

**PLANNING APPLICATIONS COMMITTEE
22 FEBRUARY 2018**

<u>APPLICATION NO.</u>	<u>DATE VALID</u>
17/P2878	02/08/2017
Address/Site	Deacon House, 10 Atherton Drive, Wimbledon, SW19 5LB
Ward	Village
Proposal:	Erection of a new detached garage with basement car park and erection of a two storey side extension with basement games room.
Drawing Nos	P01, P02, P04, P05, P06, P08, P09
Contact Officer:	Richard Allen (8545 3621)

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- Yes
- Site notice-Yes
- Design Review Panel consulted-No
- Number neighbours consulted – 14
- 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 comprises a detached two storey dwelling house situated at the southern end of Atherton Drive, a cul-du-sac accessed from Burghley

Road. There is an existing detached garage to the side of the property adjacent to the rear boundary with 21 Calonne Road. The application property is situated within a large garden screened by mature tree and shrub planting. The application site is within the Merton (Wimbledon North) Conservation Area.

3. **CURRENT PROPOSAL**

- 3.1 The current proposal involves the erection of a detached garage building with basement car parking below and erection of a two storey extension to the existing dwelling house with games room below at basement level.
- 3.3 The proposed detached garage building would be 6.5 metres in width and 8.5 metres in length. The garage would have an eaves height of between 2.5 and 3.2 metres and would have a hipped roof with an overall height of between 4.1 and 5.5 metres. The garage would contain a car lift which would provide access to a basement car park that could accommodate 8 cars.
- 3.4 The proposed two storey extension would be sited on the south elevation of the existing dwelling house and would be 9 metres in width (at ground floor level) and 14 metres in length. The extension would have a 'cat slide' roof that would slope upwards from the boundary with 19 Calonne Road, with first floor accommodation provided within the roof space. Two dormer windows would be provided to the garden elevation and a single dormer window (to a bathroom) provided to the side elevation facing towards the boundary with 19 Calonne Road. Beneath the side extension a basement would be formed to provide a games room.

4. **PLANNING HISTORY**

- 4.1 In July 1989 planning permission was granted for the erection of a first floor side extension (LBM Ref.89/P0804).
- 4.3 In November 1995 planning permission was granted for the erection of a part single, part two storey detached house with accommodation within the roof and integral garage fronting Calonne Road and erection of a part single/part two storey detached dwelling with integral swimming pool, detached double garage with accommodation above with access from Atherton Drive involving the demolition of 10 and 12 Atherton Drive (LBM Ref.95/P0762).

5. **CONSULTATION**

- 5.1 The application has been advertised by site notice procedure and letters of notification to occupiers of neighbouring properties. In response 18 objections have been received. The grounds of objection are set out below:-

-The construction of an underground garage would cause problems with the water table cause disruption to traffic and cause problems of access to other houses.

- The proposed garage could result in a commercial activity taking place in a residential area.
- The proposed basement may affect nearby trees and result in loss of greenery.
- The large garage will result in noise and pollution.
- the basement may increase risk of flooding and have an adverse impact upon ground water.
- The excavation to build the underground garage would cause noise and nuisance.
- The garage will result in the loss of an orchard and garden area.
- Keeping cars underground would be a fire hazard.
- The garage and extension to the house would constitute overdevelopment of the site.
- The proposed two storey extension would face onto 19 Calonne Road and the window in the side elevation would result in overlooking.

5.2 Parkside Residents Association

The Parkside residents Association state that the proposed basement car park is disproportionately large, inappropriate and unsuitable for a residential location. The proposal will allow for the garaging of 12 cars on the site. This is excessive for a residential location. There are no properties in the area which offer garaging on such a scale. Driving vehicles in and out of the basement would generate numerous traffic movements along a quiet cul-du-sac and create disturbance. There are no details of the car lift and it must be demonstrated that this equipment will not cause undue noise. The storage of cars underground could be a safety risk. The proposal will also result in the loss of trees and the flood risk assessment and basement construction method statement provides little information on the impact of the development upon neighbour amenity. The first floor window in the two storey side extension would result in overlooking and loss of privacy to 19 Calonne Road.

5.4 Tree Officer

The tree officer has confirmed that the applicant has provided sufficient information to the proposed development in response to earlier concerns and the tree officer is now satisfied that the development can be implemented in a satisfactory manner subject to tree protection conditions being imposed on any grant of planning permission. The tree officer raises no objection to the trees proposed to be removed.

6. **POLICY CONTEXT**

6.1 Adopted Merton Core Strategy (July 2011) CS14 (Design) and CS20 (Parking).

6.2 Sites and Policies Plan (July 2014) D2 (Design Considerations in all Developments), DM D3 (Alterations and Extensions to Existing Buildings), DM D4 (Managing Heritage Assets) and DM T3 (Car Parking).

- 6.3 The London Plan (March 2016)
The relevant policies within the London Plan are 6.13 (Parking), 7.4 (Local Character) and 7.4 (Local Character).

7. **PLANNING CONSIDERATIONS**

- 7.1 The main planning considerations concern the impact on visual amenity, design and Conservation Area, basement construction, neighbour amenity, trees and parking issues.

7.2 Design/Conservation Issues

The proposal involves the erection of a two storey extension to the existing house and the erection of a detached double garage building that would provide lift access to an underground car parking area. The site lies within the 'Wimbledon House' sub-area of the Conservation Area which is recognised for its former part of the Old Park, which was largely occupied by Wimbledon House and its grounds. The area is recognised for its harmonious designs and spacious plots, controlled over time through restrictive covenants. The proposed extension to the dwelling house has been designed to complement the design of the existing house and would incorporate a hipped roof and rendered wall. The detached garage building has also been designed to complement the design of the existing house. Once constructed, the basement parking area and games room would not be visible and would have no impact upon the character of the conservation area.

Overall the proposed garage and extension to the existing dwelling house have been sympathetically designed to complement the existing dwelling house and the proposal would not have a harmful impact upon the character or appearance of the Merton (Wimbledon North) Conservation area. The proposal is therefore acceptable in terms of policies CS14, DM D2 and DM D4.

7.3 Basement Construction

A number of representations have been received concerning the impact of the proposed basement construction on trees and ground water. However, the applicant has provided a basement construction method statement prepared by a qualified structural engineer and the report concludes that based on the survey information the basements can be constructed in a safe and effective method without significant impact upon neighbouring properties. Further, the application has been accompanied with a Flood Risk Assessment which concludes that the risk of flooding is low and that the appropriate drainage strategy should be to utilise a sub-surface positive drainage system to the public sewer, as per the existing dwelling. The Council's Drainage Officer has no objections to the proposal subject to submission of surface water and foul water drainage scheme being imposed on any grant of planning permission. The proposed basement is therefore considered to be acceptable in term of policy DM D2.

7.4 Neighbour Amenity

The resident's concerns regarding the scale of the underground parking area are noted. However, the applicant collects classic cars and there are no objections to the construction of an underground parking area in principle as once constructed the access would be via a conventional detached double garage. (A similar development was also recently approved at 28 Linfield Road LBM Ref.16/P0272). The proposed two storey side extension to the existing house (incorporating a basement games room) would be sited adjacent to the rear boundary with 19 Calonne Road. However, although two storeys the first floor would be within the roof space, with the hipped roof sloping away from the boundary with 19 Calonne Road. Although a side dormer window is proposed facing onto 19 Calonne Road, the window would be to a bathroom and would be obscure glazed, which can be controlled via condition. The proposed garage would be sited within the eastern corner of the large garden. The side elevation of the garage would be a minimum of 2 metres away from the side garden boundary with 25 Calonne Road and the rear elevation of the garage would be 4 metres from the rear boundary with number 25. The side elevation of the garage would be a minimum of 1 metre away from the side boundary of the garden of 8 Atherton Drive and the garage would have a hipped roof sloping away from each side boundary. Therefore the siting of the garage adjacent to neighbouring gardens would not have a harmful impact upon neighbour amenity and is therefore acceptable in terms of policy DM D2.

7.5 Trees

The Council's tree officer has been consulted on the proposals and is satisfied with the information contained within the arbouricultural report. The tree officer has, however, recommended that appropriate planning conditions be imposed on any grant of planning permission to protect retained trees during construction works. The proposal is therefore considered to be acceptable in terms of policy DM DO2.

7.6 Parking

The existing access arrangements to the site are unaffected by the proposed development and the proposal would involve the provision of additional parking spaces at basement level for the owners collection of classic cars. Therefore there are no planning objections to the proposed development.

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 proposed two storey side extension to the existing dwelling house and the erection of the detached garage building are considered to be acceptable

in design terms. Although the proposal involves the provision of basement car parking area accessed via a car lift and provision of a small basement beneath the two storey side extension, the applicant has provided a basement construction method statement demonstrating that the basements can be constructed in a safe manner. The proposal is considered to be acceptable in terms of neighbour amenity would not cause a harmful effect on the character or appearance of the (Wimbledon North) Conservation Area. Accordingly it is recommended that planning permission be granted subject to conditions.

RECOMMENDATION

GRANT PLANNING PERMISSION

Subject to the following conditions:-

1. A.1 (Commencement of Development)
2. A.7 (Approved Drawings)
3. B.1 (Approval of Facing Materials)
4. B.4 (Site Surface Treatment)
5. C.2 (No Permitted Development –Door and Windows)
6. C.4 (Obscure Glazing-Side Dormer Window to Bathroom)
7. D.11 (Hours of Construction)
8. F1 (Landscaping)
9. F2 (Landscaping-Implementation)
10. F5 (Tree Protection)
11. The details of measures for the protection of existing trees as specified in the approved document BS 5873:2012 Arbouricultural Report Impact Assessment, Arbouricultural Method Statement and Tree Protection Plan dated August 2017 including drawing titled Tree Protection Plan dated 03/11/2017 shall be fully complies with. The methods for the protection of the existing trees shall be fully complied with. The methods for the protection of the existing trees shall fully accord with all of the measures specified in the report. The details of the measures as approved shall be retained and maintained until the completion of site works.

Reason for condition: to protect and safeguard the existing retained trees and those trees located in neighbouring amenity space in accordance with the following development Plan policies for Merton: Policy 7.21 of the London

Plan 2015, Policy CS13 of Merton's Core Planning Strategy 2011, and Policies DM D2 and DM O2 of the Adopted Merton Sites and Policies Plan 2015.

12. F.8 (Site Supervision – Trees)
13. F.6 (Design of Foundations insert 'within 11 metres of retained trees')
14. The existing ground levels within the root protection area of the existing retained Beech tree (referred to as T20) shall not be raised or lowered and shall remain as existing.

Reason for condition: To protect and safeguard the existing retained Beech tree in accordance with the following development Plan Policies for Merton: Policy 7.21 of the London Plan 2015, policy CS13 of Merton's Core Planning Strategy 2011, and Policies DM D2 and DM O2 of the Adopted Merton Sites and Policies Plan 2015.

15. The new footpath shown on the approved drawing number P07 Rev A beneath the canopy of the Beech tree (referred to as T20) shall be constructed using no-dig construction as detailed in Arbouricultural Practice note 12.

Reason for condition: To protect and safeguard the existing retained Beech tree in accordance with the following development Plan Policies for Merton: Policy 7.21 of the London Plan 2015, policy CS13 of Merton's Core Planning Strategy 2011, and Policies DM D2 and DM O2 of the Adopted Merton Sites and Policies Plan 2015.

16. F.1 (Landscaping Scheme)
17. Condition: Prior to the commencement of the development hereby permitted, a detailed scheme 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 (no less than 27.4m³) and control the rate of surface water discharged from the site to no more than 5l/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.

18. Prior to commencement of development a fully detailed Basement Construction Method Statement (including hydrology report) shall be submitted to and agreed in writing by the Local Planning Authority. The basement works shall be undertaken in accordance with the approved details.

Reason for condition: In the interest of neighbour amenity and to comply with policy DM D2 of the Adopted Merton Sites and Policies Plan (2014).

19. The garage and basement parking area shall be used for the parking of motor vehicles ancillary to the domestic use of Deacon House, 10 Atherton Drive SW19 5LB and for no other purpose without prior approval in writing from the Local Planning Authority.

Reason for condition: In the interest of neighbour amenity and to comply with policy DMD2 of the Adopted Merton Sites and Policies Plan (2014).

20. Prior to first use of the garage hereby permitted, details of the internal car lift structure and operating mechanism shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed details and thereafter retained.

Reason for condition: In the interest of neighbour amenity and to comply with policy DMD2 of the Adopted Merton Sites and Policies Plan (2014).

21. INF 1 (Party Wall Act)

22. 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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