

PLANNING APPLICATIONS COMMITTEE 18 JULY 2019

APPLICATION NO. DATE VALID

19/P1743

30/04/2019

Address/Site 43 Lancaster Road, Wimbledon SW19 5DF

Ward **Village**

Proposal: Erection of a two storey rear extension, single storey rear and side extensions, provision of accommodation at basement level and conversion of roof space including rear roof extension, erection of garage, new vehicular access onto Lancaster road, together with associated landscaping works.

Drawing Nos 16015, 1450 120 (P) A, 121 (P) PL1, 122(P) A PL1, 123(P) A PL1, 124 (P), 125 (P) and A31450-130 B, Planning, Heritage and Design and Access Statement, Basement Impact Assessment and Arbouricultural Method Statement

Contact Officer: Richard Allen (020 8545 3621)

RECOMMENDATION

GRANT Planning Permission subject to conditions

CHECKLIST INFORMATION

- Heads of agreement: No
- Is a screening opinion required: No
- Is an Environmental Impact Statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice- Yes
- Site notice-Yes
- Design Review Panel consulted-No
- Number neighbours consulted – 8
- External consultants: None
- Density: n/a
- Number of jobs created: n/a
- Archaeology Priority Zone: No

1. INTRODUCTION

- 1.1 This application has been brought to the Planning Applications Committee due to the number of objections received.

2. **SITE AND SURROUNDINGS**

- 2.1 The application site comprises number 43 Lancaster Road. The site is situated on the north east side of Lancaster road at the junction with Lancaster Gardens. There are a number of mature trees within the garden and the application site is within the Merton (Wimbledon North) Conservation Area. The application site is with a Controlled Parking Zone (Zone VOn)

3. **CURRENT PROPOSAL**

- 3.1 The current proposal involves the erection of a two storey rear extension, single storey rear and side extensions, provision of accommodation at basement level and conversion of roof space involving erection of a rear roof extension, Erection of garage, formation of new vehicular access onto Lancaster Road, together with associated landscaping works.
- 3.2 It is proposed to erect a part single/part two-storey rear extension to the existing house. The proposed single storey section of the extension would be 16 metres in width, 5 metres in depth and have an eaves height of 3 metres. The part two storey extension would be 5 metre in depth, 5 metre in width and would have an eaves height of 6 metres. The two storey section would have a gabled end roof design. As part of the proposals, a single dormer window would be erected on the rear elevation of the roof of the existing dwelling house. It is also proposed to construct a single storey garage within the front garden of the existing house. The garage would be 5 metres in length and 3 metres in width and have an eaves height of 2.5 metres. The garage would be linked to the house by a glazed link.
- 3.3 Internally, the existing house would be remodelled to provide a gym, cinema and plant rooms with in a new basement formed under the proposed rear extension. At ground floor level the internal layout of the house would be altered to provide an entrance hall, reception room, dining room, study with a new reception room and dining/kitchen formed within the ground floor of the rear extension. At first floor level the existing building would be reconfigured to provide five bedrooms (one within the two storey rear extension). It is also proposed to form an additional bedroom and games room within the roof space with light and ventilation provided by a dormer window to the rear roof elevation.
- 3.4 The existing house has no off-street parking. Therefore, it is proposed to form a vehicular access from Lancaster Road involving the formation of a 2.75 metre opening in the existing high boundary wall. The construction of the vehicular access would also entail the removal of one tree.

4. **PLANNING HISTORY**

- 4.1 In February 1991 planning permission and conservation area consent was granted for the demolition of the existing greenhouse and the erection of a single storey extension (LB Refs.90/P1184 and 90/P1185).

- 4.2 In December 2014 a pre-application meeting was held to discuss four options for redevelopment of the site (LBM Ref.14/P4497/NEW). The pre-application report concluded that all four options for the redevelopment of the site were unacceptable due to the loss of the existing dwelling house.
- 4.3 In November 2017 a planning application was submitted for the erection of a two storey detached dwelling house (with accommodation at basement level and within the roof space) within part of the rear garden and formation of vehicular access onto Lancaster road, together with associated landscaping works. Erection of a part single/part two storey rear extension to existing dwelling house (43 Lancaster Road), provision of accommodation at basement level and within the roof space (involving erection of dormer windows to rear roof elevation) together with associated alterations to existing dwelling house and erection of garage within the front curtilage of the property (LBM Ref.17/P4420). However, the application was withdrawn by the applicant on 13 December 2018.

5. **CONSULTATION**

- 5.1 The application has been advertised by Conservation Area site and press notice procedure and letters of notification to occupiers of neighbouring properties. In response 6 letters of objection have been received from occupiers of neighbouring properties, The Merton Tree Warden Group and The Wimbledon Society. The grounds of objection are set out below:-

-The application is seeking to get approval for part of the two-property scheme that was withdrawn (LBM Ref.17/P4420).

-The plans include the destruction of part of the historic wall on Lancaster road and several remarkable trees, to make a new driveway.

-Construction traffic would obstruct traffic movements in Lancaster Road Lancaster Gardens and Lancaster Avenue.

-If permission were allowed a condition should be imposed that no additional property be constructed on the site and conditions minimise disruption to traffic during construction.

-If parking bays are suspended there will be a loss of parking for visitors to shops in the Village.

-A section of historic wall would be lost and on street parking bays removed to allow for construction of the new access.

-The proposal would entail the removal of 7 tree along with 4 groups of trees to the detriment of the environment, privacy and more.

-the environment is widely praised for being leafy. It would be considerably less so. Planting low level greenery is no way going to make up for this. others, a sedum roof, can see trees less so.

-The felling of trees to make way for the garage will result in the garden of 69 Church Road being overlooked.

-There is an existing coal house built onto the boundary wall with 69 Church Road. This forms part of the structure of 69 Church Road and houses a vestibule and WC. This is not shown on the plans and the demolition of the coal house would affect 69 Church Road.

-Certain aspects of the proposal would result in significant visual intrusion to 69 Church Road.

-The current application, while thankfully much reduced in scale and in its impact on most neighbouring properties, nevertheless still has severe consequences, to the detriment to both the environment and the Character of the Merton (Wimbledon North) Conservation Area.

-Every objection raised previously with regard to the destruction of the trees and demolition of part of the historic boundary wall on Lancaster Road remains in respect of the current proposal.

Sven mature trees and three groups of trees are to be removed, a huge loss which could only be considered insignificant in the context of the mass felling that was originally proposed for the entire plot.

-To claim that these trees are of limited amenity value is beside the point when the environment as a whole is taken into consideration. It cannot be right, or acceptable for trees of such maturity to be destroyed. Even if substitute trees were to be donated and planted elsewhere in the borough, as has been suggested, the extent of the actual tree canopy would be irretrievably lost and take decades to restore.

-The proposal would also result in irreparable harm to the boundary wall which remains of grave concern, as the plans for breaching it have not changed since the original application. The lack of respect for old Village heritage is surely no less acceptable now that last year, there is precious little left of this old wall in the locality and there is no doubt that it contributes to a sense of history of the Conservation Area.

-One cannot begrudge a residents wish to modernise, refurbish and extend their house, but no resident has a right to secure vehicular access to their house at all costs.

5.2 Merton Tree Warden Group

The Merton Tree Warden Group strongly object to the decimation of trees within the application site and the damage to surrounding trees proposed by the application. Valuable tree cover will be destroyed and the environment of neighbouring properties harmed irreparably. The impact of the development on the Conservation Area is rightly considered. However, ironically in this case it is the proposed development, which lies within a Conservation Area that will have a significant impact on the surrounding houses outside the designation. It is requested that Tree Preservation Orders be designated on all trees that are category B grade or higher. The application should be refused.

5.3 The Wimbledon Society

The Wimbledon Society is concerned about the removal of 7 trees and the formation of a 2.75m wide hole in the very old wall and the installation of a hard surface for parking and turning cars. The society suggests that the Council include conditions when granting consent as follows:-

1. That the new ends of the wall are finished in appropriate brickwork and detailing to preserve the tone of the Conservation Area in which the property is situated.

2. The hard standing for parking and turning of vehicles is permeable.

3. That the seven trees to be removed are replaced with trees equivalent in tree years.

5.4 Tree Officer

The Council's Tree Officer notes that it is proposed to remove 7 individual trees, which includes three trees which have been given a 'B' category, and 3 groups of trees which are a mixture of Yew, Holly and Elder. The works include the large Acacia tree located adjacent to the footway. This tree is described as having a wound on the stem from base to 2 metres, decay present within. At base of the stem decay extends 400mm deep. Felling is recommended'. It is proposed to retain 3 category 'B1' trees within the front garden. The tree officer recommends that these trees are provided with the maximum form of planning protection in the form of a TPO. Tree works are proposed to be carried out to the retained trees. These are described on page 10 of the Arboricultural Report. The Tree Officer raises no objections to the proposal subject to conditions.

5.4 Conservation Officer

The Conservation Officer has no objections to the proposed development.

6. **POLICY CONTEXT**

6.1 Adopted Merton Core Strategy (July 2011)

CS14 (Design), CS15 (Climate Change) and CS20 (Parking).

6.2 Sites and Policies Plan (July 2014)

DM D2 (Design Considerations in all Developments), DM D3 (Alterations and Extensions to Existing Buildings), DM D4 (Managing Heritage Assets) DM O2 (Nature Conservation, Trees, Hedges and Landscape Features), DM T2 (Transport Impacts of Developments) and DM T5 (Access to the Road Network).

6.3 The London Plan (March 2016)

The relevant policies within the London Plan are 5.3 (Sustainable Design and Construction), 7.4 (Local Character), 7.6 (Architecture) and 7.8 (Heritage and Archaeology).

6.4 National Planning Policy Framework (2019)

7. **PLANNING CONSIDERATIONS**

7.1 The main planning considerations concern the design, impact on the Conservation Area, provision of basement, neighbour amenity, trees and parking issues.

7.2 Design/Conservation Issues

Policy DM D4 (Managing Heritage Assets) of the Adopted Merton Sites and Policies Plan (2014) is the principle policy relating to heritage and conservation issues. The Policy states in paragraph (f) that 'proposals affecting a heritage asset or its setting should conserve and enhance the significance of the asset as well as its surroundings and have regard to the following:-

1.The conservation, or reinstatement if lost, of features that contribute to the asset or its setting. This may include chimneys, windows, and doors, boundary treatments and garden layouts and roof coverings.

2.The removal of harmful additions such as inappropriate, non-original windows and doors and the removal of paint or pebbledash from brickwork'

3.Where there is evidence of deliberate neglect or damage to a heritage asset, the current condition of the heritage asset will not be taken into account in any decision.

7.3 Number 43 Lancaster Road is a two storey detached dwelling house set within a large mature garden behind a high boundary wall. Number 43 was built by a local builder, A J Styles, who was responsible for a considerable amount of development in the area in the 1920's and 1930's and consequently is of local significance. Many of the surviving buildings are in Conservation Areas and make a positive contribution. However, number 43 is not referred to in the Conservation Area character assessment (it may have been missed in the survey as the house is concealed behind a high section of wall in Lancaster Road). The style of the house indicates that it is one of Styles early developments and boasts interesting features, namely decorative brick patterns, use of horizontal tiles and metal windows. Internally the house has an impressive Oak staircase. Attractive feature staircases are a Styles trademark.

7.4 The alterations and extensions to the existing house at 43 Lancaster Road have been designed to respect the character and appearance of the original building. A contemporary design has been adopted for the ground floor rear extension, with the first floor section being of traditional design. Along with the new dormer window. The depth and height of the two storey extension is considered to be subordinate to the host dwelling. The ground floor rear extension would however, be partly concealed behind the existing high boundary walls and would not be highly visible from the street. The proposed garage would be located within the front curtilage, behind the high front boundary wall and would also not be visible from the street. It is also proposed to create a new opening within the existing high brick boundary wall fronting Lancaster Road in connection with the formation of a new vehicular access.

7.5 There are no objections to the creation of a new vehicular access as part of the proposals as the existing house has no vehicular access as a result of the sub-division of the plot many years ago. The formation of a new opening within the high brick boundary wall fronting Lancaster Road is not considered

to be of such detriment to the character and appearance of the conservation area as to warrant refusal of the application. Driveways are common in the local area and the proposal would not be visually harmful in this regard. The proposal is therefore considered to be acceptable in terms of policies DM D2 (Design Considerations in all Developments), DM D3 (Alterations and Extensions to Existing Buildings) and DM D4 (Managing Heritage Assets).

7.4 Provision of Basement

The current proposal involves the construction of a basement beneath part of the rear garden. The applicant has submitted a Basement Impact Assessment and Structural Assessment. These both conclude that the basement can be constructed in a safe manner and that the provision of accommodation at basement level would not increase flood risk or cause structural problems. The size of the basement is considered to be reasonable and would be well below the 50% limitation under policy DM D2. The proposal is therefore considered to be acceptable in terms of policy DM D2 (Design Considerations in all Developments).

7.6 Neighbour Amenity

The proposed part single/part two storey extension to the existing house at 43 Lancaster Road has been designed so that the two storey section of the extension is located well away from the boundaries with residential properties in Church Road. The proposed single storey rear extension would be partly screened from neighbouring properties by the existing high boundary walls. The proposed garage would be sited within the front curtilage and would also be screened from view by the existing high brick boundary wall fronting Lancaster Road. An appropriate condition requiring obscure glazing to the window in the side of the two storey rear extension is recommended to restrict overlooking. The proposed single storey side and rear extension would have an eaves height of 3 metres and would be sited 600mm away from the retained boundary wall between the application property and numbers 69 and 71 Church Road. The side and rear extension with their low height would not result in any harmful impact on either 69 or 71 Church Road. The proposal is therefore considered to be acceptable in terms of policy DM D2 (Design Considerations in all Developments).

7.7 Trees

Although a number of objections have been received in respect of the removal of trees within the curtilage of the application site, the Council's Tree Officer has examined the proposal and has raised no objections to the proposed development. A Tree Preservation Order also protects the retained trees and planning conditions would be imposed on any grant of planning permission to ensure protection of the retained trees during construction works. The proposal is therefore considered acceptable in terms of policy DM O2 (Nature Conservation, Trees, Hedges and Landscape Features).

7.8 Parking

The proposal involves the formation of a new vehicular access onto Lancaster Road. This would involve forming a 2.7 metre wide opening in the existing high brick boundary wall fronting the application site on Lancaster Road. The

Conservation Officer has raised no objections to punching through the wall. However, the loss of the tree is not considered to be significant. The road is straight and visibility is good and the formation of a new vehicular access would not be detrimental to highway safety. The proposal would however, result in the loss of one on-street parking space. However, the loss of one on-street parking bay would enable off-street parking to be provided for this large family house. The loss of one on-street parking space is not considered to be a reason for refusal of the application in this instance. The proposal is therefore considered to be acceptable in terms of policy CS20 (Parking).

8. **SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS**

8.1 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly, there is no requirement for an EIA submission.

9. **CONCLUSION**

9.1 The alterations and extensions to the existing house are considered to be acceptable in design terms. The proposal would also not harm neighbour amenity. The proposed extensions to the existing house would also preserve the character and appearance of the Merton (Wimbledon North) Conservation Area. Accordingly, it is recommended that planning permission be granted subject to conditions.

RECOMMENDATION

GRANT PLANNING PERMISSION

Subject to the following conditions:-

1. A.1 (Commencement of Development)
2. A.7 (Approved Drawings)
3. B.1 (Approval of Facing Materials)
4. B.4 (Site Surface Treatment)
5. B.5 (Boundary Treatment)
6. C.2 (No Permitted Development –Door and Windows)
7. D.11 (Hours of Construction)
8. The details and measures for the protection of the existing retained trees as specified in the approved document 'BS 5837:2012 Arbouricultural Method

Statement produced by ARBTECH dated 11 October 2018 shall be fully complied with. The methods for the protection of the existing retained trees shall fully accord with all measures specified in the report. The details and measures as approved shall be retained and maintained until the completion of site works.

Reason for condition: To protect and safeguard the existing and retained trees in accordance with the following Development Plan Policies for Merton: policy 7.21 of the London plan (2015), policy CS13 of Merton's Core Planning Strategy (2011) and polices DM D2 and DM O2 of the Merton Sites and Polices Plan (2014).

9. F1 (Landscaping)
10. F8 (Site Supervision-Trees)
11. Prior to commencement of development a Basement Construction Method Statement and Hydrology Report shall be submitted to and be approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason for condition: In the interest of neighbour amenity and to comply with policy DM D2 of the Adopted Merton Sites and Polices Plan (2014).

12. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage has been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system (SuDS) to ground, watercourse or sewer in accordance with drainage hierarchy contained within the London Plan Policy 5.13 and the advice contained within the National SuDS Standards. Where a sustainable drainage scheme is to be provided, the submitted details shall:
 - i. provide information about the design storm period and intensity, the method employed to delay (attenuation provision of no less than 15m³ of storage) and control the rate of surface water discharged from the site to no greater than 5l/s and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - ii. include a timetable for its implementation;
 - iii. include a CCTV survey of the existing surface water outfall and site wide drainage network to establish its condition is appropriate.

Reason: To ensure satisfactory means of surface water drainage, to reduce the risk of flooding and to comply with the following Development Plan policies for Merton: policy 5.13 of the London Plan 2011, policy CS16 of Merton's Core Planning Strategy 2011 and policy DM F2 of Merton's Sites and Polices Plan 2014.

13. C.8 No Use of Flat Roof

14. C.4 Obscure Glazing (First Floor Side Window in Two Storey Rear Extension).
 15. INF1 (Party Wall Act)
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[Click here](#) for full plans and documents related to this application.