.2 The majority of the primary habitable space would be at ground floor level, with a single bedroom at first floor level and an additional four bedrooms and study in the basement.
- 3.3 The basement accommodation would be served by rooflights and lightwells to each room.
- 3.4 The proposed dwelling would have flat roofs with an extensive green roof.
- 3.5 The plans show a green wall to the southwest elevation.
- 3.6 There would be solar panels to the single storey part of the roof.
- 3.7 The proposed dwelling would have a maximum height of 5.85m.
- 3.8 The dwelling would have a contemporary form with rendered walls.
- 3.9 A garden area of 81sqm would be provided to the southernmost part of

the site.

3.10 Off-street parking for two cars would be provided.

3.11 Cycle parking would be provided along the access drive.

3.12 No bin store is shown on the plans.

4. **PLANNING HISTORY**

4.1 None.

5. **CONSULTATION**

5.1 21-day site notice procedure, individual letters to neighbouring occupiers and Press Notice. 11 letters of representation have been received, objecting on the following grounds:

- Concerns over notification process.
- The house is three storey, not two-storey.
- House is too large for the site.
- On site trees should be retained.
- The green roofs will not mitigate for the loss of trees on site.
- Concern that tree protection is not adequate as it does not follow tree protection zones.
- Concern that trees would need to be felled to provide more natural light.
- Concern that green roofs would not be maintained.
- PV panels will detract from the value of the proposed green roofs.
- Concerns over sustainability credentials and whether PV panels would actually assist.
- Concern over loss of parking.
- There should be no parking permits issued to future occupiers.
- Concern over precedent for garage sites.
- The letter confirming that the garages are not let is of dubious/nil value as it is provided by the applicant.
- Concern regarding impact of basement on subterranean water courses and adjacent buildings/property.
- Overlooking to 15 The Grange.
- The flat roof areas should not be used as roof terraces and hand rails should not be installed.
- Concerns over access throughout construction process.
- No works should be carried out at weekends.
- The application has not provided a properly centred site plan.
- Plans should be submitted showing dimensions and separation

distances to 38 Murray Road.

- A section s211 notice is required for any works to trees irrespective of the planning application.
- The proposed development would create future constraints for the development of Grange Lodge.
- We urge the Council to require the provision of the house sparrow terrace in the green wall as suggested by the Ethos bat survey.
- One of the letters states that additional tree planting is welcomed.

5.2 The Wimbledon Society:

- Request a condition to ensure that the mature Plane trees are protected by way of steel plates installed in the ground over the driveway.

5.3 Climate Change Officer:

- No SAP calculations have been submitted but the energy statement indicates measures that should achieve the required 19% improvement in CO2 emissions on Part L 2013. I am satisfied the development will meet minimum sustainability requirements of Merton's Core Planning Strategy Policy CS15 (2011).
- The internal water consumption calculations submitted for the development indicates that internal water consumption should be less than 105 litres per person per day.
- I am therefore content that the proposed energy approach to the development is policy compliant and recommend that Merton's Standard Sustainable Design and Construction (New Build Residential- Minor) Pre-Occupation Condition is applied to the development:

CONDITION:

'No part of the development hereby approved shall be occupied until evidence has been submitted to, and approved in writing by, the Local Planning Authority confirming that the development has achieved CO2 reductions of not less than a 19% improvement on Part L regulations 2013, and internal water usage rates of not more than 105 litres per person per day.'

INFORMATIVE:

Carbon emissions evidence requirements for Post Construction stage assessments must provide:

- Detailed documentary evidence confirming the Target Emission Rate (TER), Dwelling Emission Rate (DER) and percentage improvement of DER over TER based on 'As Built' SAP outputs (i.e. dated outputs with accredited energy assessor name and registration number, assessment status, plot number and development address); **OR**, where applicable:
- A copy of revised/final calculations as detailed in the assessment

- methodology based on 'As Built' SAP outputs; **AND**
- Confirmation of Fabric Energy Efficiency (FEE) performance where SAP section 16 allowances (i.e. CO2 emissions associated with appliances and cooking, and site-wide electricity generation technologies) have been included in the calculation

Water efficiency evidence requirements for post construction stage assessments must provide:

- Documentary evidence representing the dwellings 'As Built'; detailing:
- the type of appliances/ fittings that use water in the dwelling (including any specific water reduction equipment with the capacity / flow rate of equipment);
- the size and details of any rainwater and grey-water collection systems provided for use in the dwelling; **AND:**
- Water Efficiency Calculator for New Dwellings; **OR**
- Where different from design stage, provide revised Water Efficiency Calculator for New Dwellings and detailed documentary evidence (as listed above) representing the dwellings 'As Built'

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 2015 and Policy CS15 of Merton's Core Planning Strategy 2011

5.4 Transport Planner:

Observations:

The site lies within an area PTAL 2 which is considered to be poor. A poor PTAL rating suggests that only a few journeys could be conveniently made by public transport.

The access way is wide enough to allow for parking to one side with room for a further car to pass. A turning area is provided at the head of the access way.

Car Parking:

The proposal provides two parking spaces within the curtilage of the site, which satisfies 'The London Plan' parking standards.

Cycle Parking:

The proposal provides 4 cycle spaces and satisfies 'The London Plan and London Housing SPG Standard 20 (Policy 6.9).

Cycle spaces should be secure and undercover.

Refuse and Servicing:

Refuse collection will occur along Grange Road. The refuse store should be sited within 20m of Grange road.

Traffic Generation:

Vehicular traffic generated by the proposed dwelling is unlikely to have a significant impact on the adjoining highway network.

Recommendation: Raise no objection subject to:

- Cycle store to be secure and under cover
- Refuse store should be located within 20m from Grange Road.

5.5 Highways:

Highways comments are:

INF9, INF12, H5 and H9

A S171 licence must be obtained from the Highway authority due to the construction vehicles using the highway to access the site.

5.6 Tree and Landscape Officer:

Original comments (29/11/2017):

I would comment as follows:

- It is proposed to remove a Holly and Elder tree located as part of a group of 3 trees at the rear of the site. The third tree, a Lime tree, is to remain. The Holly tree is a large tree which is clearly visible from the Ridgway and The Grange and provides a valuable source of evergreen visual interest in the winter months. At the present time, this tree is covered with red berries which add to its attractive features. All three trees are categorised as 'C' class trees (BS 5837:2012). We have received at least two objections to the proposed loss of the Holly tree;
- The Lime tree is a large tree which is clearly visible and makes a significant visual contribution to the immediate area. I have been unable to access the site to assess the tree close-up particularly the 'legion' which is described under the structural condition in the tree survey report. The report advises the tree should be monitored regularly in the future for reasons of health & safety. The canopy of the tree is shown to extend beyond the proposed piles and overhangs the open space to the basement area. The arboricultural report makes no mention of how the piles are to be installed and what effect this would have on the canopy of the tree. If this is not addressed at this stage, it is more than likely this tree will suffer considerable damage by the machinery needed to install the piles and the degree to which the canopy would need to be cut back.

I would recommend that this information is provided for the council's consideration prior to any decision being made.

Comments following amendments (19/12/2017):

I would comment as follows:

- The applicant has provided amended drawings and technical information to show how the Lime and now the Holly may be retained as part of this development. The information provided is acceptable.
- In accordance with government guidance on such matters, a tree preservation order shall be made to support the decision to recommend planning consent for this development. The tree preservation order shall include the new tree.

I would recommend attaching the following planning conditions:

- F5 – Tree Protection.
- F8 – Site supervision (Trees)
- Basement: The section of basement located within 4 metres of the existing retained Holly tree shall be constructed utilizing a reduced headroom piling rig such as the Soil Tek SK700, or similar equipment, to avoid damaging the canopy of the Holly tree.
Reason: To protect and safeguard the existing retained Holly tree in accordance with the following etc..
- Landscaping – No development shall take place until details of a landscaping and planting scheme have been submitted to and approved in writing by the LPA. The details shall include on a plan, full details of the size, species, quantities and location of the proposed new tree and plants. The approved works shall be carried out in the first available planting season following the development or prior to the occupation of any part of the development, whichever is the sooner, and any trees which die within a period of 5 years from the completion of the development, are removed or become seriously damaged or diseased or are dying, shall be replaced in the next planting season with others of the same approved specification, unless the LPA gives written consent to any variation.
Reason: To enhance the appearance etc.

5.7 Flooding/Drainage Officer:

I have reviewed the comments below from RJC engineers and the attached calcs for the retained soakaway onsite with a restricted discharge.

We can move forward with a condition and informative for the final drainage detail, including pipe layout and detailed design, including percolation test results. Please include the following condition:

Non-standard condition [Details of drainage]: Prior to the commencement of the development hereby permitted, a detailed strategy for the provision of surface and foul water drainage shall be submitted to and approved in writing by the local planning authority. The drainage scheme will dispose of surface water by means of a sustainable drainage system (SuDS), the scheme shall:

- i. Provide information about the design storm period and intensity, attenuation and control the rate of surface water discharged from the site via soakaway or attenuated discharge and controlled release to no more than 2l/s;
- ii. Include a timetable for its implementation;
- iii. Provide a management and maintenance plan for the lifetime of the development, including arrangements for adoption to ensure the schemes' operation throughout its lifetime.

No works which are the subject of this condition shall be carried out until the scheme has been approved, and the development shall not be occupied until the scheme is carried out in full. Those facilities and measures shall be retained for use at all times thereafter.

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.

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).

6. POLICY CONTEXT

6.1 London Plan (2016)

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|-----|--|
| 3.3 | Increasing housing supply |
| 3.4 | Optimising housing potential |
| 3.5 | Quality and design of housing developments |
| 3.8 | Housing choice |
| 3.9 | Mixed and balanced communities |
| 5.1 | Climate change mitigation |
| 5.2 | Minimising carbon dioxide emissions |

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|------|--|
| 5.3 | Sustainable design and construction |
| 5.7 | Renewable energy |
| 5.13 | Sustainable drainage |
| 6.3 | Assessing effects of development on transport capacity |
| 6.9 | Cycling |
| 6.13 | Parking |
| 7.2 | An inclusive environment |
| 7.3 | Designing out crime |
| 7.4 | Local character |
| 7.6 | Architecture |
| 7.8 | Heritage assets and archaeology |
| 7.14 | Improving air quality |
| 7.19 | Biodiversity and access to nature |
| 7.21 | Trees and woodlands |
- 6.2 Adopted Merton Core Planning Strategy (July 2011)
- | | |
|------|---------------------------------|
| CS6 | Wimbledon Sub-Area |
| CS8 | Housing Choice |
| CS9 | Housing Provision |
| CS11 | Infrastructure |
| CS14 | Design |
| CS15 | Climate Change |
| CS16 | Flood Risk Management |
| CS17 | Waste Management |
| CS18 | Active Transport |
| CS19 | Public Transport |
| CS20 | Parking, Servicing and Delivery |
- 6.3 Sites and Policies Plan and Policies Map (July 2014)
- | | |
|-------|---|
| DM H2 | Housing mix |
| DM O2 | Nature Conservation, Trees, hedges and landscape features |
| DM D1 | Urban design and the public realm |
| DM D2 | Design considerations in all developments |
| DM D4 | Heritage considerations |
| DM F2 | Sustainable urban drainage systems (SuDS) and;
Wastewater and Water Infrastructure |
| DM T1 | Support for sustainable transport and active travel |
| DM T2 | Transport impacts of development |
| DM T3 | Car parking and servicing standards |
- 6.4 Other guidance:
- Merton's New Residential Development SPG 1999
 - Merton's Design SPG 2004
 - DCLG Technical Housing Standards - Nationally Described Space Standard 2016

- Mayor's Housing SPG 2016
- The National Planning Policy Framework 2012

7. **PLANNING CONSIDERATIONS**

7.1 The main planning considerations concern the principle of the erection of a new dwelling and the loss of the existing garages, the visual impact of the proposed development and other alterations, together with neighbouring amenity, impact on trees, standard of accommodation, biodiversity issues, drainage considerations, highway considerations and sustainability issues.

7.2 Principle of development

7.2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when determining a planning application, regard is to be had to the development plan, and the determination shall be made in accordance with the development plan, unless material considerations indicate otherwise.

7.2.2 The site is a brownfield site within a residential area and as such the principle of development in this location is acceptable in land use terms, subject to the policies of the Development Plan.

7.2.3 The scheme proposes the loss of 12 garage parking spaces. The garages to be demolished are pre-fabricated buildings with a limited lifespan. The individual garages themselves are very small and not generally a suitable parking resource for modern vehicles. The applicant has provided evidence to show that only two of the garages have been rented out and these garages are rented to a car collector who does not live near the site. Therefore, the loss of the current garages would not result in displacement parking as they are not used for residents' car parking currently. It is also noted that there are no planning conditions tying the use of these garages to any nearby residential accommodation and therefore the use of these garages could have been withdrawn by the owner at any point in the past.

7.2.4 The erection of a dwellinghouse on this land would, therefore, be acceptable in principle subject to compliance with the Policies of the Development Plan.

7.3 Provision of housing and mix

7.3.1 The National Planning Policy Framework (March 2012) requires the Council to identify a supply of specific 'deliverable' sites sufficient to provide five years' worth of housing with an additional buffer of 5% to provide choice and competition.

- 7.3.2 Policy 3.3 of the London Plan 2015 states that development plan policies should seek to identify new sources of land for residential development including intensification of housing provision through development at higher densities and that the Council will work with housing providers to provide a minimum of 4,107 additional homes (411 new dwellings annually) between 2015 and 2025. Merton LDF Core Strategy policies CS8 & CS9 also seek to encourage proposals for well-designed and located new housing that will create socially mixed and sustainable neighbourhoods through physical regeneration and effective use of space.
- 7.3.3 LB Merton's housing target between 2011 and 2026 is 5,801 (Authority's Monitoring Report 2014/15, p8). While a robust five years supply has been identified, the housing need is increasing in London. The borough's Core Planning Strategy states that it is expected that the delivery of new residential accommodation in the borough will be achieved in various ways including development in 'sustainable brownfield locations' and "ensuring that it is used efficiently" (supporting text to Policy CS9). The application site is on brownfield land and is in a sustainable location adjacent to other existing residential properties.
- 7.3.4 The proposal would have a density of 20dph, which is characteristic of the surrounding area and is considered to be suitable in terms of the pattern and grain of the surrounding area.
- 7.3.5 The benefit of providing one additional unit must be weighed against the planning merits of the proposal.
- 7.3.6 Policy DM H2 sets out a requirement for housing mix based on the housing needs of the borough. The policy requires an even proportion of one, two bed and three bedroom units. Historically there has been an under provision of family sized units (3 beds and above). The scheme proposes a 1 x 5 bed unit. There is not an opportunity to provide a mix of unit sizes as only one dwelling is proposed. Therefore, the application could not be reasonably refused on the basis of an inappropriate housing mix.
- 7.3.7 The proposal is considered to be acceptable in terms of housing provision and housing mix.

7.4 Character of the Area

- 7.4.1 The National Planning Policy Framework (NPPF) states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. The regional planning policy advice in relation to design is found in the London

Plan (2015), in Policy 7.4 - Local Character and 7.6 - Architecture. These policies state that Local Authorities should seek to ensure that developments promote high quality inclusive design, enhance the public realm, and seek to ensure that development promotes world class architecture and design.

7.4.2 Policy DM D2 seeks to ensure a high quality of design in all development, which relates positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings and existing street patterns, historic context, urban layout and landscape features of the surrounding area. Policy DM D2 also seeks to ensure that trees are protected from adverse impacts from development. Policy DM D4 seeks to ensure that development either preserves or enhances the character and appearance of the Conservation Area. Core Planning Policy CS14 supports these SPP Policies.

7.4.3 The West Wimbledon Conservation Area Character Assessment 2004 identifies the site as being within Sub-Area 15D. The following guidance is offered:

“Positive and Negative Features:

The scale and character of Grange Lodge and the Telephone Exchange contrast with the elegant period properties of the rest of this part of the Ridgway and their landscaped gardens and boundary walls. Both buildings, in their different ways, therefore make a negative contribution to the dominant character of this part of the Conservation Area.

Preservation and Enhancement:

Care should be taken to prevent the further erosion of the historic character of this part of the Sub Area. If the opportunity arises to redevelop Grange Lodge, it should be replaced with development of high architectural quality which reflects the scale of the adjoining historic buildings”.

7.4.4 The Character Assessment identifies the existing garages as making a negative contribution to the character of the Conservation Area. The adjacent buildings at Rockwell Court, to the southwest and the semi-detached dwellings at Nos.30-40 Murray Road, to the west, are identified as making a positive contribution. No.15 The Grange, to the east of the site, is a locally listed building. Therefore, it will be necessary to ensure that the proposed development does not detract from the setting and special character of these existing buildings.

7.4.5 The site is in a backland area and therefore it will be important to ensure that the building has a subordinate relationship with the main frontage

buildings and does not disturb the traditional perimeter block layout and streetscene.

- 7.4.6 The proposed building would be subservient to the frontage buildings, which is appropriate. It is noted that the proposed building would be higher than the garages it replaces, however, the building would maintain a subordinate aspect and would result in a visual improvement over and above the existing situation. The proposal is a low-key design with modest massing which doesn't compete with or visually dominate the frontage building.
- 7.4.7 It is considered that the proposal has struck a suitable balance in terms of scale.
- 7.4.8 In terms of design, it is noted that the proposal does not relate particularly to the architectural form of the area but due to its small scale, it is considered that it would successfully integrate; a more substantial pastiche building may appear contrived, whereas this building would be neutral in its impact.
- 7.4.9 The provision of green walls is positive and will assist in softening the visual impact of the proposed development.
- 7.4.10 The proposal is considered to be a suitable design response to the site and it is considered that the proposal would enhance the character and appearance of the Conservation Area and would comply with Policies DM D2 and DM D4 in this respect.

7.5 Trees

- 7.5.1 To the western part of the site are two mature trees, a Holly and a Lime, which make a positive contribution to the character of the area, albeit they are not exemplary specimens. The proposal has been amended to ensure that these two trees are retained. The Council's Tree and Landscape Officer has commented on the amended proposals and concludes that the trees could be reasonably retained under the current proposals and therefore no objection is raised in this regard.
- 7.5.2 The scheme includes tree planting and this will contribute to the character of the vicinity.
- 7.5.3 Subject to tree protection measures, to be secured by condition, the impact on on-site trees would be acceptable.

7.6 Basement Accommodation

- 7.6.1 The proposal includes the construction of a substantial basement.
- 7.6.2 It will be necessary for the proposal to comply with the requirements of Policy DM D2 in relation to basements.
- 7.6.3 The applicant has submitted a Basement Impact Assessment which incorporates on site ground investigation and drainage strategy, hydrology report, construction method statement and land stability report. The assessment concludes that the proposed basement would not cause harm to the built or natural; environment, would not lead to ground instability and would not adversely impact the ground water flow, water levels and drainage.
- 7.6.4 Whilst the majority of the potential impacts of the basement would be addressed at the Building regulations stage of the development, it is considered that sufficient assurance has been provided as to the acceptability of the basement in relation to the specific requirements of Policy DM D2.

7.7 Standard of accommodation

- 7.7.1 London Plan Policy 3.5, as amended by Minor Alterations to the London Plan (March 2016) states that all new housing developments should be of the highest quality internally, externally and in relation to their context. In order to ensure that such development provide an adequate level of internal amenity, Table 3.3 of the London Plan sets out the minimum floor areas which should be provided for new housing. The DCLG publication: "Technical housing standards - nationally described space standard" (2016) provides further guidance, which has been adopted by the Mayor for London.
- 7.7.2 Sites and Policies Plan Policy DM D2 seeks to ensure good quality residential accommodation with adequate levels of privacy, daylight and sunlight for existing and future residents, the provision of adequate amenity space and the avoidance of noise, vibration or other forms of pollution.
- 7.7.1 The proposed dwelling would meet the minimum space standards in terms of overall GIA and provision of external amenity space.
- 7.7.2 The submitted 'Daylight and Sunlight Considerations' document sets out that adequate levels of light would reach the basement accommodation and it is concluded that the use of the basement for bedrooms and a study would not result in a sub-standard residential environment.

7.7.3 The standard of accommodation is considered to be acceptable.

7.8 Neighbouring Amenity

7.8.1 Policies DM D2 and DM D3 seek to ensure that development does not adversely impact on the amenity of nearby residential properties.

7.8.2 The proposed building would result in a change to the outlook for surrounding properties. The proposed building includes a first floor element and would be substantially higher than the existing garage building.

7.8.3 The first floor element of the proposal would be well separated from the boundaries with neighbouring dwellings and it is concluded that there would not be an adverse impact on the amenities of neighbouring properties by way of loss of light, loss of outlook or overbearing form.

7.8.4 In addition, the southwest elevation would be a green wall, which would further minimise the visual impact of the new dwelling.

7.8.5 The windows serving the first floor accommodation have the potential to overlook neighbours. However, the clear glazed window is angled to provide views of the side of Grange Lodge and other parts of the communal garden only and would avoid direct window to window overlooking. The other windows at first floor level would be obscurely glazed and as such would not result in overlooking.

7.8.6 Overall whilst the building would be taller than the existing, the impact is not considered to be materially harmful.

7.8.7 The proposal would comply with Policy DM D2 in terms of the impact on neighbouring amenity, subject to conditions.

7.9 Highway, traffic and parking considerations

7.9.1 Core Strategy Policy CS 20 considers matters of pedestrian movement, safety, servicing and loading facilities for local businesses and manoeuvring for emergency vehicles as well as refuse storage and collection.

7.9.2 Core Strategy Policy CS 18 promotes active means of transport and the gardens of the houses provide sufficient space for the storage of cycles without the need to clutter up the front of the development with further cycle stores.

- 7.9.3 The provision of two parking spaces would be in line with relevant planning guidance and would provide adequate parking for the proposed dwelling. In order to ensure that there is no additional on-street parking within the CPZ, it is recommended that the applicant enter into a s.106 agreement to restrict parking permits.
- 7.9.4 Cycle parking, in line with the requirements of the London Plan (2016), are indicated on the plans and these arrangements are considered to be acceptable.
- 7.9.5 The additional traffic generated by the proposed development is unlikely to have an adverse impact on the highway network and no objection is raised on this basis.
- 7.9.6 Subject to a legal agreement relating to parking permits, the proposal is considered to be acceptable in terms of highway impacts.
- 7.10 Refuse and recycling
- 7.10.1 Policy CS20 of the Core Strategy (2011) states that the Council will seek to implement effective traffic management by requiring developers to incorporate adequate facilities for servicing to ensure loading and unloading activities do not have an adverse impact on the public highway.
- 7.10.2 It is unclear what the arrangements for refuse and recycling storage would be. However, there is ample space on site to accommodate a bin store. Bins would be required to be presented at the roadside on collection days.
- 7.10.3 Subject to a condition to secure details of a bin store, it is considered that the proposal would be acceptable in this regard.
- 7.10.4 The proposal would therefore, comply with Policy CS17 of the Core Planning Strategy 2011.
- 7.11 Drainage
- 7.11.1 The site is not within Flood Zone 2 or 3 and not within an area identified as being prone to flooding.
- 7.11.2 The scheme proposes to increase the permeable 'free draining' area, which is an improvement over the existing situation.
- 7.11.3 The Council's Flooding and Drainage engineer has reviewed the proposals and concludes that the proposal would be acceptable subject to a condition to ensure that a suitable detailed strategy for the provision of surface and foul water drainage is provided.

7.11.4 The proposal is considered to be acceptable in terms of drainage.

7.12 Biodiversity

7.12.1 Policy DMO2 seeks, amongst other things, to protect land of ecological value. The NPPF has a presumption in favour of sustainable development, seeking positive improvements in the quality of the built, natural and historic environment including moving from a net loss of biodiversity to achieving net gains for nature.

7.12.2 The application is accompanied by a bat survey which indicates that no evidence of use by bats was discovered. However, notwithstanding this, in order to secure an ecological gain on site, the recommendation within the survey, that a house sparrow terrace is incorporated into the green wall will be controlled by way of condition.

7.12.3 The proposal is considered to be acceptable in terms of the impact on biodiversity.

7.13 Sustainable design and construction

7.13.1 New buildings must comply with the Mayor's and Merton's objectives on carbon emissions, renewable energy, sustainable design and construction, green roofs, flood risk management and sustainable drainage. The most relevant London Plan policies are 5.1 (Climate Change Adaptation), 5.2 (Minimising Carbon Dioxide Emissions) and 5.3 (Sustainable Design and Construction) which seek to minimise energy usage and reduce carbon dioxide emissions.

7.13.2 Policy CS15 sets out minimum sustainability requirements for development proposals.

7.13.3 On 25 March 2015 the Government issued a statement setting out steps it is taking to streamline the planning system. Relevant to the proposals, the subject of this application, are changes in respect of sustainable design and construction, energy efficiency and forthcoming changes to the Building Regulations. The Deregulation Act was given the Royal Assent on 26 March 2015. Amongst its provisions is the withdrawal of the Code for Sustainable Homes.

7.13.4 Until amendments to the Building Regulations come into effect the government expects local planning authorities not to set conditions with the requirements of Code Level 4. Where there is an existing plan policy which references the Code for Sustainable Homes, the Government has also stated that authorities may continue to apply a requirement for a

water efficiency standard equivalent to the new national technical standard.

7.13.5 The application is accompanied by supporting information in relation to sustainable construction.

7.13.6 The Council's Climate Change Officer has commented on the application and subject to condition raises no objection, as the proposal would meet the relevant sustainability objectives.

7.13.7 The proposal complies with Policy CS15 of the Core Planning Strategy 2011 and Policy 5.3 of the London Plan.

7.14 Community Infrastructure Levy

7.14.1 The proposed development would be subject to payment of the Merton Community Infrastructure Levy and the Mayor of London's Community Infrastructure Levy (CIL).

7.14 Response to representations

7.14.1 The majority of issues raised by objectors are addressed in the body of this report. However, in addition, the following comments are offered:

- The statutory notification process has been carried out. Therefore, properties which are not immediately adjoining have not been directly notified. However, a site notice has been displayed along with a Press Notice.
- The plans clearly show the proposed dwelling to have a ground floor, a first floor and basement accommodation. It is not a three-storey dwelling in the usual sense.
- Any proposal to fell trees in the future would be assessed on their own merits.
- The proposed PV panels are not considered to be overly intrusive and would contribute towards sustainability credentials of the new dwelling.
- The letter from the applicant sets out the use of the garages and therefore, in the absence of evidence to the contrary, should be attributed some weight.
- A standard 'hours of working condition' can be imposed but it would be unreasonable to restrict this build over and above the usual requirements.
- The submitted plans comply with the relevant validation requirements. It is not necessary to annotate scaled plans with dimensions.

- The impact on on-site trees can be addressed through this application. A further consent is not required.
- The proposal is not considered to unreasonably impact on any future redevelopment proposals for Grange Lodge, as it is a modest proposal which allows for a redevelopment of Grange Lodge.
- There would be a degree of disturbance and disruption throughout the construction process. However, it would not be reasonable to refuse the application on this basis. If permitted, a condition for a Construction Method Statement would be imposed to ensure that the disruption is minimised as far as reasonably possible.

8.0 SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

- 8.1 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms of an Environmental Impact Assessment (EIA).

9.0 CONCLUSION

- 9.1 The principle of development is considered to be acceptable.
- 9.2 The impact on the character of the area and neighbouring amenity is considered to be acceptable.
- 9.3 The proposal appears to be a well thought and sufficiently modest not to detract from or over-dominate the period properties making a positive contribution to the Conservation Area. The proposal is considered to be acceptable in planning terms.

RECOMMENDATION

GRANT PLANNING PERMISSION subject to the completion of a S106 agreement covering the following heads of terms:

1. CPZ permit exemptions for new residents of the scheme
2. The developer agreeing to meet the Council's costs of preparing [including legal fees] the Section 106 Obligations [agreed by developer];

And the following conditions:

1. A.1 (Commencement of Development)
2. A.7 (Approved Drawings)
3. B.3 (External materials as specified)

4. B.4 (Site Surface Treatment)
5. B5 Details of Walls/Fences
6. C01 No Permitted Development (Extensions)
7. C02 No Permitted Development (Windows and Doors)
8. C04 Obscured Glazing (Opening Windows)
9. C06 Refuse & Recycling (Details to be Submitted)
10. C08 No Use of Flat Roof
11. D11 Construction Times
12. F05 Tree Protection.
13. F08 Site Supervision (Trees)
14. The section of basement located within 4 metres of the existing retained Holly tree shall be constructed utilising a reduced headroom piling rig such as the Soil Tek SK700, or similar equipment, to avoid damaging the canopy of the Holly tree.

Reason: To protect and safeguard the existing retained Holly tree in accordance with Policy DM D2 of the Sites and Policies Plan 2014.
15. F01 Landscaping/Planting Scheme
16. H05 Visibility Splays
17. H09 Construction Vehicles
18. Prior to the commencement of the development hereby permitted, a detailed strategy for the provision of surface and foul water drainage shall be submitted to and approved in writing by the local planning authority. The drainage scheme will dispose of surface water by means of a sustainable drainage system (SuDS), the scheme shall:
 - i. Provide information about the design storm period and intensity, attenuation and control the rate of surface water discharged from the site via soakaway or attenuated discharge and controlled release to no more than 2l/s;
 - ii. Include a timetable for its implementation;

iii. Provide a management and maintenance plan for the lifetime of the development, including arrangements for adoption to ensure the schemes' operation throughout its lifetime.

No works which are the subject of this condition shall be carried out until the scheme has been approved, and the development shall not be occupied until the scheme is carried out in full. Those facilities and measures shall be retained for use at all times thereafter.

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.

19. No part of the development hereby approved shall be occupied until evidence has been submitted to, and approved in writing by, the Local Planning Authority confirming that the development has achieved CO2 reductions of not less than a 19% improvement on Part L regulations 2013, and internal water usage rates of not more than 105 litres per person per day.

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 2015 and Policy CS15 of Merton's Core Planning Strategy 2011.

20. Non-standard condition – measures set out in Biodiversity report to be implemented.

Informatives:

1. INF 15 Discharge conditions prior to commencement of work
2. INFORMATIVE
This permission creates one or more new units which will require a correct postal address. Please contact the Street Naming & Numbering Officer at the London Borough of Merton:

Street Naming and Numbering (Business Improvement Division)
Corporate Services
7th Floor, Merton Civic Centre
London Road
Morden
SM4 5DX
Email: street.naming@merton.gov.uk

3. A S171 licence must be obtained from the Highway authority due to the construction vehicles using the highway to access the site.
4. Note To Applicant - Scheme Amended During Application Lifecycle.
5. INF 09 Works on the Public Highway.
6. Carbon emissions evidence requirements for Post Construction stage assessments must provide:
 - Detailed documentary evidence confirming the Target Emission Rate (TER), Dwelling Emission Rate (DER) and percentage improvement of DER over TER based on 'As Built' SAP outputs (i.e. dated outputs with accredited energy assessor name and registration number, assessment status, plot number and development address); OR, where applicable:
 - A copy of revised/final calculations as detailed in the assessment methodology based on 'As Built' SAP outputs; AND
 - Confirmation of Fabric Energy Efficiency (FEE) performance where SAP section 16 allowances (i.e. CO2 emissions associated with appliances and cooking, and site-wide electricity generation technologies) have been included in the calculation.
7. Water efficiency evidence requirements for post construction stage assessments must provide:
 - Documentary evidence representing the dwellings 'As Built'; detailing:
 - the type of appliances/ fittings that use water in the dwelling (including any specific water reduction equipment with the capacity / flow rate of equipment);
 - the size and details of any rainwater and grey-water collection systems provided for use in the dwelling; AND:
 - Water Efficiency Calculator for New Dwellings; OR Calculator for New Dwellings and detailed documentary evidence (as listed above) representing the dwellings 'As Built'.
8. 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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