

PLANNING APPLICATIONS COMMITTEE
16 January 2014

Item No:

UPRN

APPLICATION NO.

DATE VALID

13/P2543

15/10/2013

Address/Site:

90 Gorringe Park Avenue, Mitcham CR4 2DJ

Ward:

Graveney

Proposal:

The conversion of the existing three bedroom house into 2 self contained flats [one two bedroom and one three bedroom flats] including the erection of a single storey rear extension and a hip to gable side roof extension and a rear roof extension.

Drawing No's:

GOR-10 (1:1250 Site Plan); GOR-11 (Proposed Block Plan and Garden Layout); GOR-01 (Existing Plans and Elevations) received 08/10/2013; GOR-02A (Proposed Plans and Elevations) received 09/12/2013.

Contact Officer:

Jan Slominski [020 8545 3496]

RECOMMENDATION GRANT PLANNING PERMISSION subject to planning conditions and a S106 legal agreement.

CHECKLIST INFORMATION.

- S106: off site affordable housing and education;
 - 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;
 - Archaeological Priority Zone: No;
 - Area at risk of flooding: No;
 - Controlled Parking Zone: No;
 - Conservation Area: No;
 - Trees: No Tree Preservation Orders or trees of particular amenity value;
 - Number of neighbours consulted: 12;
 - External consultations: No;
 - PTAL: 3 [TFL Planning Information Database];
 - Density: N/A
 - Number of jobs created: N/A
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1. INTRODUCTION

- 1.1 This application is brought before Committee for Members' consideration, as it has been called in for committee determination by local ward Councillor Linda Kirby.

2. SITE AND SURROUNDINGS

- 2.1 The application site is a vacant two-storey end of terrace house on the north east side of Gorringe Park Avenue. The house is located at the end of a terrace of houses with St Barnabas Church located immediately to the northwest. St Barnabas Church is a grade II listing on the national list of historically important buildings. The surrounding area is residential in character consisting predominantly of single-family housing.
- 2.2 The application site located at the end of a terrace is wider than nearby residential plots. The application property has previously been extended with a single storey rear conservatory and an existing single storey side extension used for storage. The house currently has three upstairs bedrooms [two doubles and a single] and two ground floor reception rooms. The adjoining property at 92 Gorringe Park Avenue has been previously extended with a 1.7 metre deep single storey extension.

3 CURRENT PROPOSAL

- 3.1 The current application involves the conversion of the existing house into two self-contained flats. The converted building would consist of a two bedroom flat at ground floor level [three bed spaces] and a three bedroom flat [four bed spaces] at first floor level and within the building loft space. The two flats are provided with external amenity space with direct access to this space provided from the proposed ground floor flat and access to the side of the house provided to the upper flat.
- 3.2 The proposal includes the removal of the existing single storey conservatory and side extension and the construction of a replacement single storey rear extension. This ground floor extension is 4.5 metres deep and 2.3 metres high at the roof eaves rising to a height of 3.7 metres. There would be one set of glazed sliding folding doors, a roof light and a window on the rear elevation. The walls would be in matching brick with a tiled roof.
- 3.3 The proposal also includes a hip to gable side roof extension and a rear roof extension. The rear extension would be set back from the upper edge of the eaves by at least 20cm and would be tiled to match existing. Two roof lights are also proposed on the front elevation with a proposed new window to the side elevation.
- 3.4 The proposed accommodation is in accordance with the internal space standards and amenity space standards that are set out in the London

Plan and Unitary Development Plan policy HS1. These standards are provided in the following table.

Table 1: Bedrooms, bed spaces, internal areas and amenity space.

Unit	Bedrooms	Bed spaces	Floor area [Sq. M]	London Plan standard [Sq. M]	External amenity space [Sq. M]	UDP standard [Sq. M]	Emerging DPD policy DM D2
1	2	3	69	61	54	30	5
2	3	4	79	74	72	40	6

4. PLANNING HISTORY.

4.1 Historic maps indicate that the application property house was built between 1919 and 1935. The design of the house suggests that it was built towards the end of this period.

4.1 A lawful development certificate was issued by the Council on the 03/07/2013 [13/P1063] for a proposed single storey rear extension and rear roof extension including a hip to gable extension. This certificate confirmed that the proposed roof extension, that is included as part of the current planning application, would be permitted development and not require the benefit of planning permission if the property remained as a single house.

4.2 A decision notice was issued by the Council on the 11/09/2013 [13/P2133] confirming that the Council's prior approval would not be required *in relation to a single storey rear extension, that extends beyond the rear wall of the original dwelling house by 4.5 metres, with a maximum height of 3.65 metres.* This decision notice confirmed that the proposed rear extension, that is included as part of the current planning application, would benefit from prior approval if the property remained as a single house and would not require the benefit of planning permission if the property remained as a single house and it was completed on or before 30 May 2016.

5. CONSULTATION

5.1 The submitted planning application was publicised by means of a site notice, and individual consultation letters sent to 12 neighbouring properties. As a result of this consultation one response has been received objecting to the proposal from St Barnabas Church on the following grounds:

- Objection to the conversion of small family sized dwellings to flats;
- Additional pressure on parking;

- The increase in the number of dwellings would increase activity, increasing the potential for dumping in the Church's basement;
 - The proposal would remove a family sized dwelling and introduce dwellings which would attract transient tenancies;
 - The roof extension would not be in keeping with the style of the Grade II listed church building;
 - The roof extension may affect the structural loads on the church building and the drainage and may cause collapsed drains.
- 5.2 Councillor Linda Kirby There is an objection to the planning application on the grounds that it will lead to the loss of local family accommodation and will put additional pressure on local on street parking demand, with nearby streets suffering as a result of overspill parking from a nearby Controlled Parking Zone.
- 5.3 LB Merton Transport Planning The development is acceptable in terms of on street parking demand as it is considered that local roads can absorb any extra demand generated by the proposal.

6 POLICY CONTEXT

- The London Plan [July 2011].
- 6.1 The relevant policies in the London Plan [July 2011] are 3.3 [Increasing housing supply]; 3.4 [Optimising housing potential]; 3.5 [Quality and design of housing developments]; 3.8 [Housing choice]; 3.9 [Mixed and balanced communities]; 3.11 [Affordable housing targets]; 5.1 [Climate change mitigation]; 5.2 [Minimising carbon dioxide emissions]; 5.3 [Sustainable design and construction]; 5.7 [Renewable energy]; 6.3 [Assessing effects of development on transport capacity]; 6.9 [Cycling]; 6.10 [Walking]; 6.13 [Parking]; 7.4 [Local character]; and 8.2 [Planning obligations].
- Mayor of London Supplementary Planning Guidance
- 6.2 The following supplementary planning guidance is considered relevant to the proposals: The Housing Supplementary Planning Guidance (2012).
- Policies retained in Adopted Unitary Development Plan [October 2003]
- 6.3 The relevant planning policies retained in the Adopted Unitary Development Plan [October 2003] are BE8 [Setting of listed buildings, ancient monuments, historic parks and gardens and the wider historic landscape]; BE15 [New buildings and extensions; daylight; sunlight; privacy; visual intrusion and noise]; BE16 [Urban design]; BE22 [Design of new development]; BE25 [Sustainable development]; C13 [Planning obligations for educational facilities]; F2 [Planning obligations]; HS1 [Housing layout and amenity].

- Merton Supplementary Planning Guidance
- 6.4 The key supplementary planning guidance relevant to the proposals includes New Residential Development [1999]; Design [2004] and Planning Obligations [2006].
- Policies within Merton LDF Core Planning Strategy [adopted July 2011]
- 6.5 The relevant policies within the Council's Adopted Core Strategy [July 2011] are CS.8 [Housing choice]; CS.9 [Housing provision]; CS.14 [Design]; CS.15 [Climate change]; CS.18 [Active transport]; CS.19 [Public transport]; and CS.20 [Parking; servicing and delivery].
- National Planning Policy Framework [March 2012]
- 6.6 The National Planning Policy Framework [NPPF] was published on the 27 March 2012 and replaces previous guidance contained in Planning Policy Guidance Notes and Planning Policy Statements. This document is a key part of central government reforms '...to make the planning system less complex and more accessible, and to promote sustainable growth'.
- 6.7 The NPPF supports the plan led system stating that development that accords with an up to date plan should be approved and proposed development that conflicts should be refused. The framework also states that the primary objective of development management should be to foster the delivery of sustainable development, and not to hinder or prevent development.
- 6.8 To enable each local authority to proactively fulfil their planning role, and to actively promote sustainable development, the framework advises that local planning authorities need to approach development management decisions positively. Local planning authorities looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. The framework attaches significant weight to the benefits of economic and housing growth, the need to influence development proposals to achieve quality outcomes; and enable the delivery of sustainable development proposals.
- Emerging policies within the Draft Sites and Policies Plan.
- 6.9 Merton's proposed LDF Development Plan Document (DPD) Sites and Policies has been submitted to the Secretary of State for examination in public and contains policies which are proposed to replace those in the UDP. According to paragraph 216 of the NPPF (2012), weight can be given to the relevant policies in this document according to the extent to which there are unresolved objections. The public hearing convened by the planning inspector appointed by the Secretary of State to consider the Draft Sites and Policies Plan will commence on Tuesday 21 January 2014.

- 6.10 The following proposed policies from the Sites and Policies Development Plan Document [DPD] are not included in the matters that the appointed planning inspector wishes to discuss at the hearing on the 21 January 2014 and therefore whilst not yet formally adopted now carry some weight: DM.H2 (Housing mix); DM.D2 [Design considerations and the public realm] and DM T3 [Car parking and servicing standards].

7. PLANNING CONSIDERATIONS

- 7.1 The main planning considerations include assessing the principle of development in terms of the loss of the existing accommodation, the need for additional housing and housing mix, design and appearance of the proposed building extensions, the standard of the residential accommodation; the impact on residential amenity and impact on car parking and traffic generation.

Loss of existing house, additional housing need and housing mix.

Loss of the existing house.

- 7.2 The existing house provides three bedrooms [5 bed spaces]. The proposed conversion will provide two additional bed spaces with two self-contained flats providing one two bedroom flat [3 bed spaces] and one three bedroom flat [4 bed spaces].
- 7.3 Merton's LDF Core Strategy policy CS14 requires re-provision of at least one family-sized unit where a proposed development would result in the loss of an existing family sized unit. The current proposal is in accordance with this policy retaining a three-bedroom unit and providing an additional two-bedroom residential unit.

Need for additional housing

- 7.4 The National Planning Policy Framework [March 2012] requires the Council 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.
- 7.5 Policy CS. 9 within the Council's Adopted Core Strategy [July 2011] and policy 3.3 of the London Plan [July 2011] state that the Council will work with housing providers to provide a minimum of 4,800 additional homes [320 new dwellings annually] between 2011 and 2026. This minimum target that should be exceeded where possible including a minimum of 1550 to 1850 homes in the Mitcham sub area where the proposal site is located. The housing delivery trajectory set out in the latest Council's Annual Monitoring Report has identified future challenges in ensuring an adequate supply of housing is delivered in the borough to meet the minimum targets in the Core Strategy and the London Plan.

- Housing mix
- 7.6 Policy CS. 8 within the Council's Adopted Core Strategy [July 2011] states that the Council will seek the provision of a mix of housing types sizes and tenures at a local level to meet the needs of all sectors of the community. This includes the provision of family sized accommodation and smaller housing units.
- 7.7 Emerging policy DM.H2 (Housing mix) in the draft Sites and Policies DPD states that residential development proposals will be considered favourably where they contribute to meeting the needs of different households such as families with children, single person households and older people by providing a mix of dwelling sizes.
- 7.8 The application site is located in an area, which is made up of predominately two storey residential properties providing family housing. The existing application involves the conversion of the existing house into two self-contained flats [one two bedroom and one three bedroom flats]. It is considered that the proposed accommodation will increase the range and choice of residential accommodation available locally. The current proposal will also contribute towards the creation of a socially mixed and sustainable neighbourhood in accordance with Core Strategy policy CS8.
- 7.9 In conclusion the provision of additional residential accommodation on this site is considered acceptable in principle subject to other considerations including matters of design, bulk, scale and layout, the standard of accommodation and the impact on amenity. The proposed development in this sustainable location will also assist in addressing the need for new residential accommodation in the borough that is identified in the London Plan and the Core Strategy.
- Layout, scale, design and impact on St Barnabas Church
- 7.10 Policy CS14 of the adopted Core Strategy states that all development needs to be designed to respect, reinforce and enhance local character and contribute to Merton's sense of place and identity. This will be achieved in various ways including by promoting high quality design and providing functional spaces and buildings.
- 7.11 Retained UDP policies BE.16 and BE.22 require proposals for development to compliment the character and appearance of the wider setting. This is achieved by careful consideration of how the design and materials of a development relate to the urban setting in which the development is placed. Retained UDP policy BE8 states that in considering the design of extensions or development special regard will be had to the desirability of protecting the settings of listed buildings.

- 7.12 Emerging policy DM.D2 states that development should relate positively and appropriately to the scale, proportions, and materials of surrounding buildings and existing historic context. Development should ensure appropriate provision of outdoor amenity space which accords with appropriate minimum standards. Development should 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 protect new and existing development from visual intrusion, noise, vibrations or pollution so that the living conditions of existing and future occupiers are not unduly diminished;
- 7.13 The existing application property includes a single storey lean to side extension constructed of timber panels and a corrugated metal roof. This side extension occupies the land separating the end of terrace application property from the boundary with the site of the adjacent grade II listed Church St Barnabas. It is considered that the removal of this single storey extension as part of the current planning application will improve the appearance of the application property and will protect and enhance the setting of the adjacent listed building.
- 7.14 The current application also includes a hip to gable side roof extension and a rear roof extension. It is considered that the design of the roof extensions using facing materials to match those existing is in keeping with the appearance of the application property and the wider area that has some variety in roof design with front gables and barn hip roofs.
- 7.15 In conclusion the design, scale, layout and appearance of the proposal complements the existing building the adjoining terrace and the adjacent listed building in accordance with policy BE.8, policy BE.16 and policy BE.22 of the Unitary Development Plan, and policy CS14 of the Core Strategy.

Standard of residential accommodation.

- 7.14 Policy HS.1 and BE.15 of the adopted Unitary Development Plan [2003] states that all proposals for residential development should safeguard the residential amenities of future occupiers in terms of providing adequate internal space, a safe layout and access for all users; and provision of adequate amenity space to serve the needs of occupants. Policies CS 8, CS9 and CS14 within the Council's Adopted Core Strategy [2011] states that the Council will require proposals for new homes to be well designed.

Internal layout and room sizes

- 7.15 Policy 3.5 of the London Plan [July 2011] states that housing developments should be of the highest quality internally and externally. The London Plan states that boroughs should ensure that new development reflects the minimum internal space standards as set out in

table 3.3 of the London Plan. The standards are expressed in terms of gross internal area and supersede the individual room size standards provided within the Council's Supplementary Planning Guidance – "New Residential Development" [1999].

7.16 The table provided in section 3 of this report sets out the gross internal areas for the proposed accommodation. The proposed three bedroom flat would have an internal area of 79 square metres which exceeds the London Plan minimum of 74 square metres for a three bedroom four person flat. The proposed two bedroom flat would have an internal area of 69 square metres which exceeds the London Plan minimum of 61 square metres for a two bedroom three person flat.

7.17 The layout of the accommodation makes good and efficient use of the space that is available with an appropriate internal layout and good provision of natural light to all habitable rooms.

External amenity space

7.18 Retained Unitary Development Plan policy HS.1 requires that all proposals for residential development provide adequate private amenity space to meet the needs of future occupiers. The residential development would be expected to comply with the amenity space standards provided within policy HS.1 and the Council's Supplementary Planning Guidance – "New Residential Development" (1999). These standards state that private rear garden space for houses should be a minimum of 50 square metres and minimum private self-contained external amenity areas for flats of 10 square metres per habitable room.

7.19 Emerging policy in DM.D2 states that a minimum of 5 square metres of private outdoor space should be provided for 1-2 person flatted dwellings. In terms of larger units, an extra square metre should be provided for each additional occupant.

7.20 The table provided in section 3 of this report sets out the external space provided for the two flats and the current and lower emerging standards for external amenity space. The proposed three bedroom flat would have an external amenity area of 72 square metres which exceeds the minimum in UDP policy HS.1 of 40 square metres and the emerging policy standard of 6 square metres. The proposed two bedroom flat would have an external amenity area of 54 square metres which exceeds the minimum in UDP policy HS.1 of 30 square metres and the emerging policy standard of 5 square metres.

Neighbour amenity.

7.21 Policy HS.1 of the adopted Unitary Development Plan [October 2003] states that all proposals for residential development should safeguard the

residential amenities of occupiers of nearby properties in terms of maintaining adequate daylight and sunlight and the protection of privacy. Policy BE15 of the Unitary Development Plan states that new buildings will be expected to maintain sunlight and daylight levels to adjoining buildings and gardens; ensure the privacy of neighbours; protect from visual intrusion and not result in harm to living conditions through noise or disturbance.

Privacy and overlooking.

- 7.22 The proposed ground floor extension would be the full width of the existing house and 4.5 metres in depth. There would be no fenestration to the side elevations.
- 7.23 The proposal includes a new Juliet balcony to the roof extension. In terms of overlooking and loss of privacy, it is considered that the Juliet balcony would not have any greater impact than the existing windows to the rear elevation. The internal layout shown on the submitted plans show the living room and kitchen at the front of the building which will further reduce the likelihood of any impact at the rear of the site. The roof extension includes a landing window to the side elevation looking towards St Barnabas Church. The submitted plans show that this landing window is fitted with obscured glass and a planning condition is recommended to ensure that this takes place.

Loss of daylight, sunlight and visual intrusion.

- 7.24 The application property is located at the end of a terrace and the adjoining property at 92 Gorringe Park Avenue has also previously been extended with a 1.7 metre deep single storey conservatory. The proposal includes the removal of the existing 1.7 metre deep single storey conservatory on the application property and the construction of a replacement 4.5 metre deep rear extension.
- 7.25 The proposed extension is located to the northwest and extends 2.8 metres past the rear elevation of the existing neighbouring conservatory. The extension has been found to pass the Council's aspect value test specified in the Supplementary Planning Guidance on "Residential Extensions, Alterations and Conversions" (November 2001).
- 7.26 At the closest point a distance of 2.3 metres will separate the side elevation of the rear extension from the side boundary with St Barnabas Church, with the church building at the closest point set back a further 1.6 metres at the closest point from the boundary. The proposal includes the removal of the existing side extension to the application property that will increase the separation from the property boundary and the adjacent church building.

- 7.27 The adjoining property at 92 Gorrington Park Avenue has previously been extended with a rear roof extension and the proposed development includes a hip to gable side roof extension and a rear roof extension.
- 7.28 After assessment of the submitted application it is considered that the submitted proposal with the extensions to the building are acceptable in terms of the potential impact on daylight, sunlight and visual intrusion. As set out in the planning history of this report, the applicant has already received prior approval for the ground floor extension and a certificate of lawful development for the roof extensions. Notwithstanding the current application, that includes the conversion of the property these extensions can now lawfully be built.

Car parking, refuse and recycling and cycling.

Car parking

- 7.29 Policy CS20 of the Core Strategy [July 2011] states car parking should be provided in accordance with current parking standards, whilst assessing the impact of any additional on street parking on vehicle movements and road safety. Policy 6.13 of the London Plan states that the Mayor wishes to see an appropriate balance between promoting new development and preventing excessive car parking that can undermine cycling walking and public transport use. The site has a public transport accessibility level [PTAL] of 3 [On a scale of 1a, 1b, and 2 to 6a, 6b where zone 6b has the greatest accessibility] and the site is not located in a Controlled Parking Zone.
- 7.30 Emerging Sites and Policies policy DM T3 states that development should only provide the level of car parking required to serve the site taking into account its accessibility by public transport (PTAL) and local circumstances in accordance with London Plan standards unless a clear need can be demonstrated.
- 7.31 The current 'maximum' car parking standards are set out within the London Plan at table 6.2 and require a 'maximum' of between 1 and 1.5 spaces for properties with three bedrooms and less than 1 space for one and two bedroom properties. Gorrington Park Avenue is characterised by terraced houses with small front gardens and no garages or driveways and as a result parking by residents and visitors is therefore provided on street. The current application does not include any off street parking.
- 7.32 The existing three-bedroom property provides five bed spaces [two double bedrooms and a single bedroom]. The current proposal will provide seven bed spaces [a two bedroom flat with a double and a single room and a three bedroom flat providing two double rooms].

- 7.33 It is considered that any additional on street parking demand generated by the proposal can be adequately accommodated on adjoining streets. The development is in accordance with the maximum parking standards set out in the London Plan. The proposal has been assessed by the council's transport planning team and found to be acceptable.

Refuse and recycling

- 7.34 Policy CS20 of the Core Strategy [July 2011] states that the Council will seek to implement effective traffic management by requiring developers to incorporate adequate facilities for servicing to ensure loading and unloading activities do not have an adverse impact on the public highway.
- 7.35 The annotation on the submitted plans shows the provision of refuse storage to the side of the property. A planning condition is recommended to seek further details of this storage and to ensure that these facilities are retained for the benefit of future occupiers.

Cycling

- 7.36 Policy CS 18 of the adopted Core Strategy [July 2011] states that the Council will promote active transport by encouraging design that provides, attractive, safe, covered cycle storage, cycle parking and other facilities. The London Plan requires a 'minimum' of one cycle parking space for a two bedroom flat and two spaces for a three-bedroom unit. A planning condition is recommended to seek details of this on site storage and to ensure that these facilities are retained for the benefit of future occupiers.
- 7.37 In conclusion it is considered that the proposed development has been designed with adequate access and servicing arrangements in line with Policy CS20 of the Core Strategy [July 2011].

Sustainable design and construction.

- 7.38 The Council's Core Strategy reinforces the wider sustainability objectives of the London Plan with policy CS15 requiring all development to demonstrate how the development makes effective use of resources and materials and minimises water use and CO2 emissions.
- 7.39 A planning condition is recommended to seek the submission of details that set out how the proposed development will meet the sustainability objectives as set out in the London Plan, with the development implemented in full accordance with the approved measures.

8. ENVIRONMENTAL IMPACT ASSESSMENT

- 8.1 The application site is less than 0.5 hectares in area and therefore falls outside the scope of Schedule 2 development under the The Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

In this context there is no requirement for an Environmental Impact Assessment as part of this planning application.

9. LOCAL FINANCIAL CONSIDERATIONS

Mayor of London Community Infrastructure Lev

- 9.1 The proposed development is liable to pay the Mayoral Community Infrastructure Levy [CIL], the funds for which will be used by the Mayor of London towards the 'CrossRail' project. The CIL amount is non-negotiable and planning permission cannot be refused for failure to pay the CIL.

Planning Obligations

- 9.2 Regulation 122(2) of the CIL Regulations 2010 (continued in the CIL Regulations 2011) introduced three tests for planning obligations into law, stating that obligations must be:

- necessary to make the development acceptable in planning terms;
- directly related to the development;
- fairly and reasonably related in scale and kind to the development.

- 9.3 If a planning obligation does not meet all of these tests it cannot legally be taken into account in granting planning permission and for the Local Planning Authority to take account of S106 in granting planning permission it needs to be convinced that, without the obligation, permission should be refused.

Financial contribution towards education provision;

- 9.4 Saved UDP policy C13 recognises that new housing developments will lead to additional pressure on local educational facilities, and seeks financial contributions to be used towards the extra demand placed on local schools as a result of the development.

- 9.5 The nearest primary school to the application site is Links Primary School [0.3 miles away]. The Council's Children Schools and Families section have concluded that there is no capacity on the site for further expansion of this school. In this respect it is not considered appropriate to seek a contribution towards primary school education provision in this instance.

- 9.6 In relation to secondary school places, planning has commenced in order to meet the predicted demand in 2016/2017 across the whole borough that will arise from growth within the existing population. The Council in its Business Plan for 2013-17 has identified a requirement for projects to meet this need with new classrooms required from 2017/2018. There are no funding commitments from the Department for Education to help meet this need and therefore there is a funding gap. In addition to the need from the existing population the new family sized dwellings within the proposed new development will exacerbate the need for secondary school places within the schools that would serve this development site. There are no

formal catchment areas for secondary schools as travel distance is greater.

- 9.7 In order to meet the need from the existing population and new developments the Council is planning projects for which there is a shortfall of funding. Given this situation a financial contribution towards the provision of secondary school places is considered necessary as part of the proposed development and this accords with Regulation 122 of the Community Infrastructure Regulations 2010 and the NPPF. A planning obligation consisting of a financial contribution of £4,285.60 is sought towards secondary school education provision.

Financial contribution towards provision of affordable housing:

- 9.8 Policy CS. 8 within the Council's Adopted Core Strategy [July 2011] states that the Council will seek the provision of a mix of housing tenures at a local level to meet the needs of all sectors of the community including provision for those unable to compete financially in the housing market sector.

- 9.9 Having regard to characteristics such as site size, site suitability, financial viability issues and other planning contributions Core Strategy policy CS 8 states that developments of between 1 and 9 residential units or more residential units should include an off site contribution towards affordable housing provision. Using the estate agents valuations provided by the applicant an affordable housing contribution of £20,863 would be required.

Monitoring and legal fees

- 9.10 As set out in the Council's adopted Supplementary Planning Guidance the s106 monitoring fees would be calculated on the basis of 5% of the monetary contribution. Legal fees for the preparation of the s106 agreement would need to be agreed at a later date.

10. CONCLUSION

- 10.1 The proposed extension and conversion of the existing house to provide two new dwellings would retain a family sized dwelling on the site and contribute an additional 2 bedroom unit to Merton's housing stock. The residential accommodation proposed would exceed minimum London Plan Space Standards, Merton Council's amenity space standards and would maintain good levels of outlook, privacy and light to the neighbouring properties. There would be no unacceptable impact on traffic or highway conditions or on the setting of the adjacent listed building. The proposal would comply with the policies in Merton's LDF and the London Plan and should be approved subject to s.106 agreements and the recommended conditions.

RECOMMENDATION

GRANT PLANNING PERMISSION subject to the completion of a Section 106 Agreement and planning conditions.

1. Provision of a financial contribution towards secondary school education provision [£4,285.60].
2. Provision of a financial contribution towards off site affordable housing provision [£20,863].
3. The developer agreeing to meet the Council's costs of drafting the Section 106 Obligations [£ to be agreed].
4. The developer agreeing to meet the Council's costs of monitoring the Section 106 Obligations [£ to be agreed].

And the following conditions:

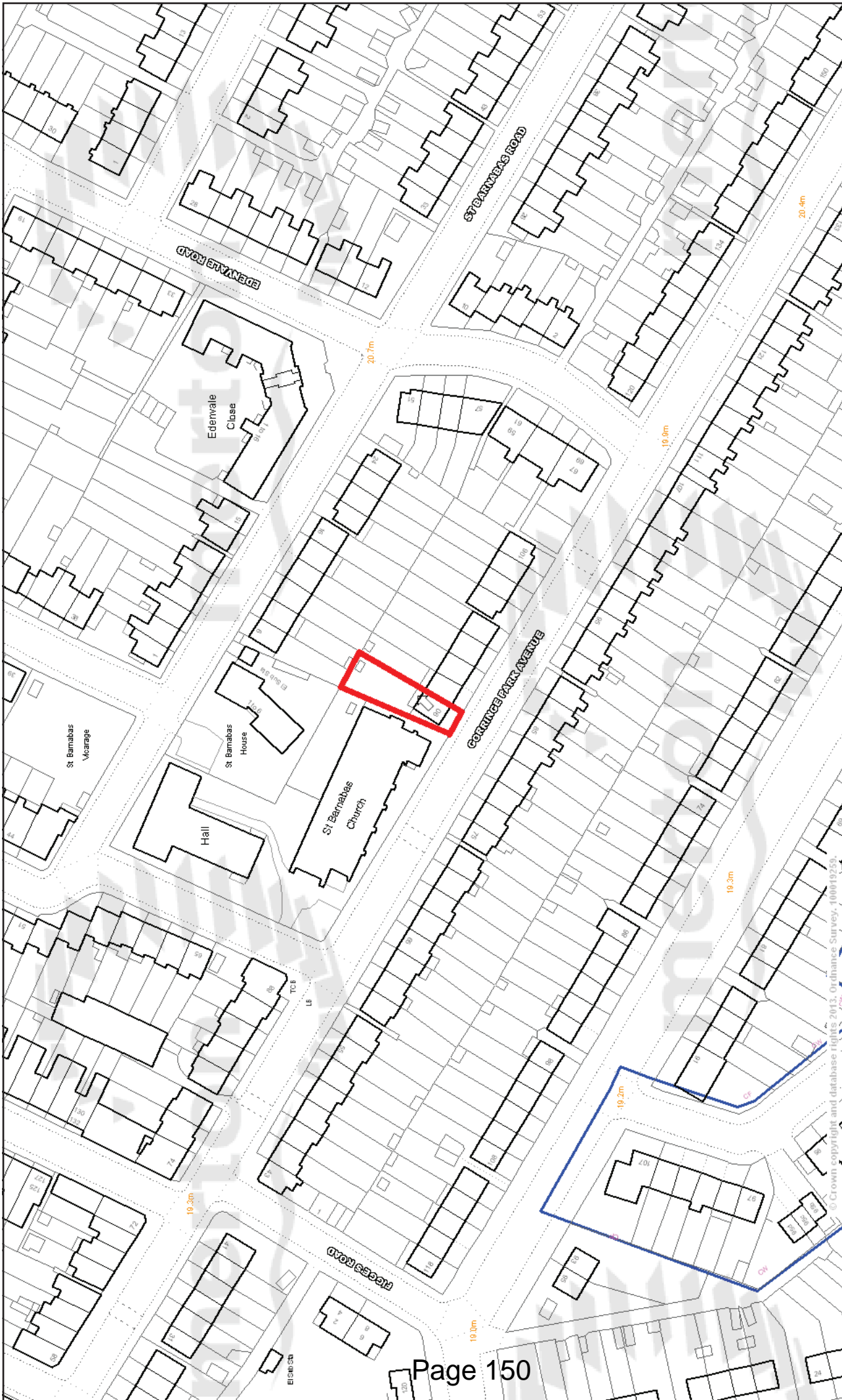
1. Standard condition [Time period] The development to which this permission relates shall be commenced not later than the expiration of 3 years from the date of this permission. Reason for condition: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.
2. Amended standard condition [Approved plans] The development hereby permitted shall be carried out in accordance with the following approved plans: GOR-10 (1:1250 Site Plan); GOR-11 (Proposed Block Plan and Garden Layout); GOR-01 (Existing Plans and Elevations) received 08/10/2013; GOR-02A (Proposed Plans and Elevations) received 09/12/2013.. Reason for condition: For the avoidance of doubt and in the interests of proper planning.
3. Non standard condition [Details of walls and fences] Prior to first occupation of the proposed new dwellings and notwithstanding what is shown on the submitted drawings walls and fences or other means of enclosure shall be in place that are in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority, with the walls and fences or other means of enclosure retained in accordance with the approved details permanently thereafter. Reason for condition: To ensure a satisfactory and safe development in accordance with policies BE.16 and BE.22 of the Adopted Merton Unitary Development Plan.
4. Amended standard condition [Obscured Glazing] Prior to first occupation of the proposed new dwellings the new window in the side elevation at second floor level shall be glazed with obscure glass and fixed shut and shall permanently maintained as such thereafter. Reason for condition: To safeguard the amenities and privacy of the occupiers of adjoining properties and to comply with policy BE.15 of the Adopted Merton Unitary Development Plan 2003.

5. Non standard condition [Sustainability objectives] No development shall commence until details are submitted to and approved in writing by the Local Planning Authority setting out how the proposed development will meet the sustainability objectives as set out in the London Plan, with the development implemented in full accordance with the approved measures
Reason for condition: To ensure the development achieves a high standard of sustainability and makes efficient use of resources and to comply with policies BE.25 of the Adopted Merton Unitary Development Plan 2003, 5.2 of the Adopted London Plan 2011 and CS 15 of the Adopted Merton Core Planning Strategy 2011.
6. Non standard condition [Landscaping] Prior to first occupation of the proposed new dwellings or the first planting season following occupation new landscaping shall be in place that is accordance with a landscaping scheme that will have previously been submitted to and approved in writing by the Local Planning Authority, with the submitted plan including full details of the size, species, spacing, quantities and location of plants, together with any hard surfacing, 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 for condition: To enhance the appearance of the development in the interest of the amenities of the area and to comply with policy CS13 of the Adopted Merton Core Planning Strategy 2011.
7. Non standard condition [Cycle storage] Prior to first occupation of the proposed new dwellings cycle storage shall be in place that is accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority, with the cycle storage retained in accordance with the approved details permanently thereafter. Reason for condition: To ensure the provision of satisfactory facilities for the storage of cycles and to comply with policy CS18 of the Adopted Core Strategy [July 2011].
8. Non standard condition [Refuse and recycling facilities] Prior to first occupation of the proposed new dwellings refuse and recycling facilities shall be in place that are in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority, with the refuse and recycling facilities retained in accordance with the approved details permanently thereafter. Reason for condition: To ensure the provision of satisfactory facilities for the storage of refuse and recycling material and to comply with policies BE.15 and PE.11 of the Adopted Merton Unitary Development Plan 2003.
9. Amended standard condition [External Lighting] Any new external lighting shall be positioned and angled to prevent any light spillage or glare beyond the site boundary. Reason for condition To safeguard the

amenities of the area and occupiers of neighbouring properties and to ensure compliance with policy PE.3 of the Adopted Merton Unitary Development Plan 2003.

INFORMATIVES:

- a) The applicant is advised that in accordance with paragraphs 186 and 187 of the National Planning Policy Framework, The London Borough of Merton takes a positive and proactive approach to development proposals focused on solutions. The London Borough of Merton works with applicants or agents in a positive and proactive manner by suggesting solutions to secure a successful outcome; and updating applicants or agents of any issues that may arise in the processing of their application.
- b) The applicant is advised that the development hereby approved is liable to the Community Infrastructure Levy (CIL). The chargeable amount of CIL would be payable (subject to any successful applications for relief, surcharges or late payment interest charges). To avoid substantial surcharges an Assumption of Liability Notice and a Commencement Notice must be submitted to the Local Planning Authority prior to commencement of the development hereby approved. A Liability Transfer Notice can be submitted prior to the day the final payment falls due should parties who will be liable to pay change. These notices can be found on the planning portal at www.planningportal.gov.uk. For more information regarding CIL visit www.merton.gov.uk/CIL or email cilevy@merton.gov.uk.



London Borough of Merton
 100 London Road
 Morden
 Surrey
 SM4 5DX

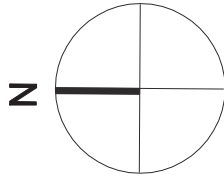
Scale 1/1250

Date 31/12/2013

90 Gorrige Park Avenue

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DEVELOPMENT CONTROL



Site Plan 1:1250

rev dd/mm/yy Revision notes:

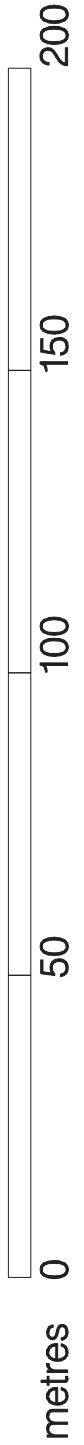
- 1. Do not scale from this drawing.
- 2. All dimensions to be checked on site by the contractor and the architect for accuracy.
- 3. Report all drawing errors and omissions to the architect

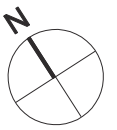
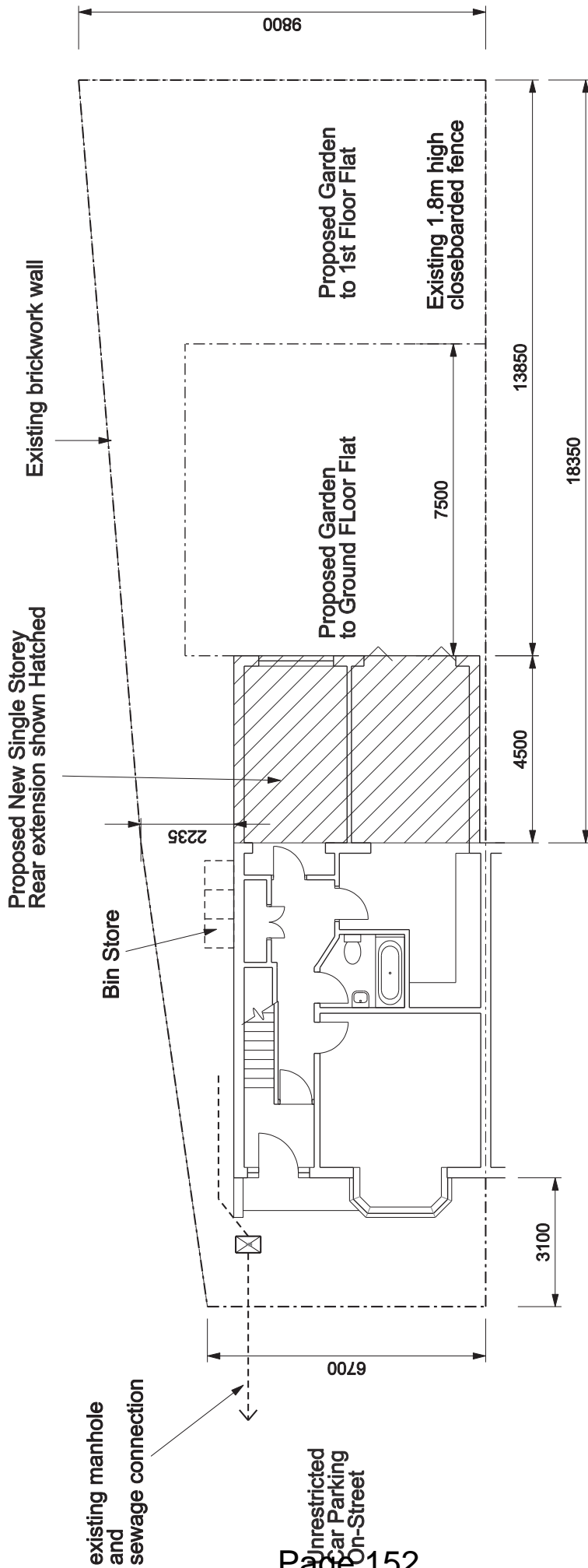
PLANNING

id8 designs ltd architects

19 Mayfair Close, Surbiton Surrey, KT8 6RR
T: 07931 721949 E: info@id8designs.co.uk

job title	90 GORRINGE PARK AVENUE	job number	1309G
drawing title/location	SITE PLAN	drawn by	checked
scale	1:1250 A4	approved	date
drawing number	GOR-10 revision		





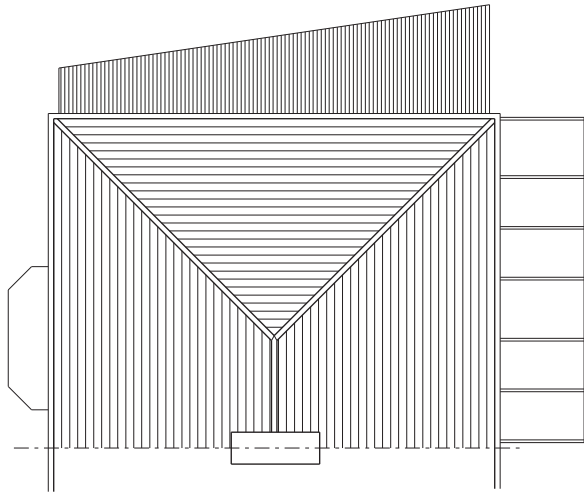
**Proposed Block Plan
and Garden Layout**

metres 0

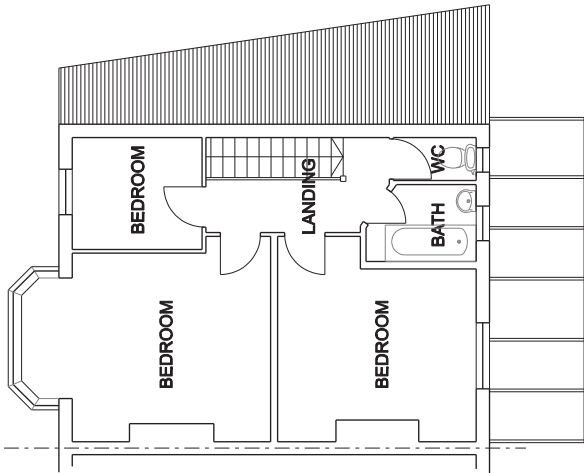
20

KEY: **EXISTING** (indicated by solid lines)
PROPOSED (indicated by dashed lines)
HATCHED (indicated by diagonal lines)

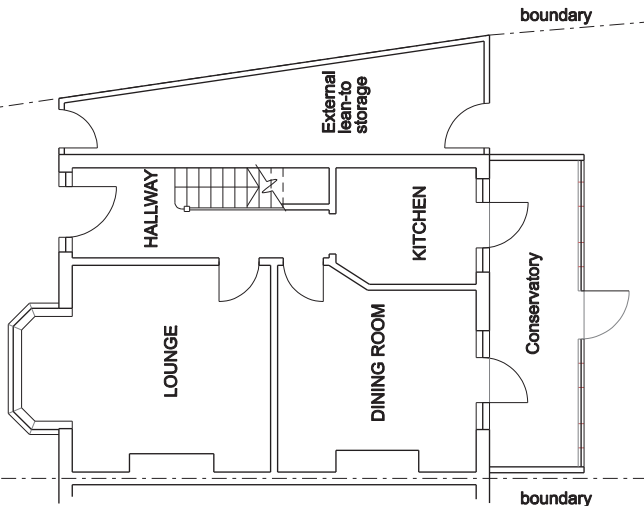
PLANNING	
i48 designs ltd architects	
17, 18 & 19, The Old Rectory, 100, The Square, Cambridge CB2 3RQ	
job number: 10000	drawn by: EDOOR/PAN
checked by: EDOOR	date: 11/01/20
scale: 1:100 A3	drawing number: GOR-11
revision:	



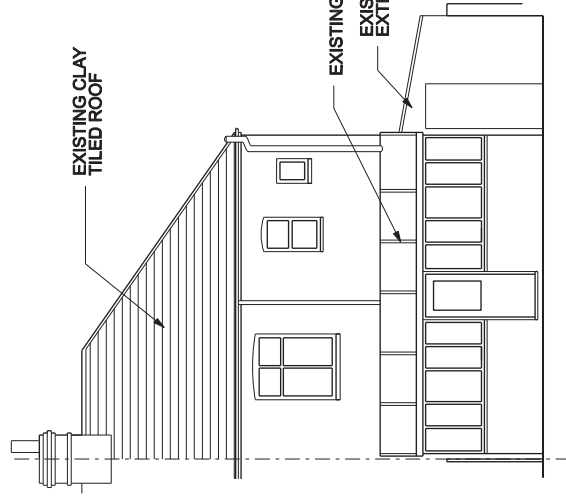
EXISTING ROOF PLAN



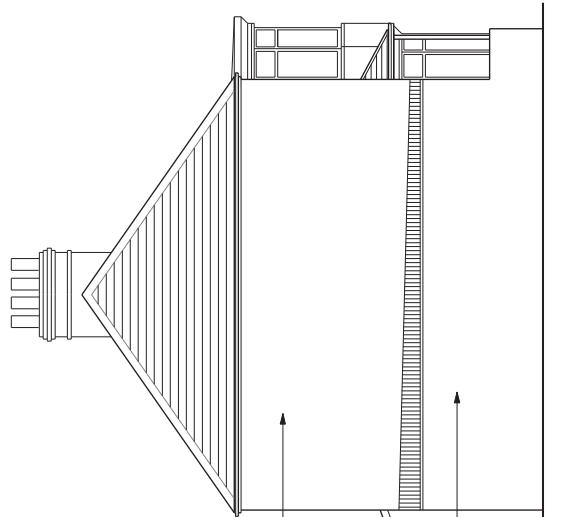
EXISTING FIRST FLOOR PLAN



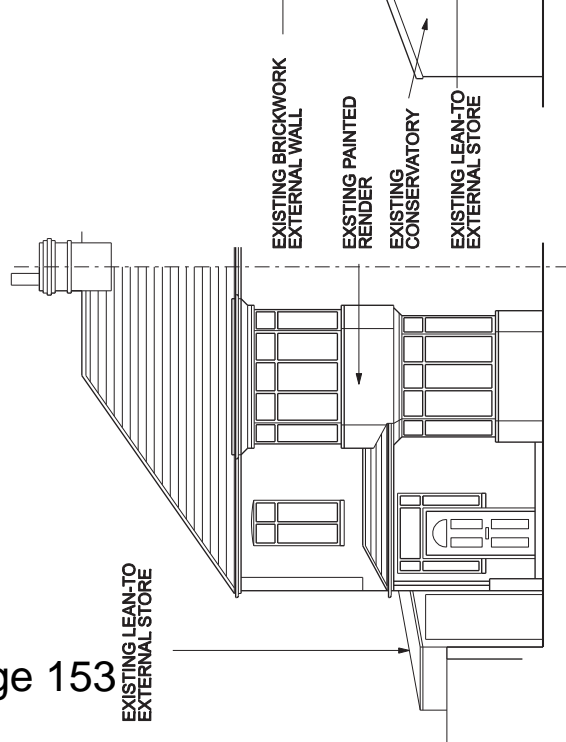
EXISTING GROUND FLOOR PLAN



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION



DATE: 05/07/2017	REVISION: 01
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PLANNING	
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108 THE LANE	architects
10 COPPINHOLE PARK AVENUE	job number: 10000
READING, HANTS RG2 9AT	drawn by: J. GORRILL
scale: 1:50 A1	checked by: J. GORRILL
date: 05/07/2017	approved by: J. GORRILL
drawing number: GOR-01	revision:

