

**PLANNING APPLICATIONS COMMITTEE
22 FEBRUARY 2018**

APPLICATION NO. DATE VALID

17/P4151

07/11/2017

Address/Site 27 Belvedere Avenue, Wimbledon, SW19 7PP

Ward **Village**

Proposal: Erection of ground, first and second floor front extensions, alterations to fenestration, including replacement of windows.

Drawing Nos 099LAW (00P) 001_Rev P1, 009_Rev P1, 010_A, 010_Rev P2, 011_Rev P2, 012_Rev P2, 013_Rev P1, 201_Rev P1, 203_Rev P2, 204_Rev P1, 210_Rev P1, 301_Rev P1

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 – 8
- 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 partially built three storey dwelling house (with basement level) situated on the south west side of Belvedere Avenue between the junctions of Alan Road and Church Road. Construction of the existing building commenced in 2007/2008 but was never completed and the building has remained an empty shell. The application site is within the Merton (Wimbledon North) Conservation Area. The frontage to the site consists of a high locally listed wall.

3. **CURRENT PROPOSAL**

- 3.1 The current proposal involves the erection of ground, first and second floor extensions, alterations to fenestration of building including replacement of windows, together with internal works in connection with the refurbishment of the existing house. Construction of the existing house commenced in 2007/2008 but has never been completed and the house has never been occupied.
- 3.2 The current proposal involves the remodelling of the existing dilapidated shell to improve the internal configuration. The existing windows within the side elevations (which overlook neighbouring properties) would be removed. The existing building has timber windows and a rendered finish. The timber windows would be replaced by bronze coloured aluminium framed glazing. A small extension to the front corner and the extension and rationalization at second floor level with the curved 'tower' being rebuilding in a rectangular form. Level access would be provided to the dwelling and a lift installed to provide wide and level access to principle areas.
- 3.3 The proposal also involves the formation of new access points within the locally listed front boundary wall and the installation of timber gates.

4. **PLANNING HISTORY**

- 4.1 The application site was previously occupied by a chalet style bungalow which was demolished in 2005. A number of planning applications were subsequently submitted for various designs for a replacement house on the site.
- 4.2 In April 2005 Planning Permission was granted for the erection of a new dwelling house and changes to the existing front boundary wall (LBM Ref.04/P1688).
- 4.3 In April 2005 Conservation Area Consent was granted for the demolition of the existing dwelling house in connection with the construction of a replacement dwelling (LBM Ref.04/P1689).
- 4.4 In August 2005 Planning Permission was granted for the erection of a new dwelling house (LBM Ref.05/P1435).

- 4.5 In November 2005 Planning Permission was granted for the erection of a five bedroom dwelling house and modifications to front wall (LBM Ref.05/P2246).
- 4.6 In May 2006 Planning Permission was granted for the erection of six bedroom dwelling house (Revisions to LBM Planning permission Ref.05/P2246) (LBM Ref.06/P0642).
- 4.7 In June 2017 planning permission was granted under delegated powers for the erection of ground, first and second floor front extensions, alterations to fenestration including replacement of windows together with associated internal works to the partially built dwelling house (LBM Ref.17/P1035).
- 4.8 In November 2017 conditions attached to LBM Planning Permission Ref.17/P1035 was discharged (LBM Ref.17/P3506).

5. **CONSULTATION**

- 5.1 The application has been advertised by site notice procedure and letters of notification to occupiers of neighbouring properties. In response 7 objections have been received. The grounds of objection are set out below:-

- The plans do not show the relationship of the property to its neighbours.
- The property would be built further forward than existing and maybe higher.
- The plans lack dimensions.
- The plans do not show the building in context with the street.
- The top of the house now looks like a full third floor.
- There is no mention of obscure glazing being used.
- The house may extend beyond the original boundary.

- 5.1 The Belvedere Estates Residents Association
There appears to be a lack of detail on the drawings. There are no measurements and the boundaries are not shown and it is not possible to ascertain where the proposed dwelling is in context to its surroundings.

- 5.2 The Wimbledon Society
The Society believes that the plans are inadequate as they lack detail and do not show existing and proposed works in context of the site. The application should be withdrawn and resubmitted with better plans.

Officer response: During the assessment of the application officers have received plans which show the position and height of the immediate neighbouring property in comparison to the current proposal.

6. **POLICY CONTEXT**

- 6.1 Adopted Merton Core Strategy (July 2011)
CS15 (Climate Change), CS18 (Active Transport) and CS20 (Parking).
- 6.2 Sites and Policies Plan (July 2014)

D2 (Design Considerations in all Developments), DM D2 (Design Considerations in all Developments), 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 3.3 (Increasing London's Housing Supply), 3.4 (Optimising Sites Potential), 3.5 (Quality and Design of Housing), 3.8 (Housing Choice), 5.2 (Climate Change Mitigation), 5.3 (Sustainable design and Construction), 5.7 (Renewable Energy), 6.9 (Cycling), 6.13 (Parking), 7.4 (Local Character) and 7.4 (Local Character).

7. **PLANNING CONSIDERATIONS**

7.1 The main planning considerations are the impact on visual amenity and the Conservation Area, neighbouring amenity, parking/access and differences with previous permission.

7.2 Design/Conservation Issues

The existing house was constructed in 2007/2008 under LBM Planning Permission Ref.06/P0642, and has never been completed or occupied. The previous planning permission (LBM Ref.17/P1035) sought revisions to the design approved by LBM Ref.06/P0642 and included a ground floor rear extension. However, due to a restrictive covenant on the land it has not been possible to construct the approved rear extension. Therefore to accommodate the changes to the original scheme, alterations are now proposed to the front elevation including a 588mm projection to the ground floor utility room and 2 metres projection to enlarge the dining room (infilling part of the front elevation adjacent to the integral garage). The partially constructed curved 'tower' section at second floor level is to be rebuilt with a rectangular footprint. The overall bulk and mass of the proposal would remain the same as that already granted permission under LBM Ref.17/P1035 and the removal of the single storey rear extension element is beneficial to the site surroundings.

7.3 The extensions and alterations to the building are considered to be acceptable in design terms and the proposal would preserve the character and appearance of the Merton (Wimbledon North) Conservation Area. The proposals are therefore acceptable in terms of policies CS14 (Design) and DM D2 (Design Considerations in all Developments), DM D3 (Alterations and Extensions to Existing Buildings) and DM D4 (Managing Heritage Assets).

7.4 Neighbour Amenity

The existing building that occupied the site had windows within the side elevations. These windows would be removed thereby improving neighbour amenity by removing a potential source of overlooking. Windows within the proposed extension would face into the front and rear gardens and the new windows and fenestration would result in a visual improvement to the benefit of neighbour amenity. The removal of the single storey extension element from the previously granted scheme is considered to benefit adjoining neighbouring properties. Overall, the proposal would not cause material harm to neighbouring amenity and is considered acceptable in this regard. The

proposal is therefore acceptable in terms of policy DM D2 (Design Considerations in all Developments).

7.5 Parking

Car parking would be provided within an integral garage. The proposal proposes 1 garage space in comparison to the 2 under the previous permission. Notwithstanding this, the site can accommodate 2 further parking spaces on the front driveway. The parking arrangements are considered to be acceptable in terms of policy CS20.

7.6 Trees

No tree work is proposed as part of the current application. However, the architect has indicated that a comprehensive landscaping scheme would be undertaken on completion of the building works. This would be secured through a planning condition. A tree protection condition would be required to protect retained trees during building works.

7.7 Sustainability Issues

In terms of sustainability the proposal involves the completion of a building constructed in 2008. The architect has confirmed that the completed building will comply with Part L 1b of the Building Regulations.

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 proposal would result in a partly completed building that has never been occupied to be completed. The removal of windows from the side elevations would result in an improvement in neighbour amenity and the proposed extensions and alterations would preserve the character and appearance of the Merton (Wimbledon North) Conservation Area. The overall design of the proposal is identical to the previously consented scheme. Accordingly, it is recommended that planning permission be granted.

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. B.5 (Boundary Treatment)
 6. C.1 (No Permitted Development – Extensions)
 7. C.2 (No Permitted Development –Door and Windows)
 8. C.6 (Refuse and Recycling)
 9. C.8 (Access to Flat Roof-Maintenance/Emergency Use Only)
 10. D.11 (Hours of Construction)
 11. F1 (Landscaping)
 12. F2 (Landscaping-Implementation)
 13. F8 (Tree Protection)
-

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

Please note these web pages may be slow to load