

**PLANNING APPLICATIONS COMMITTEE
28 JUNE 2018**

APPLICATION NO. DATE VALID

18/P1649

16/04/2018

Address/Site 14 Highbury Road, Wimbledon, SW19 7PR

Ward **Village**

Proposal: Erection of a single storey rear extension; alterations to existing first floor balcony and balustrade; replacement of existing rear dormer window with two dormer windows together with associated internal alterations and construction of basement beneath part of rear garden.

Drawing Nos EX01, P01 B, P02 B, P03, P04 A, P05, P06A, Design and Access Statement, Flood Risk Assessment, BS 5873:2012 Tree Survey, Arbouricultural Impact Assessment, Tree Constraints Plan, Arbouricultural Method Statement and Tree Protection Plan and Basement Construction Method Statement

Contact Officer: Richard Allen (8545 3621)

RECOMMENDATION

GRANT Planning Permission subject to conditions and the views of the Council's Flood Risk Manager and Historic England (Archaeology)

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 – 11
- External consultants: None
- Density: n/a
- Number of jobs created: N/a
- Archaeology Priority Zone: Yes

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 large two storey detached dwelling house (with accommodation within the roof space) situated on the south side of Highbury Road. The existing dwelling is designed in the Voysey style and dates from 1910 and is a Locally Listed Building. The application property is within the Merton (Wimbledon North) Conservation Area.

3. **CURRENT PROPOSAL**

- 3.1 The current proposal involves the erection of a single storey extension, alterations to existing first floor balcony and balustrade; replacement of existing rear dormer window with two dormer windows together with associated internal alterations and construction of basement beneath part of rear garden.
- 3.2 The proposed single storey rear extension would be 6 metre in length and 6 metres in width. The rear extension would have an eaves height of 3.2 metres and would have a hipped roof with an overall height of 4.2 metres.
- 3.3 It is also proposed to remove the existing large rear dormer window and replace the dormer with two smaller dormer windows. Each dormer would be 1.8 metres in width and 1.4 metres in height and would be set 1.8 metres above eaves height.
- 3.5 The existing first floor rear terrace/balcony area would be refurbished and extended in front of the south west corner of the rear elevation and a new balustrade installed. The balustrade would be of traditional design to complement the design of the original dwelling house.
- 3.6 It is also proposed to provide a basement level swimming pool beneath part of the rear garden. The proposed basement would be 30 metres in length and be between 15 and 10 metres in width. The basement would have an internal depth of 4.1 metres (to accommodate the swimming pool). The proposed basement would have a total area of 361.8m² which represents 42% of the garden area. Above the basement 1 metre of soil would be reinstated to form a new garden.

4. **PLANNING HISTORY**

- 4.1 In January 1970 planning permission was granted for the erection of an external staircase from ground to second floor level (Ref.MER1049/69).

- 4.2 In December 1971 planning permission was granted for the erection of a garage extension (Ref.MER995/71).
- 4.3 In November 2017 a pre-application meeting was held to discuss a proposed single storey rear extension, a two storey 'infill' extension, enlargement of side dormer window to second floor, balcony to first floor rear roof, removal of modern single storey extension to front of house and provision of a basement under part of the rear garden (LBM Ref.17/P4071).

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 8 letters of objection have been received. The grounds of objection are set out below:-
- The ground floor extension is too large and disproportionate to the existing house.
 - The proposed ground floor extension would extend 6 metres from the rear elevation of the house and would be only 1.6 metres away from the boundary with number 16 Highbury Road.
 - The proposed pool and plant room could cause implications for neighbours.
 - Basements should not exceed 50% of the garden. The proposed basement is too big.
 - The excavation for the pool would be very deep and should be scaled back.
 - There would be concerns about the change in the structure and that neighbours would be overlooked.
 - The long term impact of basement constructions is not known.
 - The proposal represents overdevelopment of the garden.
 - The large rear extension would affect the neighbouring property.
 - The proposal will result in the loss of a significant Magonlia tree and a Cypress hedge.
 - Would affect bio-diversity.
- 5.2 The Wimbledon Society
The Wimbledon Society state that this detached property is within the Wimbledon North Conservation Area and is locally listed. The Wimbledon Society objects to the proposal on a number of counts and asks the Council to reject the application. The existing rear elevation is a fine example of this type of dwelling and it is the Society's view that there is not sufficient detail in the application. The proposed basement is too big as shrubs and trees would not be viable within the resulting shallow soil above the basement level. Policy DM D2 also restricts basements to no more than 50% of the garden area.
- 5.3 Belvedere Estates Residents Association
The large rear extension would be visually intrusive to numbers 16 and 12 Highbury Road. The proposed basement is huge and may affect the stability of neighbouring buildings, cause drainage and flooding problems. The long term effect of basement construction in the area is not known. The proposal

will also result in the loss of a tree and a hedge. The basement may affect the root protection areas of trees in neighbouring gardens and the plans should be re-drawn so that the RPA's of trees in neighbouring gardens are not infringed upon.

5.4 Conservation Officer

The Conservation Officer has stated that there are a lot of positive features to the application. The removal of the garage doors to the front elevation and inserting a matching window will be an enhancement. New windows should replicate the originals. The removal of the unsightly rear dormer window and the installation of two smaller replacement dormer windows will also be an enhancement... The proposed single storey rear extension is sympathetic to the rear elevation. The proposed windows reflect the original proportions and scale of the original windows but are not shown as leaded. Leaded windows are an important feature of the house as mentioned in the Local Listing description. Existing leaded windows should be refurbished and retained and any new windows should replicate them. The Conservation Officer recommends that a landscaping condition be imposed to ensure that the garden is re-instated once basement construction has been completed.

5.5 Tree Officer

The Arboricultural Report has provided an assessment of the trees on this property and those adjacent to it. It is proposed to remove 1 Magnolia tree and a Cypress hedge from the rear garden of the property. Account has been taken of the root protection areas of the remaining trees. There are no objections to the proposed development provided that trees are protected during the course of site works. The tree officer, has, however recommended that tree protection conditions be imposed on any grant of planning permission.

5.6 Councils Structural Engineer

The Councils Structural Engineer has been consulted on the proposed basement and confirmed that the submitted Construction Method Statement demonstrates that the basement can be constructed in a safe and effective manner without causing significant impact upon the public highway and neighbouring properties. However, appropriate planning conditions should be imposed on any grant of planning permission regarding basement construction.

5.7 Council's Flood Risk Engineer

No comments have been received –To be updated at the committee meeting.

5.8 Historic England (Archaeology)

No comments have been received –To be updated at the committee meeting.

6. **POLICY CONTEXT**

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

6.2 Sites and Policies Plan (July 2014)
DM O2 (Nature Conservation, Trees, Hedges and Landscape Features), DM D2 (Design Considerations in all Developments), DM D3 (Alterations and Extensions to Existing Buildings) and DM D4 (Managing Heritage Assets).

6.3 The London Plan (March 2016)
The relevant policies within the London Plan 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 proposed Design/Impact on Conservation Area and Locally Listed Building, Basement Construction, Neighbour Amenities, Trees and Parking Issues.

7.2 Design/Conservation Area and Impact on locally Listed Building Issues
This part of the Merton (Wimbledon North) Conservation Area is characterised by large mainly detached houses of various architectural styles set within large plots. The application property is a large detached house constructed in the Arts and Crafts style and is a locally listed building. The proposed alterations and extensions have been designed to complement the design of the arts and crafts style dwelling house. This element of the proposal involves significant excavation and although the character of the garden would change during the construction phase, the resultant finish would be a laid to lawn surface. The Council's Conservation Officer has raised no objection to the proposed extensions and external alterations. The proposed basement level swimming pool would be located beneath part of the existing rear garden and the basement would not affect the fabric of the existing dwelling house. The proposed extensions and alterations are considered to be acceptable in design terms and the proposals would preserve the character and appearance of the Merton (Wimbledon North) Conservation Area and comply with policies CS14 (Design), DM D2 (Design Considerations in all Developments), DM D3 (Alterations and Extensions to Existing Buildings) and DM D4 (Managing Heritage Assets).

7.3 Basement Construction
The current proposal involves the construction of a basement beneath part of the rear garden. The applicant has submitted a basement construction method statement and a flood risk assessment. The basement construction method statement and flood risk assessment both conclude that the basement can be constructed in a safe manner and that the provision of accommodation at basement level would not increase flood risk. The Council's Structural Engineer has reviewed the application and raises no objection. The proposal is therefore considered to be acceptable in terms of policy DM D2 (Design Considerations in all Developments).

7.4 Neighbour Amenities
The concerns of the objectors are noted. However, although the flank wall of the proposed single storey side extension would be visible from the raised

rear terrace are of number 16 Highbury Road, the flank wall of the extension would be set away from the boundary by 1.6 metres and no windows are proposed within the side elevation of the extension. The rear extension would also have a hipped roof sloping away from the boundary of number 16 Highbury Road. It is therefore considered that this element of the proposal would not cause material harm to the amenities of number 16 Highbury Road. The occupier of number 16 has also expressed concern regarding the first floor rear balcony/terrace area. However this is an existing balcony/terrace (with a small extension proposed 1 metre in width in front of the first floor bedroom window furthest away from the boundary with number 16 Highbury Road). The existing terrace/balcony would be refurbished and a new balustrade installed designed to match the character of the Arts and Crafts style house. A condition requiring the installation of privacy screen to the end of the balcony extension adjacent to the boundary with numbers 12 and 16 Highbury Road would however be appropriate. Therefore there are no objections to the provision of a new balustrade. The proposed basement would be constructed beneath part of the large rear garden. Although basement construction can cause disruption the basement construction would require Building Regulations approval and a planning condition can be imposed on any grant of planning permission to control the hours and days of construction. The proposed single storey extension would not have an impact upon number 10 Highbury road due to the separation distance between the extension and the boundary with number 10. The proposals are therefore considered to be acceptable and would not cause harm to neighbour amenity. The proposal is therefore considered to be acceptable in terms of policy DM D2 (Design Considerations in all Developments).

7.5 Trees

The Council's Tree officer has been consulted and noted that a Magnolia tree and a Cypress hedge would be removed as part of the proposal. The applicant has provided an Arboricultural Assessment of the trees within the curtilage of the application site and adjacent to it and account has been taken of the root protection areas of the trees. The Council's Tree officer has no objections to the proposed development subject to tree protection conditions being imposed on any grant of planning permission.

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 extensions and alterations are considered to be acceptable in design terms and the proposal would preserve the character and appearance of the Merton (Wimbledon North) Conservation Area and would not cause harm to the Locally Listed Building. The proposal would not cause harm to neighbour amenity and tree protection conditions would protect the retained

mature trees on and off the site. Accordingly it is recommended that planning permission be granted.

RECOMMENDATION

GRANT PLANNING PERMISSION

Subject the views of the Council's Flood Risk Manager and Historic England (Archaeology) and 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.2 (No Permitted Development –Door and Windows)
7. C.10 (Balcony Screening – Details to be Submitted for both ends of Balcony Terrace)
8. D.11 (Hours of Construction)
9. The details and measures for the protection of the existing retained trees as specified in the approved document 'BS 5837:2012 Tree Survey, Arbouricultural Impact Assessment, Arbouricultural Method Statement and Tree Protection Plan' dated May 2017 including drawing titled 'Tree Protection Plan with the filename Bathgate TPP rev.mpd shall be fully complied with. The methods for the protection of the existing retained trees shall fully accord with all measures specified in the report. The details and measures as approved shall be retained and maintained until the completion of site works.

Reason for condition: To protect and safeguard the existing and retained trees in accordance with the following Development Plan Polices for Merton: policy 7.21 of the London plan (2015), policy CS13 of Merton's Core Planning Strategy (2011) and polices DM D2 and DM O2 of the Merton Sites and Polices Plan (2014).
10. F1 (Landscaping)
11. F8 (Site Supervision-Trees)
12. Prior to commencement of development a Basement Construction Method Statement and Hydrology Report shall be produced by the respective contractor/s responsible for the installation of the bored piled retaining wall,

excavation and construction of basement retaining walls. The CMS shall also detail the access and position of the piling rig. This shall be revised and agreed by the Structural Engineer designing the proposed works. The details shall be submitted to and be approved in writing by the Local Planning Authority. The development 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).

13. The Construction Method Statement (as agreed under condition 12) shall include full details of the temporary works (propping up sequence and e-propping up sequence), section of the retaining wall, and construction sequence of the proposed basement; a Geotechnical movement and building fabric strain assessment for adjoining property/properties in accordance with CIRIA C760 to ensure the resultant damage is limited to category 1; and that target monitoring stations are installed on top of the retaining wall, the two adjacent properties (10 and 14 Highbury Road) and the highway to record any movement.

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).

14. 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.

15. Access to the flat roof of the extension hereby permitted shall be for maintenance or emergency purposes only, and the flat roof shall not be used for a roof garden, terrace, patio or similar amenity area.

Reason for condition: To safeguard the privacy and amenities of occupiers of neighbouring properties and to comply with policy DM D2 of the Adopted Merton sites and Polices Plan (July 2014).

16. Prior to commencement of the development hereby approved full details of any plant/equipment to be installed within the basement shall be submitted to and be approved in writing by the Local Planning Authority and the equipment shall be installed in accordance with the agreed details.

Reason for condition: To protect the amenities of occupiers of neighbouring residential properties and to comply with policy DM D2 of the Adopted Merton sites and Polices Plan (July 2014).

17. INF1 (Party Wall Act)

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