

PLANNING APPLICATIONS COMMITTEE 13th December 2018

<u>APPLICATION NO.</u>	<u>DATE VALID</u>
18/P1490	22/05/2018
Address/Site:	Sterling House, 42 Worple Road, Wimbledon, SW19 4EQ
Ward	Hillside
Proposal:	Erection of three-storey rear/side infill extension
Drawing Nos:	SH P201(C), SH P301(E), 302(E), 303(E), 304(E), 305(E), 306(E), 312(E) & 316(E)
Contact Officer:	David Gardener (0208 545 3115)

RECOMMENDATION

GRANT Planning Permission Subject to Conditions

CHECKLIST INFORMATION

- Heads of agreement: None
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice: No
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 31
- External consultations: None

1. INTRODUCTION

- 1.1 The application has been brought before 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 building with additional roofspace and lower ground floor accommodation. The building currently comprises approximately 549sqm of office (Use Class B1) space. The site is located on the southern side of Worple Road at the junction with Courthope Villas. Worple Road is a mostly residential road and the site is bounded by residential properties. Car parking for employees is located at lower ground floor level and to the rear of the building. There are no trees within the site. The

site is located approximately 80m outside of the Wimbledon Town Centre boundary.

- 2.2 The site is not located in a Conservation Area. The site has excellent public transport accessibility (PTAL 6a) and is also located in a controlled parking zone (zone W1).

3. CURRENT PROPOSAL

- 3.1 The proposal is to erect a three-storey rear/side extension. The proposal has been amended since the application was first submitted with the depth of the extension reduced by 2.03m which means it would have a depth of 5m and width of 3.9m. The proposal would result in a net addition of 53.5sqm of gross internal floor area.
- 3.2 Materials would comprise facing brickwork, slate mansard and timber sash windows to match the existing building.

4. PLANNING HISTORY

The following planning history is relevant:

- 4.1 18/P1790 - Application for variation of condition 2 attached to LBM planning application 14/P3300 relating to the extension to existing second floor and installation of third floor roof extension to provide additional office (B1) floor space. Amendments include replacement front entrance canopy and new dark grey frame fenestration. Registered
- 4.2 18/P1789 - Application for variation of condition 2 attached to LBM planning application 14/P3300 relating to the extension to existing second floor and installation of third floor roof extension to provide additional office (B1) floor space. Amendments include erection of new lift shaft, new front entrance canopy and dark grey fenestration. Registered.
- 4.3 14/P3300 - Extension to existing second floor and installation of third floor roof extension to provide additional office (B1(a)) floor space. Granted
- 4.4 13/P2588/NEW - Pre-application advice for the erection of additional storey to create office space - class B1(a). Pre-application submission
- 4.5 03/P2579 - Display of one illuminated sign to Worple Road and one non - illuminated sign to Courthope Villas. Granted
- 4.6 01/P1214 - Display of 1 halo lit illuminated sign fronting Courthope Villas and 1 non illuminated sign fronting Worple Road. Granted
- 4.7 93/P1112 - Display of an internally illuminated round logo sign measuring 1.83 metres diameter and erected 7.5 metres above ground level on Courthope Villas frontage. Granted

5. POLICY CONTEXT

- 5.1 Adopted Merton Sites and Policies Plan and Policies Maps (July 2014):
DM D1 (Urban design and public realm), DM D2 (Design considerations in all developments), DM D3 (Alterations and extensions to existing buildings), DM E1 (Employment areas in Merton), DM R2 (Development of town centre type uses outside town centres), DM T1 (Support for sustainable transport and active travel), DM T2 (Transport impacts of development), DM T3 (Car parking and servicing standards)
- 5.2 Adopted Core Strategy (July 2011):
CS.6 (Wimbledon Town Centre), CS.7 (Centres), CS.12 (Economic Development), CS.14 (Design), CS.20 (Parking, Servicing and Delivery)
- 5.3 London Plan March 2015 (March 2016):
4.2 (Offices), 5.2 (Minimising carbon dioxide emissions), 5.6 (Decentralised energy in development proposals), 5.3 (Sustainable Design and Construction) 6.3 (Assessing effects of development on transport capacity), 6.9 (Cycling) 6.13 (Parking), 7.2 (An inclusive environment), 7.4 (Local character), 7.6 (Architecture), 7.7 (Location and design of tall and large buildings)
- 5.4 National Planning Policy Framework (NPPF) - July 2018

6. CONSULTATION

- 6.1 The application was publicised by means of a site notice with letters also sent to adjoining properties. In response, 5 objections have been received on the following grounds:
- Loss of privacy/overlooking and daylight/sunlight
 - Overdevelopment of site
 - Planning creep given planning permission has already been approved for another extension (LBM Ref: 14/P3300)
 - Additional office space should be created in Wimbledon Town Centre where there is supply and not this location which is not suitable
 - Out of context/character with surrounding area
 - Noise and air pollution due to additional vehicle movements
 - Disturbance from construction
 - Sequential test should be applied due to combination
 - Creation of jobs should not be enough to justify proposal/development is speculative and debatable whether additional space is necessary
 - Not all residents that were consulted in previous application Ref: 14/P3300 have been consulted in the current application
 - Health and safety concerns due to gas leaks
 - Impact on traffic and parking

7. PLANNING CONSIDERATIONS

7.1 Principle of Development

- 7.2 This site is located approx. 80m from Wimbledon town centre boundary, approx. 240m from the Primary Shopping Area (which includes Wimbledon's Primary Shopping Frontage Area, the Core Shopping Frontage and Secondary Shopping Frontage) and approx. 490m from Wimbledon Railway Station.
- 7.3 Planning policy seeks to encourage the expansion of high quality office uses in locations such as the application site with Policy DM E1 for example supporting the provision of small, medium and major offices in town centres or in areas with good access to public transport (PTAL 4 and above). The extension would add approx. 53.5sqm of floor space whilst making the floor space more efficient internally. Given the site also has excellent access to public transport (PTAL 6a) it is considered that in principle the proposal complies with relevant planning policy.
- 7.4 Visual amenity**
- 7.5 Policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that proposals for development will be required to relate positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings, whilst using appropriate architectural forms, language, detailing and materials which complement and enhance the character of the wider setting.
- 7.6 The proposed extension is considered to be acceptable in terms of its size and design. The extension would be subordinate to the main building as extended (the building is currently being extended through the addition of a further floor granted planning permission in 2015 (LBM Ref: 14/P3300)) being a storey lower and set back 2.03m from the rear wall and 61cm in from the side wall. The extension would also feature a mansard roof which mirrors the existing building, and sash windows and facing materials which also match. The proposal is therefore considered to comply with all relevant planning policies relating to design.
- 7.7 Residential Amenity**
- 7.8 Policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that proposals for development will be required to ensure provision of appropriate levels of sunlight and daylight, quality of living conditions, amenity space and privacy, to both proposed and adjoining buildings and gardens. Development should also protect new and existing development from visual intrusion.
- 7.9 The corner of the proposed extension would be in close proximity to the side boundary which the application site shares with No.40 Worple Road. It appears that No.40 is currently a House of Multiple Occupation (HMO) with planning records suggesting that it is sub-divided into 11 rooms. The extension has been amended on the advice of Council planning officers with the depth reduced so that its rear wall is set back 2.03m behind the rear wall of the main building which means it would now project approx. 5m beyond the main rear wall of No.40. This combined with the fact that the majority of the extension would sit

in front of the existing building (the existing building would also be a storey taller once current building works are completed) when viewed from No.40, means that it would not be visually intrusive or overbearing in this instance. It should also be noted that the top floor would have a mansard design with slate facing materials which would further reduce its bulk and massing when viewed from No.40.

- 7.10 It is also considered that the extension would have an acceptable impact on No.2 Courthope Villas, which is located to the rear of the site. This property has some windows located in its side elevation which would directly face the proposed extension, however given the subordinate design of the extension with its rear wall now set back over 2m behind the main rear wall of the building it is considered that the proposal would have little impact on this property. Overall, it is considered that the proposal would not have a detrimental impact on the levels of amenity currently enjoyed by occupiers of surrounding properties and would accord with policies DM D2 and DM D3 Adopted Merton Sites and Policies Plan and Policies Maps (July 2014).

7.10 Parking and Traffic

- 7.11 Policy 6.1 of the London Plan (2016) states that the Mayor will support developments, which generates high levels of trips at locations with high levels of public transport accessibility and improves the capacity and accessibility of public transport, walking and cycling. At a local level Policy CS.18 promotes active transport and encourages design that provides attractive, safe, covered cycle storage, cycle parking and other facilities (such as showers, bike cages and lockers).
- 7.12 The application site is well connected and has excellent public transport links (PTAL rating of 6a). The site is served by rail services from Wimbledon station and a number of bus services run along Worple Road. There are currently 18 car parking spaces provided at lower ground floor level and at the rear of the building. The proposed development would not result in any change in the number of parking spaces despite the increase in office space. This is however considered acceptable in this instance given the excellent access to public transport (PTAL 6a) coupled with the desire to promote more sustainable methods of travel and the fact that there would only be a modest increase in office space of 53.5sqm. The proposal is considered to be acceptable and there are no additional parking requirements warranted in this instance.

8. ENVIRONMENTAL IMPACT ASSESSMENT

- 8.1 The application does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms of EIA submission.

9. LOCAL FINANCIAL CONSIDERATIONS

- 9.1 The proposal would result in a net gain in gross floor space and as such will be liable to pay a Community Infrastructure Levy (CIL).

11. CONCLUSION

- 11.1 It is considered that the proposed extension would create additional high quality office space, and is acceptable in terms of design and its impact on neighbour amenity, traffic and parking. When taking into consideration the previous planning permission (LBM Ref: 14/P3300) the proposal remains of a suitable design and scale to the site and surroundings. The proposal would comply with all relevant planning policies and as such planning permission should be granted.

RECOMMENDATION

GRANT PLANNING PERMISSION subject to the following conditions:

1. A.1 (Commencement of Development)
 2. A.7 (Approved plans)
 3. B.2 (Matching Materials)
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[Click here](#) for full plans and documents related to this application.

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