

## PLANNING APPLICATIONS COMMITTEE 19 JUNE 2019

**APPLICATION NO.**  
19/P0807

**DATE VALID**  
07/05/2019

**Address/Site** 72 Southdown Road, Raynes Park, SW20 8PX

**Ward** Hillside

**Proposal:** Conversion of single storey dwellinghouse to create 1 x three bedroom flat and 1 x two bedroom flat

**Drawing Nos** 2018-039-LP, 2018-039-01, 2018-039-02, 2018-039-06 Rev C and 2018-039-07

**Contact Officer:** Joe Byrne (020 8274 5232)

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### **RECOMMENDATION**

**GRANT Planning Permission subject to conditions and Section 106 Agreement**

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#### **CHECKLIST INFORMATION**

- Heads of agreement: Yes – Permit Free
- 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: No
- Design Review Panel consulted: No
- Number neighbours consulted: 2
- External consultants: None
- Density: n/a
- Number of jobs created: n/a
- Archaeology Priority Zone: No
- PTAL Rating: 3
- Controlled Parking Zone: P2

#### 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 site contains a double storey semi-detached dwelling, located on the south side of Southdown Road in Raynes Park. The dwelling has a recently constructed ground floor extension and a roof dormer at the rear, constructed under a Certificate of Lawfulness. The primary access to the dwelling is at the front. Private open space is located at the rear of the site. There is no car parking on the property. The subject site is on-site not located within a Conservation Area, nor is the building statutory or locally listed.

The area is characterised by double storey dwellings and railway line to the south.

### 3. **CURRENT PROPOSAL**

- 3.1 This application seeks planning permission for the conversion of the single dwellinghouse (5-bedroom house) to create 1 x three bedroom flat and 1 x two bedroom flat.
- 3.2 The ground floor flat will have a large living/kitchen area opening up onto the garden. One bedroom will be located to the front of the building, while a smaller bedroom is situated at the rear. The living and kitchen area of the first floor flat will be located on the full length of the first floor. One bedroom will be located at first floor at the rear and two in the existing loft at the rear. Outdoor amenity space to this flat would be located to the rear at ground level accessed via a side gate. The outdoor amenity space for the ground floor flat would be located immediately at the rear. Entrance to the two flats will be located at the front of the site via two separate front doors. The ground floor flat will have an overall floor area of 65.5m<sup>2</sup> and the first floor flat will be 88.5m<sup>2</sup>.

Amended plans: Amended plans were submitted on 23<sup>rd</sup> of May 2019. The changes were limited to amending the proposed front elevation to show the two front doors, as per the proposed floor plans and to alter the size of the rear gardens by moving the fence line.

### 4. **PLANNING HISTORY**

- 4.1 18/P4139: APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE IN RESPECT OF THE PROPOSED ERECTION OF A SINGLE STOREY REAR EXTENSION AND ERECTION OF A REAR ROOF EXTENSION – Issue Certificate of Lawfulness. (implemented)

### 5. **CONSULTATION**

- 5.1 Public consultation was undertaken by way of post sent to neighbouring properties – 7 objections were received and the following concerns were raised:
- Reduce the value of houses on Southdown Road;
  - The character of the road would change;
  - Parking issues;
  - Safety concerns regarding construction of previous works to the dwelling;
  - Noise;

- Loss of family homes; and
- Waste.

## 6. **POLICY CONTEXT**

### 6.1 Sites and Policies Plan and Policies Map (July 2014)

DM H3 (Support for affordable housing), DM D1 (Urban design and the public realm), DM D2 (Design considerations in all developments) and DM D3 (Alterations and extensions to existing buildings).

### 6.2 Adopted Merton Core Planning Strategy (July 2011)

CS8 (Housing Choice), CS9 (Housing Provision), CS11 (Infrastructure), CS13 (Open Space, Nature Conservation, Leisure and Culture), CS14 (Design), CS15 (Climate Change), CS17 (Waste Management), CS18 (Active Transport), CS19 (Public Transport) and CS20 (Parking, Servicing and Delivery)

### 6.3 London Plan (2015) policies (as amended by Minor Alterations to the London Plan March 2016)

3.3 (Increasing housing supply), 3.4 (Optimising housing potential), 3.5 (Quality and design of housing developments), 3.11 (Affordable Housing Targets), 5.2 (Minimising carbon dioxide emissions), 5.3 (Sustainable design and construction), 5.17 (Waste Capacity), 6.9 (Assessing effects of development on transport capacity), 6.9 (Cycling), 6.13 (Parking), 7.4 (Local character), 7.6 (Architecture) and 8.2 Planning Obligations

### 6.4 National Planning Policy Framework (2019) (NPPF)

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

## 7. **PLANNING CONSIDERATIONS**

### 7.1 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 proposed units would comply with the most appropriate minimum space standards, as such, the proposal would comply with Core Strategy policy CS14 d(a) & d(b) ii). The proposal includes the provision of a 3-bedroom unit, in compliance with Policy CS14 d(i).

Given the above, the principle of the conversion of the dwellinghouse is considered to be acceptable in this case.

## 7.2 Impact on the Character and Appearance

London Plan policies 7.4 and 7.6, Core Strategy policy CS14 and SPP Policies DMD2 and DMD3 require well designed proposals that will respect the appearance, scale, bulk, form, proportions, materials and character of the original building and their surroundings. SPP policy DM D3 further seeks for extensions to use compatible materials, to be of a size and design that respect the character and proportions of the original building and surrounding context, do not dominate the existing roof profile and are sited away from prominent roof pitches unless they are a specific feature of the area.

The only external works proposed on the site is the construction of a new door at the front of the building and new fences at the rear, to separate the flats gardens and replacement rear ground floor window, and front porch overhang. The additional front door will be of the same proportions and materials as the existing front door. A small porch will be located above both doors. The new door will not change the building in a way that it will become a dominant feature within the street. The building will still mostly present as a single dwelling to the street. The new fence at the rear of the property will not be visible from the street and will not impact the appearance of the building with the neighbourhood. Fences are common within the neighbourhood dividing plots and the proposed works are considered acceptable.

Although there is just one dwelling within close vicinity to the subject site that has been converted into flats, the proposed conversion will not unduly impact the character of the street. The number of bedrooms on the property will remain. It is therefore unreasonable to expect the character on the property will significantly change with the proposed conversion, given the minor external works proposed.

The proposed bin storage would be at the front of the property. These would be constructed of brick, which is considered an appropriate material for the street. A condition is recommended to secure final elevation details of the storage facilities.

## 7.3 Neighbouring Amenity

SPP policy DM D2 states 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 loss of light, quality of living conditions, privacy, visual intrusion and noise.

The works associated with this application are mainly internal. The construction of an additional front door, rear fences, front porch and replacement of windows are not considered to result in material harm. The doors are setback from any sensitive interfaces of any neighbouring properties. The dwelling is currently a 5-bedroom dwelling. The number of bedrooms will not change with the proposal and the additional noise impacts are not expected to unduly impact the surrounding properties amenity. Having flats adjoin houses is an acceptable future relationship in planning terms and the number of flats (2 proposed) are considered suitable, having regard to the size of the building. The proposed

rear fences are of a height that will not unduly impact the amenity of any surrounding properties.

The proposal would not unduly impact upon the amenity of neighbouring properties, and is considered to be consistent with London Plan policies 7.4 and 7.6, Core Strategy policy CS14 and SPP Policies DMD2 and DMD3 in this regard.

#### 7.4 Standard of Accommodation

Policy 3.5 of the London Plan 2016 states that housing developments 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).

With regards to the ground floor flat, a two bedroom, 3 person, single storey unit is guided to have a minimum GIA requirement of 61sq.m. Given that the proposed ground floor flat unit has a floor area of 66.5sq.m, the proposal will comply with the minimum GIA requirement.

Regarding the first floor flat, a three bedroom, 4 person double storey unit is guided to have a minimum GIA requirement of 84sq.m. Given that this unit has a floor area of 92.6sq.m, the proposal will comply with the minimum GIA requirement.

Both areas of outdoor amenity space will be at the rear and will be reasonable in size (24sq.m ground floor flat and 37sq.m first floor flat. These spaces will comply with external space requirements.

The access into both flats will be at the front of the property, with two separate front doors. Southdown Road is a generally quiet residential street, however, well connected to larger main roads. It is considered that given the location of the entry and the fact that there will be high surveillance, the accesses to the proposed flats would be acceptably safe.

All living room areas, bedrooms and bathrooms have acceptable access to natural light and ventilation through the existing windows. Both units have good outlook to the front and rear of the property. This will ensure the internal amenity of both units are of good quality and are considered appropriate. The close proximity of the new fence and the window serving bedroom 2 at ground floor is a slight drawback, however, it is not considered to warrant a refusal on this basis.

Overall, given the size and positioning of the flats on the site, the proposal will accommodate acceptable internal amenity and safe access and is considered appropriate. The application will also comply with the minimal GIA requirement for internal space.

#### 7.5 Transport and parking

Core Strategy policy CS20 requires that development would not adversely affect pedestrian or cycle movements, safety, the convenience of local residents, on street parking or traffic management.

Core Strategy Policy CS 20 seeks to implement traffic management by supporting permit free developments in areas where CPZ's benefit from good access to public transport. The subject site is in an area with a PTAL rating of 3 which means it has moderate access to public transport.

There would not be any impact on parking or highway safety as a result of the proposed works if the applicant agreed to enter into a legal agreement which prohibits the occupants of the proposed additional one units (the 2-bed unit) from obtaining parking permits. This would be recommended.

7.6 Refuse storage and collection

A refuse area has been identified on the plans within the front setback. Full details of the storage facilities are to be secured via Condition. As such, the proposal would reasonably accord with policy 5.17 of the London Plan and policy CS 17 of the Core Strategy.

7.7 Cycle storage

Cycle storage is required for new development in accordance with London Plan policy 6.9 and table 6.3 and Core Strategy policy CS 18. Cycle storage should be secure, sheltered and adequately lit. Cycle storage is located within the rear and front setbacks. A planning condition would be included on any permission granted requiring details of the proposed cycle storage unit.

7.8 Sustainable design and construction

On 25 March 2015 the Government issued a statement setting out steps it is taking to streamline the planning system. Relevant to the proposals, the subject of this application, are changes in respect of sustainable design and construction, energy efficiency and forthcoming changes to the Building Regulations. The Deregulation Act was given the Royal Assent on 26 March. Amongst its provisions is the withdrawal of the Code for Sustainable Homes.

Until amendments to the Building Regulations come into effect the Government expects local planning authorities to not to set conditions with requirements above Code level 4 equivalent compliance. Where there is an existing plan policy which references the Code for sustainable Homes, the Government has also stated that authorities may continue to apply a requirement for a water efficiency standard equivalent to the new national technical standard.

In light of the Government's statement and changes to the national planning framework it is recommended that conditions are not attached requiring full compliance with Code Level 4 but are attached so as to ensure that the dwelling is designed and constructed to achieve CO2 reduction standards and water consumption standards equivalent to Code for Sustainable Homes Level 4. It is considered the aforementioned requirements can be reasonably addressed by way of planning condition.

7.9 Landscaping

The proposal does not specify the landscaping within the rear garden. A condition will be included on any permission granted requiring a landscape plan and schedule to be submitted.

## **9. CONCLUSION**

- 9.1 It is considered that the proposed conversion would not harm the amenities of neighbouring occupier's or the character and appearance of the area. The development would provide good quality living accommodation for future occupants and the proposal and the proposal would not cause a harmful impact on parking capacity in the surrounding roads, subject to the applicant entering into a legal agreement to ensure the net additional unit is permit-free. Therefore, the proposal complies with the principles of policies DMD2 and DMD3 of the Adopted SPP 2014, CS 9 and CS 14 of the LBM Core Strategy 2011 and 3.14, 7.4 and 7.6 of the London Plan 2016.

It is therefore recommended to grant permission subject to conditions.

## **RECOMMENDATION**

### **GRANT PLANNING PERMISSION**

Subject to the following conditions and Section 106 Agreement:-

1. A.1 Commencement of development (full application): 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. A.7 Approved Plans: The development hereby permitted shall be carried out in accordance with the following approved plans: 2018-039-LP, 2018-039-01, 2018-039-02, 2018-039-06 Rev C and 2018-039-07

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

3. B3 External Materials as Specified: The facing materials to be used for the development hereby permitted shall be those specified in the application form unless otherwise agreed in writing by the Local Planning Authority.

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. F01 Landscaping/Planting Scheme: Prior to first occupation full details of a landscaping and planting scheme shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved before the commencement of the use or the occupation of any

building hereby approved, unless otherwise agreed in writing by the Local Planning Authority. The details shall include on a plan, full details of the size, species, spacing, quantities and location of proposed plants, together with any hard surfacing, means of enclosure, and indications of all existing trees, hedges and any other features to be retained, and measures for their protection during the course of development.

Reason: To enhance the appearance of the development in the interest of the amenities of the area, to ensure the provision sustainable drainage surfaces and to comply with the following Development Plan policies for Merton: policies 5.1, 7.5 and 7.21 of the London Plan 2016, policies CS13 and CS16 of Merton's Core Planning Strategy 2011 and policies DM D2, DM F2 and DM O2 of Merton's Sites and Policies Plan 2014.

5. L2 Code for Sustainable Homes - Pre-Commencement (New build residential): 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. Evidence requirements are detailed in the "Schedule of evidence Required for Post Construction Stage from Ene1 & Wat1 of the Code for Sustainable Homes Technical Guide. Evidence to demonstrate a 25% reduction compared to 2010 part L regulations and internal water usage rates of 105l/p/day must be submitted to, and acknowledged in writing by the Local Planning Authority, unless otherwise agreed in writing.

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.

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.

6. Note To Applicant - Approved Schemes: In accordance with paragraph 38 of the NPPF, The London Borough of Merton (LBM) takes a positive and proactive approach to development proposals focused on solutions. LBM works with applicants/agents in a positive and proactive manner by:
- i) Offering a pre-application advice and duty desk service.
  - ii) Where possible, suggesting solutions to secure a successful outcome.
  - iii) As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

- i) The application was acceptable as submitted and no further assistance was required.
  - ii) The application was approved without delay.
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[Click here](#) for full plans and documents related to this application.