

**PLANNING APPLICATIONS COMMITTEE
22 FEBRUARY 2018**

APPLICATION NO. DATE VALID

17/P4158

09/11/2017

Address/Site 50 Marryat Road, Wimbledon, SW19 5BD

Ward **Village**

Proposal: Demolition of existing building and erection of a three storey dwelling house with additional accommodation at basement level together with associated car parking, landscaping and front boundary treatment.

Drawing Nos P01 C, P02 B, P03 B, Tree Protection Plan and Constraints Plan dated 9/25/2017,BS5837:2012 Tree Survey and Structural Feasibility Report and Basement Construction Method Statement

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 detached two storey dwelling house (with rooms within the roof space) situated on the south east side of Marryat Road. The property has been extended including the provision of a pitched roof garage within the front curtilage of the site. The application site is within (Sub-Area 6 Wimbledon House) of the Merton (Wimbledon North) Conservation area. The existing house is neither locally or statutory listed.

3. **CURRENT PROPOSAL**

- 3.1 The current proposal involves the demolition of the existing building and erection of a new three storey dwelling house with additional accommodation at basement level together with associated car parking, landscaping and front boundary treatment.
- 3.2 The proposed house would be 12 metres in width, 15 metres in length and have an eaves height of between 5 and 6 metres. The proposed house would have a hipped roof with a ridge height of 10 metres. The proposed house would be sited between 1 and 1.5 metres off each side boundary. The front elevation would incorporate a two storey front gable feature. One dormer window would be provided on the front elevation and two dormers to the south east elevation, two dormer windows would be provided on the rear roof elevation and one on the south-west elevation. Three chimney stacks would be provided and the design of the house has been influenced by the arts and Crafts style houses elsewhere in the conservation area.
- 3.3 Internally, the proposed house would provide habitable accommodation across ground, first and second floor. The propose basement would cover the full footprint of the dwelling and beyond under the ground floor terrace. The basement would have a mixture of habitable rooms (such as a play room) and non-habitable (such as a utility room and plant rooms).
- 3.4 On-site car parking would be provided at the front, along with some soft landscaping.

4. **PLANNING HISTORY**

- 4.1 In January 1993 planning permission and conservation area consent was granted for the demolition of the exiting boundary wall and railings and erection of a replacement boundary wall (LBM Refs.93/P0334 and 93/P0335).
- 4.2 In December 1998 planning permission was granted for the erection of a garage and alterations to kitchen roof (LBM Ref.98/P0872).
- 4.3 The application property has been subject of two pre-application meetings held on 14/3/2017 (for extensive alterations and extensions to the existing house) and a follow up meeting on 5/5/2017to discuss demolition and redevelopment by erection of a replacement dwelling (LBM Ref.17/P0366).

The latter report concluded that the principle of demolition and redevelopment of the site by the erection of a single detached dwelling house was acceptable taking into account the condition of the building and the extensive unsympathetic alterations that had been undertaken to the original building.

- 4.4 In May 2012 a planning application was submitted for the demolition of the existing front extension and garage and the erection of a two storey front extension to extend the whole house forward by 2.8 metres, erection of single storey rear extension and the formation of rear light wells to basement (LBM Ref.12/P1276). However the application was withdrawn on 27 June 2012.
- 4.5 In January 2013 planning permission was granted for the demolition of the existing front extension and garage and erection of replacement smaller extensions each side of a centre bay with gable roof. Erection of a single storey rear extension and the formation of rear light wells to basement (LBM Ref.12/P2406).

5. **CONSULTATION**

- 5.1 The application has been advertised by Conservation Area site and press notice procedure. In response 13 objections have been received. The grounds of objection are set out below:-
- The proposal constitutes a massive over development of the site.
 - The new house would totally overshadow and completely dominate the houses on each side.
 - The rear development and basement would have a terrible effect on the gardens and privacy of neighbours.
 - The spatial balance and symmetry of this portion of Marryat Road will adversely impacted.
 - The roof height will increase and will be inconsistent with the surrounding houses.
 - The proposal will result in the loss of mature trees.
 - The existing house has a garage and outside parking for two cars. The new house has no garage resulting in more cars being parked on an overcrowded road.
 - The proposed house would result in loss of light to side windows within number 48 Marryat Road.
 - The proposed house would result in a significant increase in bulk and massing compared to the existing building.
 - The proposed house would be closer to the front curtilage than the current building.
 - The proposal house would result in a reduction in light to neighbours ground floor windows.
 - The main façade of the existing house (excluding garage) is generally in line with the facades of the adjoining buildings on both sides and this imparts a desirable homogeneity to the street scape, which is in a conservation area. The proposed building comes further forward than the old building and thereby introducing discordance to the street scape.

- The proposed house would also extend a considerable distance into the rear garden.

6. **POLICY CONTEXT**

6.1 Adopted Merton Core Strategy (July 2011)

CS8 (Housing Choice), CS9 (Housing Provision), CS14 (Design), CS15 (Climate Change), CS18 (Active Transport) and CS20 (Parking).

6.2 Sites and Policies Plan (July 2014)

DM H2 (Housing Mix), DM H4 (Demolition and Redevelopment of a Single Dwelling House), DM D1 (Urban Design), D2 (Design Considerations in all Developments), DM D4 (Managing heritage Assets), DM T1 (Support for Sustainable Transport and Active Travel) and DM T3 (Car Parking).

6.3 The London Plan (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 concern the principle of demolition, design/conservation issues, standard of accommodation, neighbour amenity, basement construction, trees, parking and sustainability issues.

7.2 Principle of Demolition

The principle of the demolition of the existing dwelling house was fully considered at the pre-application submission (LBM Ref.17/P0366). Officers undertook a detailed site inspection and the proposal were discussed in detail with the Council's Conservation Officer. The existing building is neither locally or statutory listed. The existing building is in poor condition and suffers from unsympathetic alterations that had been undertaken in recent years. It should also be noted that planning permission LBM Ref.12/P2406 involved alterations and extensions including the erection of smaller extensions either side of a central bay with gabled roof, rear extension and light wells to serve a basement. The current proposal involves the demolition of the existing building and the erection of a new house of similar design and materials. Therefore demolition of the existing dwelling house is considered to be acceptable in terms of policies DM H4 and DM D4 subject to the replacement building being of high quality design and preserving or enhancing the character and appearance of the Merton (Wimbledon North) Conservation Area.

7.3 Design/Conservation Issues

The proposed house has been designed to reflect the character and appearance of the existing house with pitched roofs and central entrance/bay with assymetric eaves and ridge line to either side as per the original design.

The bulk of the new accommodation will be provided within an extended basement which will not be visible from the street, but will have greater impact on the rear garden where an extended terrace and patios will provide a more useable interface between internal and external spaces. The proposed internal layout will also provide better proportioned rooms than the existing dwelling. A traditional design approach has been adopted (albeit with a contemporary approach to the garden elevation) and careful consideration has been given to the design and detailing of the proposed replacement house. The external materials would be traditional and commonly seen in the local area. Overall, and although the new dwelling would be larger than the existing, it would be of suitable design and appearance and scale that would preserve the character and appearance of the Conservation area. It is therefore considered that the adopted design approach is acceptable in terms of policies CS14, DM D2 and DM D4.

7.4 Standard of Accommodation

The proposed replacement house is a large detached six bedroom dwelling and all rooms exceed the minimum standards as set out in the London Plan. The large rear garden would be maintained and landscaping enhanced. The proposal is therefore acceptable in terms of London Plan policy 3.5 and policies DM D2 and DM H4 of Merton's Sites and Policies Plan.

7.5 Neighbour Amenity

The concerns of the neighbour regarding the potential impact of the development on 48 Marryat Road are noted. However, the windows within the side elevation of 48 Marryat Road are secondary windows with the main windows to the ground and first floor rooms being on the rear (garden) elevation of 48 Marryat Road. The concerns of the neighbour regarding potential loss of light to windows within the side elevation of 48 Marryat Road are noted. However, the applicant has commissioned a daylight and sunlight report that demonstrates that the proposed development complies with BRE guidelines. The side elevation of the proposed replacement dwelling would also be further from the side boundary than the existing house (1 metre to the boundary with number 48) and giving a clear 2.5 metres between the side elevation of the proposed house and 48 Marryat Road. The front elevation of the proposed house is also further back than existing due to the removal of the existing forward projection which improves the relationship of the proposed house with number 48 Marryat Road. Although the proposed building breaks the rear building line with number 52, this would not be harmful to this neighbouring properties amenities due to the combination of the separation distance and depth of the new dwelling. The rear most dormer window in the side elevation facing 52 Marryat Road would be obscure glazed to prevent any overlooking to the rear amenity space of 52. The proposed dwelling would not cause material harm upon 52 Marryat Road. Overall, the proposal would not cause material harm to any neighbouring occupiers. The proposal is therefore considered to be acceptable in terms of policies CS14 and DM D2.

7.6 Basement Construction

The application proposes the construction of a basement below the foot print of the existing dwelling house and extending beneath the patio area. The main part of the garden (which is at a lower level than the house) would be unaffected by the proposed basement construction. A number of objections have been received concerning proposed basement construction. However, the applicant has submitted a Basement Construction Method Statement that demonstrates that the basement can be constructed in a safe and efficient manner without significant impact upon the adjacent highway or neighbouring residential properties. Planning conditions can also be imposed on any grant of planning permission controlling the hours of construction and site working, together with details of sustainable drainage scheme. The construction works would also require approval under the Building Regulations process. Therefore subject to appropriate conditions being imposed on any grant of planning permission the provision of a basement is considered to be acceptable in terms of policy DM D2.

7.7 Trees

The proposal would not have any impact upon trees, however a planning condition regarding tree protection measures is considered to be appropriate in order to protect the mature retained trees within the rear garden of the application site in accordance with the requirements of policy DM O2.

7.8 Parking

Off street parking for two vehicles would be provided within the front curtilage accessed via the existing vehicle crossover. Secure cycle parking would also be provided within the front curtilage together with refuse and recycling storage. The proposal is therefore considered to be acceptable in terms of policies CS20 and DM T1.

7.9 Sustainability Issues

The Government removed the requirement for compliance with the Code for Sustainable Homes on 26 March 2015, as part of the Deregulation Act 2015. However, in the absence of any other replacement guidance, the Code for Sustainable Homes standard has been adopted for this development. Policy CS15 of the Code for Sustainable Homes Level 4 required all new developments to achieve Code level 4. Policy DM H4 of the Sites and Policies Plan states that a proposal to demolish and rebuild a single dwelling will be required to enhance the environmental performance of the new development beyond minimum requirements. The policy requires that Carbon Dioxide emissions to be limited in line with Code for sustainable Homes level 5. Notwithstanding that the Government removed the requirement of compliance with the Code for Sustainable Homes; the architect has stated that by using passive means for achieving energy efficiency will be the starting point with low U values for the external fabric of the building, improved air tightness, reduced thermal bridging and making effective use of resources and materials, minimizing water and CO2 emissions.

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 existing building is neither a locally listed or listed building and planning permission has previously been granted for alterations and extensions (LBM Ref.12/P2406) to the front elevation. The current proposal has been subject to pre-application advice and there are no objections to the demolition of the existing dwelling house. The design of the proposed replacement house is considered to be acceptable and the proposal would not harm neighbour amenity. The proposal would also preserve the character and appearance of the Merton (Wimbledon North) Conservation Area. 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.4 (Obscure Glazing-Dormer Window-North East Side Elevation)
9. C.6 (Refuse and Recycling)
10. D.11 (Hours of Construction)
11. F1 (Landscaping)
12. F2 (Landscaping-Implementation)
13. F5 (Tree Protection)

14. Prior to commencement of development a Basement Construction Method Statement shall be submitted to and be approved in writing by the Local Planning Authority. The basement shall be constructed in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason for condition: In the interest of neighbour amenity and to comply with policy DMN D2.

15. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage has been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. 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 delay (attenuation provision of no less than 15m³ of storage) and control the rate of surface water discharged from the site to no greater than 5l/s and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - ii. include a timetable for its implementation;
 - iii. include a CCTV survey of the existing surface water outfall and site wide drainage network to establish its condition is appropriate.

Reason: To ensure satisfactory means of surface water drainage, to reduce the risk of flooding and to comply with the following Development Plan policies for Merton: policy 5.13 of the London Plan 2011, policy CS16 of Merton's Core Planning Strategy 2011 and policy DM F2 of Merton's Sites and Polices Plan 2014.

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

Please note these web pages may be slow to load