

PLANNING APPLICATIONS COMMITTEE 19 JUNE 2019

<u>APPLICATION NO.</u>	<u>DATE VALID</u>
19/P0558	25/03/2019
Address/Site	PLOTS A, B & C, 3 Lincoln Avenue, Wimbledon Park, SW19 5JT
Ward	Village
Proposal:	Erection of 3 x six bedroom detached houses with basements
Drawing Nos	0339_e002, 0339_e001, 0339_p001, 0339_p002, 0339_p003, 0339_p007, 0339_p004, 0339_p006, 0339_p005, L90-300, XBLINCOLNAVE.1-10 and Arboricultural Impact Assessment
Contact Officer:	Joe Byrne (020 8274 5232)

RECOMMENDATION

GRANT Planning Permission subject to conditions and Section 106 Agreement

CHECKLIST INFORMATION

- Heads of agreement: Yes – Affordable Housing Contributions
- Is a screening opinion required: No
- Is an Environmental impact statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice- No
- Site notice-Yes
- Design Review Panel consulted-No
- Number neighbours consulted – 5
- External consultants: None
- Density: n/a
- Number of jobs created: n/a
- Archaeology Priority Zone: No
- PTAC Rating: PTAL 1b

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 currently comprises a vacant block of land with the works associated with Planning Permission 16/P2681 currently under construction. The subject site is located on the south and east side of Lincoln Avenue, in Wimbledon Park. To the south of the site is multi storey residential buildings, while directly to the east are semi-detached dwellings.

The site has an area of approximately 0.18ha.

The site is within Flood Zone 1 (low probability of flooding).

The subject site is not located within a Conservation Area, nor is the building locally or statutory listed.

3. **CURRENT PROPOSAL**

- 3.1 This application seeks to planning permission for the erection of 2 x five bedroom and 1 x six bedroom detached houses with basements.

- 3.2 The proposed 3 dwellings will be positioned evenly on the site. The dwellings main roof form will be a low lying hipped roof, with other sections of flat roof above the first floor. The buildings will be of a modern design, with flat roof sections at different levels. The dwellings will be clad with facing brickwork and metal roof finish in black bronze. The windows and doors of the dwellings will be primarily vertically orientated, double glazed, steel framed windows and doors.

Each dwelling will contain a basement. The basements would stand under the majority of the footprint of the houses, with a lightwell and external stairs to the rear garden. The basements would provide secondary habitable accommodation (games room, plant room, cinema, gym and WC/shower).

Each dwelling will have 2 car parking bays to the front of the property.

4. **PLANNING HISTORY**

- 4.1 12/P2166: DEMOLITION OF EXISTING HOUSE AND ERECTION OF 4 DETACHED HOUSES – Decision Withdrawn.
- 4.2 13/P2333: DEMOLITION OF EXISTING HOUSE AND ERECTION OF 4 DETACHED HOUSES WITH ACCOMODATION AT BASEMENT AND ROOF LEVELS – Decision Withdrawn.
- 4.3 13/P2338: DEMOLITION OF EXISTING HOUSE AND ERECTION OF 4 CONTEMPORARY DETACHED HOUSES WITH ACCOMODATION AT BASEMENT AND ROOF LEVELS – Decision Withdrawn.
- 4.4 15/P1972: DEMOLITION OF EXISTING HOUSE AND ERECTION OF 4 x DETACHED HOUSES WITH ACCOMODATION AT BASEMENT AND ROOF LEVELS – Decision Withdrawn.

- 4.6 18/P3498: APPLICATION TO DISCHARGE CONDITIONS 4(Details of Surface Treatment) 5 (Details of Walls/Fences) 6 (Replacement Wall Details) 8 (Refuse & Recycling) 14 (Tree Protection) 15 (Site Supervision Trees) 17 (Arboricultural Method Statement & Protection Plan) AND 18 (Demolition Method Statement & Construction Method Statement) ATTACHED TO LBM PLANNING PERMISSION 16/P2681 RELATING TO THE DEMOLITION OF EXISTING HOUSE AND ERECTION OF 3 x DETACHED HOUSES WITH ACCOMODATION AT BASEMENT AND ROOF LEVELS – Discharge of Conditions Granted.
- 4.6 88/P0070: APPROVAL OF DETAIL DRAWINGS FOR ERECTION OF FIRST FLOOR EXTENSION TO DWELLINGHOUSE TO PROVIDE ADDITIONAL BEDROOM AND BATHROOM ACCOMMODATION – Application Granted.
- 4.7 MER989/85: EXTENSION AT FIRST FLOOR LEVEL – Permission Granted.
- 4.8 WIM5305: PLOT 11 ERECTION OF A TWO STOREY HOUSE AND GARAGE – Permission Granted.
- 4.9 18/P4320: APPLICATION TO DISCHARGE CONDITIONS 16 (UNDERGROUND SERVICES IN RELATION TO TREES), 18A (DEMOLITION METHOD STATEMENT), 19 (SURFACE WATER DRAINAGE), 20 (GROUNDWATER INGRESS), 26 (PROVISION FOR CONSTRUCTION VEHICLES), & 27 (SURFACE WATER DRAINAGE) ATTACHED TO 16P/2681 IN RESPECT OF THE DEMOLITION OF EXISTING HOUSE AND ERECTION OF 3 x DETACHED HOUSES WITH ACCOMODATION AT BASEMENT AND ROOF LEVELS - Discharge of Conditions Granted.
- 4.10 19/P0168: APPLICATION FOR VARIATION OF CONDITION 2 (APPROVED PLANS) ATTACHED TO LBM PLANNING PERMISSION 16/P2681 RELATING TO THE DEMOLITION OF EXISTING HOUSE AND ERECTION OF 3 x DETACHED HOUSES WITH ACCOMODATION AT BASEMENT AND ROOF LEVELS – Variation of Condition Granted.
- 4.11 16/P2681: DEMOLITION OF EXISTING HOUSE AND ERECTION OF 3 x DETACHED HOUSES WITH ACCOMODATION AT BASEMENT AND ROOF LEVELS – Permission Granted. (Implemented)

5. **CONSULTATION**

- 5.1 Public consultation was undertaken by way of letters sent to neighbouring properties and a site notice displayed at the front of the property – 5 representations were received and the following concerns were raised:
- Dwellings are out of character;
 - The size of the dwellings will dominate the street;
 - Loss of privacy and overlooking;
 - Loss of Parking;
 - Excuse of precedent;
 - Materials and finishes;

- Small gardens;
- Loss of daylight; and
- Planting.

- 5.2 LBM Flood Risk Management Officer: No objection. They specified that the same conditions should be included on any permission granted as per Planning Permission 16P/2681. These conditions relate to a scheme for the provision of surface water drainage, details of the potential impact of groundwater ingress both to and from the proposed development and details of the drainage system for surface water drainage to prevent the discharge of surface water from private land on to the highway.
- 5.3 Thames Water: No objection. They requested that the Applicant incorporate a positive pumped device to avoid backflow. They advised that if the developer follows the sequential approach to the disposal of surface water they would not object. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.
- 5.4 LBM Environmental Health Officer: No objection. Requested conditions relating to potential contamination on the site and the submission of a Demolition and Construction Method Statement.
- 5.5 LBM Transport and Highways Officer: No objection. Requested conditions relating to car parking on the site maintained, appropriate cycle parking provided, refuse and recycling provided and reinstatement of the existing dropped kerb access.
- 5.6 LBM Trees and Landscape Officer
No objection. Requested conditions relating to submission of a Tree Protection Plan and more information regarding the excavation and construction of the basement.

6. POLICY CONTEXT

- 6.1 National Planning Policy Framework (2019)
5. Delivering a sufficient supply of homes
9. Promoting sustainable transport
11. Making effective use of land
12. Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change
- 6.2 London Plan (2016)
Relevant policies include:
3.3 Increasing housing supply
3.5 Quality and design of housing developments
5.2 Minimising carbon dioxide emissions
5.3 Sustainable design and construction
5.13 Sustainable drainage
5.17 Waste Capacity
6.9 Cycling

- 6.13 Parking
- 7.4 Local character
- 7.6 Architecture
- 8.3 Community Infrastructure Levy

6.3 Merton Local Development Framework Core Strategy – 2011 (Core Strategy)

Relevant policies include:

- CS 8 Housing choice
- CS 9 Housing provision
- CS11 Infrastructure
- CS 14 Design
- CS 15 Climate change
- CS 17 Waste management
- CS 18 Active Transport
- CS 20 Parking servicing and delivery

6.4 Merton Sites and Policies Plan – 2014 (SPP)

Relevant policies include:

- DM D2 Design considerations
- DM D3 Alterations and extensions to existing buildings
- DMEP2
- DM T1 Support for sustainable transport
- DM T2 Transport impacts of development
- DM T3 Car parking and servicing standards

6.5 Supplementary planning considerations

- London Housing SPG – 2016
- London Character and Context SPG -2014
- DCLG - Technical Housing Standards 2015

7. **PLANNING CONSIDERATIONS**

7.1 Material Considerations

The key issues in the assessment of this planning application are:

- Principle of development
- Need for additional housing
- Design and impact upon the character and appearance of the area
- Impact upon neighbouring amenity
- Standard of accommodation
- Transport, highway network, parking and sustainable travel
- Refuse storage and collection
- Basement construction
- Sustainable design and construction
- Affordable Housing
- Community Infrastructure Levy

7.2 Principle of development

Policy 3.3 of the London Plan 2016 states that development plan policies should seek to identify new sources of land for residential development including

intensification of housing provision through development at higher densities. Core Strategy policies CS8 & CS9 seek to encourage proposals for well-designed and conveniently located new housing that will create socially mixed and sustainable neighbourhoods through physical regeneration and effective use of space. The National Planning Policy Framework 2019 and London Plan policies 3.3 & 3.5 promote sustainable development that encourages the development of additional dwellings at locations with good public transport accessibility.

The existing use of the site is residential and the site is within a residential area. The proposals would result in three new family sized dwellings (net gain in 2), thereby meeting NPPF and London Plan objectives by contributing towards London Plan housing targets and the redevelopment of sites at higher densities.

Given the above, it is considered the proposal is acceptable in principle, subject to compliance with the relevant London Plan policies, Merton Local Development Framework Core Strategy, Merton Sites and Policies Plan and supplementary planning documents as detailed in the relevant sections below. Further, the re-development of the site for 3 new homes has already been established with the previous permission 16/P2681.

7.3 Need for additional housing

The National Planning Policy Framework (March 2018) requires Councils to identify a supply of specific 'deliverable' sites sufficient to provide five years' worth of housing with an additional buffer of 5% to provide choice and competition.

Policy 3.3 of the London Plan states that the Council will work with housing providers to provide a minimum of 4,107 additional homes in the borough between 2015 and 2025. Within this figure of 4,107 new homes, the policy states that a minimum of 411 new dwellings should be provided annually. This is an increase from the 320 dwellings annually that was set out in the earlier London Plan and in Policy CS9 of the Core Strategy. The policy also states that development plan policies should seek to identify new sources of land for residential development including intensification of housing provision through development at higher densities.

The Council's planning policies commit to working with housing providers to provide a minimum of 4,107 additional homes in the borough between 2015 and 2025 (a minimum of 411 new dwellings to be provided annually). This is an increase from the 320 dwellings annually that was set out in the earlier London Plan and in Policy CS9 of the Core Strategy. The emerging London Plan is likely to increase this annual target, however, only limited weight can be attributed at this stage.

Merton's overall housing target between 2011 and 2026 is 5,801 dwellings (Authority's Monitoring Report Draft 2017/19, p12). The latest (draft) Monitoring report confirms:

- All the main housing targets have been met for 2017/18.

- 665 additional new homes were built during the monitoring period, 254 above Merton's target of 411 new homes per year (London Plan 2015).
- 2013-18 provision: 2,686 net units (813 homes above target)
- For all the home completions between 2004 and 2017, Merton always met the London Plan target apart from 2009/10. In total Merton has exceeded the target by over 2,000 homes since 2004.

The current housing target for the London Borough of Merton is 411 annually. Last year's published AMR figures are: "688 additional new homes were built during the monitoring period, 277 above Merton's target of 411 new homes per year (in London Plan 2015)."

Against this background officers consider that while new dwellings are welcomed, the delivery of new housing does not override the need for comprehensive scrutiny of the proposals to ensure compliance with the relevant London Plan policies, Merton Local Development Framework Core Strategy, Merton Sites and Policies Plan and supplementary planning documents.

7.4 Design and impact upon the character and appearance of the area

Section 12 of the NPPF, London Plan policies 7.4 and 7.6, Core Strategy policy CS14 and SPP Policies DM D2 and DM D3 require well designed proposals which make a positive contribution to the public realm, are of the highest quality materials and design and which are appropriate in their context, thus they must respect the appearance, materials, scale, bulk, proportions and character of their surroundings.

The recently constructed dwellings to the south of the site are of a similar design to the proposal. These dwellings are of a similar scale and form and use familiar materials. They also possess gardens at the rear and parking on site. Given that the proposal will maintain these features, it is considered to fit within the character of the surrounding area. Lincoln Avenue generally contains large double storey semi-detached and detached dwellings. Although the proposal will be far more modern than many of the dwellings in the street, it will be sympathetic to the design and rhythm of the buildings in the streetscene.

As noted previously within the report, permission for 3 new dwellings has already been given on the site (Planning Permission 16/P2681). Although the design of the dwellings is different, they are sited within similar positions on the lot, and contain similar form and size. This application was considered acceptable given its design and the way the dwellings presented to the street. The proposed application will not be dissimilar to this.

The proposed spacing of the dwellings will be similar to that of many of the other dwellings within the area. These setbacks will ensure that the proposal will not appear out of keeping with the area. And would result in 3 dwellings of similar design, form and scale, adding character to the streetscene.

The proposal includes the retaining of important trees on site and the proposed landscaping will appropriately respond to the character of the area.

As a whole, whilst being in a prominent siting, officers consider the proposal would be broadly in keeping with the character of the surrounding area, would be appropriate in scale, bulk and design, and would incorporate appropriate set-ins from the side boundary with Lincoln Avenue. It is therefore considered that the proposal would not result in a harmful impact to the street scene.

The proposal is considered to be acceptable in terms of the impact on the character of the area, in compliance with London Plan policies 7.4 and 7.6, Core Strategy policy CS14 and SPP Policies DMD2 and DMD3 in this regard.

7.5 Impact upon neighbouring amenity

London Plan policies 7.6 and 7.15 along with SPP policies DM D2 and DM EP2 state that proposals must be designed to ensure that they would not have an undue negative impact upon the amenity of neighbouring properties in terms of light spill/pollution, loss of light (sunlight and daylight), quality of living conditions, privacy, visual intrusion and noise.

Lincoln Avenue has a unique curve in the road to the north west of the subject site, making the property appear as though it is on a corner plot. Given this siting, the main neighbours to be considered in this case, when regarding amenity impacts, would be the adjoining dwelling to the east (No.5 Lincoln Avenue) and to the rear (No. 1 Lincoln Avenue).

As noted previously within the report, all three dwellings have private open space to the east. This will ensure the impacts of the proposed built form to the neighbouring properties to the east are limited. Given the height of the proposed dwellings, there will be some additional impacts onto the garden space of No. 5 Lincoln Avenue. However, the setback (approximately 13m) will ensure that this space will not be enclosed by built form and the impacts are minimal. There is also a high level of tree coverage on this northern boundary, which will also hinder some views of the proposed dwellings when viewed from No. 5 Lincoln Avenue. However, vegetation cannot be relied upon as preventing overlooking. The distance to the east boundary would be identical to that already granted permission under the 2016 Scheme. The proposed first floor and second floor windows of the dwellings will be setback between 13m and 16m from the open space of the property to the east. This distance is similar to the previously approved application on the site (16/P2681). Although the second floor windows of the previously approved application were rooflights, the distance will be similar and it is considered that there would not be a materially harmful impact in overlooking. The parapet wall will also assist in hindering lower views into this space.

Facing the highway to the west and north, and setback from neighbouring properties in these directions, the proposed dwellings will not result in unreasonable overlooking. Given the siting of the dwelling to the south, views from the new windows into this property will not unduly impact the amenity. To the south of the site is a recently constructed dwelling of similar appearance to the proposed development. The proposal will be sited in a similar building line with this dwelling and setback from any sensitive interfaces, such as windows

and the garden of this dwelling. The amenity of this dwelling will therefore not be unduly impacted by the proposal.

Some of the primary outlook from the proposed units would be directed toward the front & side into the public highway. As such, it is not considered there would be a materially harmful impact to the privacy of these neighbouring amenities.

The proposal is considered to be acceptable in terms of the impact on residential amenity, in compliance with London Plan policies 7.6 and 7.15 and SPP Policy DMD2 and DMEP2 in this regard.

7.6 Standard of accommodation

Policies 3.5 and 3.8 of the London Plan 2016 state that housing developments are to be suitably accessible and should be of the highest quality internally and externally and should ensure that new development reflects the minimum internal space standards (specified as Gross Internal Areas) as set out in table 3.3 of the London Plan (amended March 2016) and the DCGL – Technical Housing Standards 2015.

House No.	No. of beds	No. of persons	No. of storey's	Required GIA	Proposed GIA	Compliant
H1	5	10	4	139sq.m	600sq.m	Yes
H2	6	12	4	157sq.m	655sq.m	Yes
H3	5	10	4	139sq.m	631sq.m	Yes

As shown by the table above, each unit would satisfy the minimum internal space standards. It is noted that single bedrooms would require 7.5sqm and double bedrooms would require 11.5sqm; the proposed bedrooms would meet these minimum requirements.

Policy DM D2 of the Council's Sites and Policies Plan (2014) states that developments should provide for suitable levels of privacy, sunlight and daylight and quality of living conditions for future occupants. Each dwelling has numerous large windows on each level facing the front and rear of the site. This will ensure that each will have sufficient light, outlook and ventilation to all the bedrooms and living areas. The basement will also have an outlook to a lightwell with a staircase to the rear garden area. It is considered that it would be unreasonable to resist the proposal on the basis of light and outlook, given the above.

In accordance with the London Housing SPG, policy DMD2 of the Council's Sites and Policies Plan states that there should be 5sq.m of external space provided for 1 and 2 person flats with an extra square metre provided for each additional occupant.

The first house (8 person) would be provided with 129sq.m of private outdoor amenity space to the rear, while the second house (10 person) and the third house (8 person) will have 164sq.m and 152sq.m respectively. The provision of private amenity would therefore far exceed minimum standards.

As outlined above, the scheme as a whole is considered to offer an acceptable standard of living for prospective occupants. And the proposal is considered to comply with London Plan policies 3.5 and 3.8 and SPP policy DMD2.

7.7 Transport, highway network, parking and sustainable travel

London Plan policies 6.3 and 6.12, CS policies CS18 and CS20 and SPP policy DM T2 seek to reduce congestion of road networks, reduce conflict between walking and cycling, and other modes of transport, to increase safety and to not adversely effect on street parking or traffic management. London Plan policies 6.9, 6.10, 6.13, CS policy CS20 and SPP policies DM T1 and DM T3 seek to promote sustainable modes of transport including walking, cycling, electric charging points and to provide parking spaces on a restraint basis (maximum standards).

The LBM Transport Planner has reviewed this application and their comments are integrated into the assessment below.

The site has a PTAL of 1b which is considered poor. The proposal would provide 2 off-street car parking spaces for each dwelling. The London Plan Standard 3.3.1 (amended March 2016) sets out maximum parking standards for residential development. This specifies that a 4+ bedroom dwelling should provide no more than 1.5-2 parking space per dwelling - the standards do not set out minimum car parking standards.

Transport Officers recommend a pre-commencement condition is included requiring the applicant to provide a Demolition/Construction Logistic Plan (including a Construction Management plan in accordance with TFL guidance).

In accordance with London Plan policy 6.9 and table 6.3, 3 cycle storage space would be required for the development; cycle storage for residential units should be secure, sheltered and adequately lit, with convenient access to the street. It is noted that the plans do not indicate a cycle storage shed for each unit. Council's Transport Officers has recommended a condition requiring each dwelling to provide 2 long term cycle parking spaces for each dwelling which should be secure and undercover. A condition would be included on any permission granted requiring this.

7.8 Refuse storage

Appropriate refuse storage must be provided for developments in accordance with policy 5.17 of the London Plan and policy CS 17 of the Core Strategy.

A storage area for bins has not been indicated on the plans. Council's Transport Planner has recommended a condition be included on any permission granted requiring the details of refuse and recycling.

7.9 Basement Construction

Policy DMD2 of the Merton Sites and Policies Plan seek to ensure basement constructions are suitable in terms structural impacts to the highway and the host or neighbouring properties.

LBM Structural Engineers have reviewed this application, however, given the distance of the works to the public highway, determined that they did not need to formally comment on this application.

As noted previously within the report, The Council's Flood Risk Officer commented on the application. They specified that the works are very similar to what was previously approved under Planning Application 16P/2681. They did not object to the proposal and recommended that the same conditions requested from the previous application be included on any permission granted. These conditions relate to a scheme for the provision of surface water drainage, details of the potential impact of groundwater ingress both to and from the proposed development and details of the drainage system for surface water drainage to prevent the discharge of surface water from private land on to the highway. These conditions will be included on any permission granted.

7.10 Sustainable design and construction

London Plan policy 5.3 and CS policy CS15 seek to ensure the highest standards of sustainability are achieved for developments which includes minimising carbon dioxide emissions, maximising recycling, sourcing materials with a low carbon footprint, ensuring urban greening and minimising the usage of resources such as water.

As per CS policy CS15, minor residential developments are required to achieve a 19% improvement on Part L of the Building Regulations 2013 and water consumption should not exceed 105 litres per person per day. Officers recommend to include a condition and informative which will require evidence to be submitted that a policy compliant scheme has been delivered prior to occupation.

7.11 Affordable Housing

LDF Core Planning Strategy policy CS8 seeks the provision of a mix of housing types including affordable housing. Policy CS8 seeks financial contributions towards off-site affordable housing for schemes providing 1-9 additional residential units.

However, the council considers that the Government's 2014 statements (advising councils not to seek affordable housing contributions from small sites) have greater weight than the relevant part of Merton's 2011 Core Planning Strategy policy CS8 (d) and therefore the London Borough of Merton has currently stopped seeking affordable housing contributions from small sites of 10 homes / 1,000 square metres or less.

Following this change, the council will not seek financial contributions towards affordable housing on schemes of 1-9 units with a gross area of no more than

1,000sqm; consequently part of Section (d) of Merton's Core Planning Strategy policy CS8 housing choice, is not being applied.

The proposal would result in a floorspace of the proposed development being 1,835 sq m and therefore an affordable housing contribution is required. The exact figure sought has not been finalised, however, this would be secured in the Section 106 Agreement.

7.12 Community Infrastructure Levy

The proposed development would be subject to the Community Infrastructure Levy (CIL). This would require a contribution of £220 per additional square metre of floorspace to be paid to Merton Council and an additional £35 per additional square meter to be paid to the Mayor. Further information on this can be found at: <http://www.merton.gov.uk/environment/planning/cil.htm>

8. **CONCLUSION**

Officers consider the proposal is acceptable in principle, providing a residential development at an increased density, in line with planning policy. The proposal is considered to be well designed, appropriately responding to the surrounding context in terms of massing, heights, layout and materials and would not have a harmful impact on the visual amenities of the area. The proposal would not unduly impact upon neighbouring amenity. The proposal would not unduly impact upon the highway network, including parking provisions.

The proposal is considered to accord with the relevant National, Strategic and Local Planning policies and guidance and approval could reasonably be granted in this case. It is not considered that there are any other material considerations which would warrant a refusal of the application.

RECOMMENDATION

Grant planning permission subject to the following conditions:

Conditions:

- 1) Standard condition [Commencement of development]: The development to which this permission relates shall be commenced not later than the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town & Country Planning Act 1990.

- 2) Standard condition [Approved plans]: The development hereby permitted shall be carried out in accordance with the following approved plans: [Refer to the schedule on page 1 of this report].

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3) No development shall take place until details of particulars and samples of the materials to be used on all external faces of the development hereby permitted,

including window frames and doors (notwithstanding any materials specified in the application form and/or the approved drawings), have been submitted to the Local Planning Authority for approval. No works which are the subject of this condition shall be carried out until the details are approved, and the development shall be carried out in full accordance with the approved details.

Reason: To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

- 4) Standard condition (site and surface treatment) No development shall take place until details of the surfacing of all those parts of the site not covered by buildings or soft landscaping, including any parking, service areas or roads, footpaths, hard and soft have been submitted in writing for approval by the Local Planning Authority. No works that are the subject of this condition shall be carried out until the details are approved, and the development shall not be occupied / the use of the development hereby approved shall not commence until the details have been approved and works to which this condition relates have been carried out in accordance with the approved details.

Reason: To ensure a satisfactory standard of development in accordance with the following Development Plan policies for Merton: policies 7.5 and 7.6 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D1 and D2 of Merton's Sites and Policies Plan 2014.

- 5) The dwellings shall not be occupied until all boundary walls or fences as shown on the approved plans have been carried out. The walls and fencing shall be permanently retained thereafter.

Reason: To ensure a satisfactory and safe development, and to ensure adequate garden space is provided for the flats, in accordance with the following Development Plan policies for Merton: policies 7.5 and 7.6 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D1 and D2 of Merton's Sites and Policies Plan 2014.

- 6) No basement works shall commence until details of a replacement wall to the eastern boundary of the site, to include sections and ground levels, has been submitted to and approved in writing by the Local Planning Authority. The wall shall be constructed in accordance with the agreed details, inspected and approved by the Local Planning Authority prior to the commencement of basement works.

Reason: Having regard to the impact on the residential amenities of the adjoining occupier and to accord with Policy DM D2 of the Sites and Policies Plan 2014.

- 7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extension, enlargement or

other alteration of the dwellinghouse other than that expressly authorised by this permission shall be carried out without planning permission first obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area and for this reason would wish to control any future Development plan policies for Merton: policy 7.6 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

- 8) Standard condition [Refuse storage] The development hereby approved shall not be occupied until the refuse and recycling storage facilities shown on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling material and to comply with the following Development Plan policies for Merton: policy 5.17 of the London Plan 2016, policy CS17 of Merton's Core Planning Strategy 2011 and policy DM D2 of Merton's Sites and Policies Plan 2014.

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

Reason: To safeguard the amenities and privacy of the occupiers of adjoining properties and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

- 10) Prior to the commencement of the development hereby permitted, a Construction Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented prior to the first occupation of the development hereby permitted and shall be so maintained for the duration of the use, unless the prior written approval of the Local Planning Authority is first obtained to any variation.

Reason: To ensure the safety of pedestrians and vehicles and the amenities of the surrounding area and to comply with the following Development Plan policies for Merton: policies 6.3 and 6.14 of the London Plan 2016, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.

- 11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no window, dormer, rooflight or door other than those expressly authorised by this permission shall be constructed without planning permission first obtained from the Local Planning Authority.

Reason: To safeguard the amenities and privacy of the occupiers of nearby properties and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

- 12) No demolition or construction work or ancillary activities such as deliveries shall take place before 8am or after 6pm Mondays - Fridays inclusive, before 8am or after 1pm on Saturdays or at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2015 and policy DM EP2 of Merton's Sites and Policies Plan 2014.

- 13) F05 Tree Protection: No development [including demolition] pursuant to this consent shall commence until an Arboricultural Method Statement and Tree Protection Plan, drafted in accordance with the recommendations and guidance set out in BS 5837:2012 has been submitted to and approved in writing by the Local Planning Authority and the approved details have been installed. The details and measures as approved shall be retained and maintained, until the completion of all site operations.

Reason: To protect and safeguard the existing retained trees in accordance with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2015, policy CS13 of Merton's Core Planning Strategy 2011 and policy O2 of Merton's Sites and Policies Plan 2014.

- 14) F08 Site Supervision (Trees): Site supervision: The details of the Arboricultural Method Statement and Tree Protection Plan shall include the retention of an arboricultural expert to supervise, monitor and report to the LPA not less than monthly the status of all tree works and tree protection measures throughout the course of the construction period. At the conclusion of the construction period the arboricultural expert shall submit to the LPA a satisfactory completion statement to demonstrate compliance with the approved protection measures.

Reason: To protect and safeguard the existing retained trees in accordance with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2015, policy CS13 of Merton's Core Planning Strategy 2011 and policy O2 of Merton's Sites and Policies Plan 2014.

- 15) A Non Standard Condition: No development shall be commenced on site until details of the proposed method of excavation and method of construction of the basements to be used within 10 metres of the existing retained trees has been submitted to and approved in writing by the LPA and the work shall be carried out in accordance with the approved details. Such details shall be included in the Arboricultural Method Statement and Tree Protection Plan.

Reason: To protect and safeguard the existing retained trees.

- 16) A Non Standard Condition 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, Merton's Policy DM F2 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 and control the rate of surface water discharged from the site to no more than 2l/sec 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 connection to the main sewer and site wide drainage network to establish its condition is appropriate, and
 - iv. provide a drainage management and maintenance plan for the lifetime of the development.

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.

- 17) A Non Standard Condition No development approved by this permission shall be commenced until a scheme to reduce the potential impact of groundwater ingress both to and from the proposed development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall address the risks both during and post construction as highlighted in the submitted CMS.

Reason: To ensure the risk of groundwater ingress to and from the development is managed appropriately and to reduce the risk of flooding in compliance 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 policies, DM D2 and DM F2 of Merton's Sites and Polices Plan 2014.

- 18) A Non Standard Condition No part of the development hereby approved shall be occupied until evidence has been submitted to the council confirming that the development has achieved not less than the CO2 reductions (ENE1), internal water usage (WAT1) standards equivalent to Code for Sustainable Homes Level 4.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with the following Development Plan policies for Merton: policy 5.2 of the London Plan 2011 and policy CS15 of Merton's Core Planning Strategy 2011.

- 19) H02 Vehicle Access to be provided: The development hereby approved shall not be occupied until the proposed vehicle access has been sited and laid out in accordance with the approved plans

Reason: In the interests of the safety of pedestrians and vehicles and to comply with the following Development Plan policies for Merton: policies CS18 and CS20 of Merton's Core Planning Strategy 2011 and policies DM T2, T3, T4 and T5 of Merton's Sites and Policies Plan 2014.

- 20) H03 Redundant Crossovers: The development shall not be occupied until the existing redundant crossover/s have been removed by raising the kerb and reinstating the footway in accordance with the requirements of the Highway Authority.

Reason: In the interests of the safety of pedestrians and vehicles and to comply with the following Development Plan policies for Merton: policies CS18 and CS20 of Merton's Core Planning Strategy 2011 and policies DM T2, T3, T4 and T5 of Merton's Sites and Policies Plan 2014.

- 21) H04 Provision of Vehicle Parking The vehicle parking area (including any garages hereby approved) shown on the approved plans shall be provided before the commencement of the buildings or use hereby permitted and shall be retained for parking purposes for occupiers and users of the development and for no other purpose.

Reason: To ensure the provision of a satisfactory level of parking and comply with the following Development Plan policies for Merton: policy 6.13 of the London Plan 2015, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T3 of Merton's Sites and Policies Plan 2014.

- 22) Amended standard condition [Cycle storage]: The development hereby permitted shall not be occupied until further details of the proposed cycle parking have been submitted to and approved by the Local Authority. The approved cycle parking must be provided and made available for use prior to occupation and these facilities shall be retained for the occupants of and visitors to the development at all times.

Reason: To ensure satisfactory facilities for cycle parking are provided and to comply with the following Development Plan policies for Merton: policy 6.13 of the London Plan 2016, policy CS18 of Merton's Core Planning Strategy 2011 and policy DM T1 of Merton's Sites and Policies Plan 2014.

- 23) No development shall take place until a scheme for the storage of refuse and recycling has been submitted in writing for approval to the Local Planning Authority. No works which are the subject of this condition shall be carried out until the scheme has been approved, and the development shall not be occupied until the scheme has been approved and has been carried out in full. Those facilities and measures shall thereafter be retained for use at all times from the date of first occupation.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling material and to comply with the following Development Plan policies for Merton: policy 5.17 of the London Plan 2016, policy CS17 of Merton's Core Planning Strategy 2011 and policy DM D2 of Merton's Sites and Policies Plan 2014.

- 24) Non-standard condition [Sustainability]: No part of the development hereby approved shall be occupied until evidence has been submitted to the Local Planning Authority confirming that the development has achieved CO2 reductions not less than a 19% improvement on Part L of the Building Regulations 2013 and internal water usage of not more than 105 litres per person per day.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with the following Development Plan policies for Merton: Policy 5.2 of the London Plan 2016 and Policy CS15 of Merton's Core Planning Strategy 2011.

- 25) H09 Construction Vehicles The development shall not commence until details of the provision to accommodate all site workers', visitors' and construction vehicles and loading /unloading arrangements during the construction process have been submitted to and approved in writing by the Local Planning Authority. The approved details must be implemented and complied with for the duration of the construction process.

Reason: To ensure the safety of pedestrians and vehicles and the amenities of the surrounding area and to comply with the following Development Plan policies for Merton: policies 6.3 and 6.14 of the London Plan 2015, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.

- 26) H17 Drainage Surface water from private land shall not discharge on to the public highway. Details of the drainage system for surface water drainage to prevent the discharge of surface water from private land on to the highway shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works. Before any part of the development hereby permitted is first occupied, the surface water drainage system shall be completed in accordance with the approved details and shall be retained permanently thereafter.

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 2015, policy CS16 of Merton's Core Planning Strategy 2011 and policy DM F2 of Merton's Sites and Policies Plan 2014.

- 27) Amended standard condition [Demolition & Construction Method Statement]: No development shall take place until a Demolition and Construction Method Statement has been submitted to, and is approved in writing, by the Local Planning Authority to accommodate:
- Parking of vehicles of site operatives and visitors

- Loading and unloading of plant and materials
- Storage of construction plant and materials;
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- Wheel cleaning facilities
- Measures to control the emission of dust, dirt, smell and other effluvia;
- Measures to control the emission of noise and vibration during construction/demolition
- Non road mobile machinery compliance
- A scheme for recycling/disposing of waste resulting from demolition and construction works

The approved details must be implemented and complied with for the duration of the demolition and construction period.

Reason: To ensure the safety of pedestrians and vehicles and the amenities of the surrounding area, and to comply with the following Development Plan policies for Merton: policies 6.3, 6.14 & 7.15 of the London Plan 2016, policy CS20 of Merton's Core Planning Strategy 2011 and policies DM T2 & DM EP2 of Merton's Sites and Policies Plan 2014.

- 28) Non-standard condition [Contamination] In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2016 and policy DM EP2 of Merton's Sites and Policies Plan 2014.

INFORMATIVE

INF 01 Party Walls Act

The applicant is advised to check the requirements of the Party Wall Act 1996 relating to work on an existing wall shared with another property, building on the boundary with a neighbouring property, or excavating near a neighbouring building. Further information is available at the following link:

<http://www.planningportal.gov.uk/buildingregulations/buildingpolicyandlegislation/currentlegislation/partywallact>

INFORMATIVE

INF 09 Works on the Public Highway

You are advised to contact the Council's Highways team on 020 8545 3700 before undertaking any works within the Public Highway to obtain the necessary approvals and/or licences. Please be advised that there is a further charge for

this work. If your application falls within a Controlled Parking Zone this has further costs involved and can delay the application by 6 to 12 months.

INFORMATIVE

INF 15 Discharge conditions prior to commencement of work This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice.

INFORMATIVE

INF 20 Street naming and numbering
Street Naming and Numbering (Business Improvement Division)
Corporate Services, 7th Floor, Merton Civic Centre
London Road, Morden, SM4 5DX
Email: street.naming@merton.gov.uk

INFORMATIVE

INF 00 Non-Standard/ Blank Informative 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).

INFORMATIVE

INF 00 Non-Standard/ Blank Informative Evidence requirements are detailed in the "Schedule of Evidence Required - Post Construction Stage" under Category 1: Energy and Carbon Dioxide Emissions (ENE1: dwelling emissions rate) and Category 2: Water (WAT1: Indoor water use) of the Code for Sustainable Homes Technical Guide (2010).

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

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