

PLANNING APPLICATIONS COMMITTEE 22 MARCH 2018

APPLICATION NO.

17/P2820

DATE VALID

28/07/2017

Address/Site **49 Murray Road, Wimbledon, SW19 4PF**

Ward **Village**

Proposal: Excavation of basement level extension, erection of single storey rear extension, a first floor rear extension and erection of new front porch.

Drawing Nos P_05, P_06, P_07, P_08P, 09, P_10, P_11, P_12, Design and Access Statement, Basement Construction Method Statement, Flood Risk Assessment, Site Investigation Report and Tree Survey

Contact Officer: Richard Allen (8545 3621)

RECOMMENDATION

GRANT Planning Permission subject to conditions and no objection raised from the Council's Flood Risk Management Engineer

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
- External consultants: None
- Density: n/a
- Number of jobs created: n/a
- Archaeology Priority Zone: Yes
- Controlled Parking Zone: Yes (Zone Vos)

1. INTRODUCTION

- 1.1 The 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 large detached dwelling house situated on the west side of Murray Road. The surrounding area is residential in character comprising mainly of large detached houses on large plots. The application site is within the Merton (Wimbledon West) Conservation Area.

3. CURRENT PROPOSAL

- 3.1 The current proposal involves the erection of a front porch/bay window, a single storey rear extension, a first floor rear bay window, first floor rear infill and excavation of a basement beneath the existing dwelling house and part of rear garden. The proposal also includes a replacement window and new window on the east elevation.
- 3.2 The porch/bay window would project 1.3 metres from the existing recessed wing of the building and would be 3.2 metres in width and would be 3.6 metres in height and have a flat roof.
- 3.3 The proposed single storey rear extension would be 8.5 metre in width and be 5.8 metres in depth and be 3.5 metres in height and would have a flat roof. T
- 3.4 The first floor rear bay window to serve a bathroom would project from the rear wall and the first floor rear infill would bring the rear bedroom windows out by 0.8 m.
- 3.5 The proposed basement would be constructed beneath the existing house and under part of the rear garden. Front and rear light wells would provide light to the basement. The basement would include habitable space and a swimming pool within the rear section, together with a plant room and ancillary accommodation.

4. PLANNING HISTORY

- 4.1 In August 1995 a Certificate of Lawfulness was issued in respect of the erection of a single storey rear extension (LBM Ref.95/P0446).

5. CONSULTATION

- 5.1 The application has been advertised by Conservation Area site and press notice procedure and letters of notification to occupiers of neighbouring properties. In response, 14 objections have been received. The grounds of objection are set out below:-

-The basement construction would affect ground water and impede ground water flow and will affect neighbouring properties.

-The planning application should not be considered until a full and detailed basement impact assessment has been made available. The impact upon neighbours basement and recent history of cellar flooding must be taken into account.

- Flooding has become more of a problem in recent years. Is this to do with the increase in basements?
- Building work is likely to cause inconvenience and cause parking problems in the vicinity of the site.
- The project is far too big. The existing house is large and whilst the current enthusiasm for basements must be accepted, and extension of the subterranean space beyond the existing footprint should be refused.
- The scale of the development should be dramatically reduced.
- The proposals would have an adverse impact upon the character and appearance of this Edwardian property.
- The proposed development would affect the amenities of 47, 51 and 52 Murray Road.

5.2 Tree Officer

No objections to the proposal subject to tree protection conditions being imposed on any grant of planning permission.

6. **POLICY CONTEXT**

- 6.1 The relevant planning policy contained within the Adopted Merton Core Strategy (July 2011) are CS.14 (Design) and CS15 (Climate Change).
- 6.2 The Relevant Policies contained within the Merton Site and Policies Plan (July 2014) DM O2 (Nature Conservation, Trees, Hedges and Landscape Features), DM D2 (Design Considerations in all Developments), DM D3 (Alterations to Existing Buildings), DM D4 (Managing Heritage Assets) and DM F2 (Sustainable Urban Drainage Systems and; Wastewater and Water Infrastructure).
- 6.3 The relevant policies contained within the London Plan (2016) are 7.4 (Local Character), 7.6 (Architecture) and 7.8 (Heritage Assets and Archaeology).

7. **PLANNING CONSIDERATIONS**

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

7.2 Design and Conservation Issues

The site lies within the Merton (Wimbledon West) Conservation Area (designated heritage asset). Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering applications within a Conservation Area, Local Planning Authorities must pay special attention to the desirability of preserving, or enhancing the character and appearance of the area. In accordance with this, Policy DM D4 outlines that development should preserve or enhance the significance of the heritage asset.

- 7.3 The NPPF advises local authorities to take into account the following points when drawing up strategies for the conservation and enjoyment of

the historic environment. The following considerations should be taken into account when determining planning applications.

- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation; The wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
- The desirability of new development in making a positive contribution to local character and distinctiveness;
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

7.4 According to Paragraph 129 of the NPPF, LPAs should also identify and assess the significance of a heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset. The Wimbledon West Conservation Area's character lies in its wide variety of Edwardian and Victorian dwellings.

7.5 The ground floor alterations to the façade and first floor rear bay window and infill have been designed to reflect the character and appearance of the original building. Whilst a contemporary design has been adopted for the single storey rear extension, this would be single storey and of limited depth commensurate with the existing rear extension at number 47. The proposed basement would be constructed beneath both the original house and ground floor rear extension. The external features of the proposed basement would be the provision of front and rear light wells. The front light well would be set back from the public road and set into the ground. The front new bay window and porch would be of a design in-keeping with the dwelling. The rear light well would be positioned just beyond the proposed rear extension and would have landscape features to its surround. The basement would extend into the rear garden, however, it would not include any external features in the garden. The surface finish above the basement in the garden would be laid to lawn.

7.6 Although the proposal includes a large basement extension, in visual terms the external appearance of the host dwelling would remain in keeping with its original character. It is therefore considered that the proposal would preserve the character and appearance of the Conservation Area. In design terms, the proposals are considered to be acceptable and would not cause a harmful impact on the streetscene or character of the area and accords with policies CS14, DM D2 and DM D4.

7.7 Neighbour Amenity

The proposal involves the erection of a ground floor rear extension that would extend 2 metres beyond the existing rear addition number 51 Murray Road and although the flank wall of the ground floor extension would be close to the boundary with 51 Murray Road, number 51 also has a rear extension and the proposed extension beyond the rear building line of this neighbouring property would not cause material harm to the amenities of number 51. Number 47 Murray Road also has a large rear extension and the proposed ground floor

rear extension would be sited 1.5 metres away from the boundary with number 47. There is also an existing high boundary wall/fence between the properties. Therefore the ground floor extension would not cause material harm upon neighbour amenity.

- 7.8 The proposed first floor rear bay window would serve a bathroom and would not cause materially harmful overlooking impacts on either adjoining neighbouring occupiers. the first floor rear infill would bring the bedroom windows out further of 0.8 m and is not considered to cause any additional overlooking than already exists. The replacement window and new window in the side south-east elevation would not cause any material impact over that of the current situation. A condition is recommended to ensure that the flat roof element of the ground floor rear extension could not be used as a balcony or similar outdoor amenity space. The proposal is therefore considered to be acceptable in terms of policies DM D2 and D3 in this regard.

7.9 Basement Construction

The application proposes the construction of a basement below the foot print of the existing dwelling house and extending beneath part of the rear garden. Policy DM D2 (Design Considerations in all Developments) seeks to limit the extent of basement construction to no more than 50% of the garden area. The proposed basement would be 126.3m² in area (when measured from beyond the proposed ground floor rear building line) which equates to 48.1% of the existing rear garden area of 262.1m² and is therefore below the 50% threshold. A number of objections have however been received regarding the provision of accommodation at basement level. 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. The Council's Flood Risk Management Engineer has not provided comments on the application, however, this will be updated at the Committee meeting. Planning conditions can also be imposed on any grant of planning permission controlling the hours of construction and site working, together with details of a 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.

7.10 Trees

There are no trees within the application site that would be affected by the proposed development. There are however, several trees in adjacent gardens close to the boundary with the application site. The applicant has submitted an Arboricultural Report that notes that the tree canopies do not extend over the boundary. The Council's Tree Officer has raised no objection to the proposal. Notwithstanding the conclusions of the Arboricultural Report it is recommended that tree protection conditions be imposed on any grant of planning permission in accordance with policy DM O1.

7.11 Parking

Off-street parking for two vehicles would be maintained within the front curtilage of the dwelling house. The proposal is therefore considered to be acceptable in terms of policy CS20.

8. **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**

The concerns of the objectors regarding the provision of basement accommodation have been assessed and considered. However, the applicant has submitted a Basement Construction Method Statement and Flood Risk Assessment that demonstrate that the basement can be constructed in a safe manner. Conditions can also be imposed to control the hours of construction and site working arrangements in order to protect neighbour amenity. The construction works are also subject to approval under the Building Regulations process. The proposed extensions and alterations to the existing building are considered to be acceptable in design terms and the proposal would preserve the character and appearance of the Merton (Wimbledon West) Conservation Area and would not cause material harm to neighbouring amenity. Accordingly, it is recommended that planning permission be granted.

RECOMMENDATION

GRANT PLANNING PERMISSION

And subject to the following conditions:-

1. A.1 Commencement of Development
2. A.7 Approved Plans
3. B.1 External Materials to be Approved
4. C.2 No Additional or Enlarged Window or Door Openings
5. C.8 No Use of Flat Roof)
6. D.11 Hours of Construction
7. F.1 Landscaping Scheme
8. F.5 Tree Protection
9. F.8 Site Supervision - Trees
10. H9P Construction Vehicles

11. 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.

12. 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 Policies Plan 2014.

INFORMATIVES:

13. It is the responsibility of the developer to make proper provision for drainage to ground, watercourses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off-site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of ground water. 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).

14. INF1 Party Wall Act

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