

PLANNING APPLICATIONS COMMITTEE 26 SEPTEMBER 2019

<u>APPLICATION NO.</u>	<u>DATE VALID</u>
19/P0818	06/03/2019
Address/Site	18 Belvedere Grove, Wimbledon Village, London, SW19 7RL
Ward	Village
Proposal:	Construction of enlarged basement to existing dwelling and extensions and alterations to the rear and side, and front porch.
Drawing Nos	3.15.05B, 3.15.01B, 3.15.02B, 3.15.03, 3.15.04B, 3.15.06B, 3.15.07B, 3.14.02, 3.14.01A, 3.14.03B, 3.13.01B, 3.12.06, 3.12.05B, 3.12.02A, 3.12.01, 3.11.01B, 3.12.03B, 3.12.04B, 3.14.04B Amended plans received 14/06/19) Aboricultural Report (BS5837:2012 Report), Construction Management Plan (24/08/19), Surface Water Drainage Strategy (Reference 88988-100719-Money-BelvedereGrv), Basement Impact Assessment (January 2019),
Contact Officer:	Charlotte Gilhooly (020 8545 4028)

RECOMMENDATION

GRANT Planning Permission subject to conditions.

CHECKLIST INFORMATION.

- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: Yes
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 4
- External consultations: 1
- Controlled Parking Zone: Yes

1. INTRODUCTION

- 1.1 The application has been brought before the Planning Applications Committee for consideration in light of the number of objections received.

2. **SITE AND SURROUNDINGS**

- 2.1 The application site is located at 18 Belvedere Grove, which is a large two storey detached property located on the south east side of Belvedere Grove. The property benefits from a rear garden and off-street parking to the front. The site is located in Wimbledon North Conservation Area (Sub-Area 4: Belvedere), in an Archaeological Priority Area (Tier II) and opposite the rear of the property is a Grade II Listed Building at 7 Belvedere Drive. There are no further constraints.

3. **CURRENT PROPOSAL**

The application seeks permission to:

- Lower and enlarge the basement extension by from 22.51sqm to 180sqm to allow for a sunken terrace with French doors. The basement will be 16.3m deep, 14.07m wide on the east side, 6.34m wide on the west side and 2.71m high.
- Remove current rear extensions and erect a three storey projecting gable. The gable will be extended as far as the consented extension at no 20 Belvedere Grove and will be 9.13m deep from the existing roof/rear wall, 5.72m high (from first floor level) and 6.1m wide (7m wide including overhang)
- The ground floor plan will also be extended either side of the gable to create a wraparound single storey and side extension. This element of the proposal will be 5.22m deep from the existing rear wall on the west side, 15.34 (15.59m including overhang) on the east side and 13.21m wide, (13.44m wide including overhang), with a maximum roof height of 3.76m.
- Replace various existing windows at the rear with timber framed windows.
- Remove a chimney breast on the west side elevation and install a large new stained glass window.
- Erect new boundary treatment at the front of the property. The pillars will be constructed from brick and will be 1.13m high, the metal railings 1m high and the entire boundary treatment will be 14.23m wide.
- A filled in porch area.

3.1 Materials

The proposed walls of the basement will be rendered in a cast stone colour. The gable will be constructed of bricks to match the existing building, red accents to arches and quoins with cast stone sills. The gable roof, and the lower roofs either side of it, will be clad in terracotta tiles. The proposed windows for the new rear extension will be timber framed casements and French doors.

- 3.2 The proposal would be loosely designed in the Arts and Crafts style.

3.3 Amended plans

The proposal has been amended during the application process so that the proposed rear gable does not extend further than the rear extension currently under construction at 20 Belvedere Grove.

4. **PLANNING HISTORY**

- 94/P0975: Demolition of prefabricated garage, part of side and rear walls of existing house and part of front boundary fence. (Conservation Area consent) - Grant conservation area consent.
- 88/P1352: erection of a rear dormer roof extension. Grant permission (subject to conditions) 20-01-1989.
- 94/P0976: erection of a single storey side extension (incorporating a garage) and rear extension (planning permission). Grant permission subject to conditions 09-02-1995.
- Various tree work applications.

5. **CONSULTATION**

5.1 Consultation letters were sent to the occupiers of neighbouring properties and site notice erected.

5.1.1 In response to the consultation, eight letters of objection have been received. The summary of objections are as follows:

5.1.2 External

- The proposal is out of keeping to the character of the property and surrounding properties in Belvedere Grove.
- The proposal is overdevelopment for the site and its surroundings
- The proposal will result in a loss of privacy and overlooking.
- The proposal will result in a sense of enclosure to neighbouring properties.
- The proposal would conflict with the Wimbledon North Character Area Assessment would lose the spaciousness between the properties.
- The proposed infill space over the existing garage would be detrimental to the character of the road and contrary to Merton Council Planning advice.
- The proposal would lead to diminished space around the building and would result in gap filling as a result of the raised garage roof between 18 and 20 Belvedere Grove and therefore detrimental to the character of the area.
- The Basement Impact Assessment does not consider the longer term effects on groundwater from the basement or the substantial excavation to the rear of the house: section 8 of the Report stops after considering only the temporary construction works, and then reference is made to future work needing to consider pumping of water, SUDS and flooding. This is of concern to the owners of 20 Belvedere Grove. The BIA has been prepared on the basis of there not being a basement in existence at No. 20 at the time of the BIA being prepared. However, the basement permission is being implemented and will exist before any works might start at No. 18. My client's work on their own property has shown that the soil is solid clay with various perched water tables and run-off from the surrounding area, leading to waterlogged soil. The extensive excavation and change in garden levels shown at No. 18 will lead to changes in the flow of water across No 18's land and on adjoining land, but this is not fully considered in the BIA: the presumption seems to be just that all will be fine during construction and that - on sites adjoining that have been assumed to have no basements - any water can just go onto neighbouring

land.

- The proposal rear massing would be overbearing and result in a loss of light and privacy for neighbouring properties, It is noted there is no technical study on the impact on amenity.
- The proposal is contrary to the Inspectors views on a similar scheme at 20 Belvedere Grove – which was dismissed by the Inspector.
- The large and extensive basement will require a suitably designed retaining wall with associated risk to our garden and structure which will also involve a strict laser monitoring regime with associated escrow funds. Further representations from our planning specialist to follow.
- The mass of gable would reduce light and cast a shadow on the upper floors of 20 Belvedere Grove.
- The proposal will affect ground water levels.
- Although what is shown will tidy up the front garden, there seems to be very little greenery proposed. To mitigate the loss of garden at the back, could more borders be introduced and a permeable drive surface be introduced in the front to absorb rain water and so help reduce local flooding?
- Only one building in the road has a crown roof. It is therefore considered out of keeping to the character of the area.
- The second and third floor rear extensions at the rear should not extend back beyond the similar floors which have been agreed for 20 Belvedere Grove. Otherwise our access to light at 22 Belvedere Grove will be significantly compromised.
- Concern over basement developments and the effect on the water table.
- The proposal will directly affect us (7 Belvedere Drive). Especially by the significant increase of the second and third floor. It would be better for us if the second and third floors were set back from the extension of the ground floor and basement floor.
- None of the plans show the decrease in size of the garden and the impact visually from the neighbouring properties.
- The proposal will set a precedent for those properties in Belvedere Grove to increase in size vertically by 25%.
- The proposal will have a negative effect on the ground water supply

5.1.3 Historic England

The site is located within the Tier 2 Archaeological Priority Area for Wimbledon Village and therefore there is potential for archaeological finds and features to survive in the vicinity. However, the proposed basement extension is largely within the footprint of the existing house, which is likely to have removed archaeological remains present, therefore the proposed basement extension will cause no further archaeological impact. No further assessment or conditions are therefore necessary.

5.3 Internal

5.3.1 Transport and Highways

The site is located in a Controlled Parking Zone (Zone VOn) where parking and loading is controlled from Monday to Saturday between 8:00am – 6:30pm.

The applicant has submitted a Construction Management Plan in support of the application.

The contractor should contact highways prior to any works (including demolition) commencing on site to agree relevant licences, access arrangements, suspension of parking bays, delivery times etc. – no vehicles are allowed to cross the public highway without agreement from the highways section

The applicant should contact David Furby in the Council's Highway Team on: 020 8545 3829 prior to any work starting to arrange for this works to be done.

Recommendation: Subject to above no other highway issues in connection with this application.

5.3.2 Tree Officer

It is proposed to remove two low category trees as part of this development. No arboricultural objection is seen to the removal of those two trees. No arboricultural conditions are required.

5.3.3 Flood Risk Officer:

Reviewed the application including the surface water drainage strategy by UNDA consulting.

An intrusive site investigation including 3No bore holes, established to a maximum depth of 8.45m below ground level (bgl), confirmed that made ground is present from the site surface to between 0.9m and 1.50m (bgl). Below this, Gravel strata was found to a maximum depth of 4.60m bgl. Clay Strata was encountered beneath the gravel. Groundwater was encountered in BH 2 and 3 at 4.50m bgl and 4.60m bgl respectively. Subsequent groundwater monitoring recorded a maximum water level of 2.18m bgl in BH2.

The proposed development will introduce 89.4m² of impermeable areas, with a corresponding increase in runoff. Surface water will therefore be pumped from the site via a private pumping station and rising main. In order to achieve a self-cleansing velocity within the proposed rising main, a discharge rate of 3.0l/s is required. Calculations indicate that a storage volume of 6.9m³ will be required. This volume can be provided within a cellular attenuation tank measuring 10m² x 0.8m deep with a 95% void ratio, giving a total available storage volume of 7.6m³.

All attenuation facilities will be designed to accommodate and dispose of runoff from storms up to the 1:100 year + 40% climate change event, without flooding.

The proposed pump and all SUDS facilities will be maintained privately.

If you are minded to approve this application, please include the recommended conditions (see conditions list)

5.3.4 Structural Engineer

The proposed works nearest to the highway is approximately 5.5m from the highway boundary and consists of underpinning the existing basement to an approximate level of 3.5m below ground level. Therefore, the proposed works have very low to no impact on the highway as the underpinning works are outside the zone of highway surcharge load influence.

On that basis, I have no comments or conditions on this application.

6. POLICY CONTEXT

6.1 NPPF - National Planning Policy Framework (2019):

Part 12 Achieving well Designed Places

Part 16 Conserving and enhancing the historic environment

6.2 London Plan Consolidated 2016:

- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage Assets and Archaeology

6.3 Merton Sites and Policies Plan July 2014 policies:

- DM D2 Design considerations in all developments
- DM D3 Alterations and extensions to existing buildings
- DM D4 Managing Heritage assets

6.4 Merton Core Strategy 2011 policy:

CS 14 Design

7. PLANNING CONSIDERATIONS

7.1 The planning considerations for an extension to an existing building relate to the impact of the proposed extension on the character and appearance of the host building along with the surrounding area and the impact upon neighbouring amenity.

7.2 Character and Appearance

7.2.1 London Plan policies 7.4, 7.6 and 7.8, Core Strategy policy CS14 and SPP Policies DMD2, DMD3 and DM D4 require well designed proposals that are of the highest architectural quality and incorporate a design that is appropriate to its context, so that development relates positively to the appearance, scale, bulk, form, proportions, materials and character of the original building and their surroundings, thus enhancing the character of the wider area. The site lies within the Belvedere sub-area of the Wimbledon North Conservation Area wherein the character comprises a mixture of traditional dwelling types set in large plots, largely detached.

7.2.2 Basement

Internally, the basement will be extended towards the rear and side of the property. The new basement rear wall will be excavated to allow for French doors and a sunken terrace/garden which will be excavated so that the new lower ground floor level will have a height 2.49m. The garden will therefore have a lower depth than neighbouring gardens. This will provide additional light into the proposed basement and provide an alternative access/escape route. As the basement does not take up more than 50% of the front, rear or side of the garden, the principle of the proposed basement is considered acceptable and compliant with policy DM D2. In addition the basement would not be visible from the front elevation apart from the single light well at the front of the site. Any views of the rear French doors at lower ground floor would be limited to the rear garden and neighbouring plots. Overall, the basement is not considered to be detrimental in appearance towards the host dwelling or surrounding Conservation Area and is therefore considered acceptable.

7.2.3 Two storey rear extension

The rear gable section has been amended during the application process so that it does not extend beyond the rear wall of the consented scheme at 20 Belvedere Grove. This neighbouring scheme is currently under construction.

The proposed gable is set down from the existing roof ridge and set in by 4.87m on the west side. While the gable is a large addition, given the overall size of the house and rear garden, it sits comfortably in its context and is not considered out of scale or proportion with the existing house. The proposed windows are of a size and proportion which are considered in keeping with the existing. In addition materials are considered to be in keeping with the existing property. The rear wall of the dwelling would be extended at full width. Although this creates a crown flat roof, this would be of limited size and officers do not consider this would be visually harmful to the Conservation Area or character of the dwelling. It is noted that the existing rear roof contains a large box dormer window of poor quality design. The proposal would remove this and result in a more traditional rear elevation appearance.

7.2.3 Single storey rear and side wrap around extension

The proposed single storey rear and wrap around extension would extend up to the side boundaries. But overall is of a scale and proportion which is considered in keeping with the existing house. This part of the extension will be pitched, not visible from the street scene and there would remain a separation distance at the side boundaries at first and second floor level, thereby avoiding a terracing affect.

7.2.4 The new hipped roof to the garage would be a visual improvement over the existing situation and the alterations to the front porch are minor in scale. Officers are satisfied that the proposed front alterations would respect the character of the dwelling and streetscene.

7.2.5 Overall, the proposal is considered acceptable to the character and appearance of the host building and the surrounding Conservation Area. The character of the Conservation Area would be preserved.

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 properties which may be affected by the proposal include 16 and 20 Belvedere Grove, and 7 and 9 Belvedere Drive.

7.3.1 16 Belvedere Grove

As the proposed gable end extension is on the eastern side of the host buildings rear elevation, there is a separation distance of approximately 4.87m between the gable and the boundary line of this neighbouring property. As such this element of the proposal is not considered to be overbearing, visually intrusive or cause a loss of light to this property. The full width two storey rear extension would have a limited depth and although this would result in some increased sense of enclosure, it is not considered to be a harmful impact.

The single storey rear extension would extend further out into the rear garden by approximately 4.45m from the existing rear wall, at first storey by approximately 2m and at two storey level by 1.67m. Given the depth of the proposal and as the rear of these properties are south east facing, this element of the proposal is not considered to be detrimental to this neighbours amenity.

7.3.2 20 Belvedere Grove

It is noted 20 Belvedere Grove has an approved planning permission (16/P1318) for a single storey and two storey rear extension which is currently under construction. The proposal extends up to this line at single storey and first floor level and it is noted 20 Belvedere Grove's approved scheme has a hipped roof, whereas this proposal has a vertical two storey gable.

The proposed rear gable end extension does not extend further than the approved scheme at 20 Belvedere Grove and there are no windows in the side elevation which could cause overlooking. The single storey side and rear extensions are pitched, with a shallow pitched roof. This element replaces an existing side extension and although the proposal would extend up to the boundary, it would remain in line with the extension under construction at number 20. Overall, the proposal is not considered detrimental to the amenity of this neighbouring property.

7.3.3 7 and 9 Belvedere Drive

Due to the large rear gardens of these properties, there would be a separation distance of approximately 64m between the rear of 18 Belvedere Grove and the rear 7 and 9 Belvedere Drive. As such the proposal is not considered to impact on the amenity of these properties.

7.3.4 Overall the proposal is considered acceptable to the amenity of these neighbouring properties in terms of loss of day light/sunlight, quality of living conditions, privacy, visual intrusion and noise.

7.7 Parking

The proposal will not involve the loss of any car parking spaces. This element of the proposal is therefore considered acceptable.

8. CONCLUSION

The scale, form, design, positioning and materials of the proposed extensions are not considered to have an undue detrimental impact upon the character or appearance of the Conservation Area, the host building or on neighbouring amenity. Therefore, the proposal complies with policies DMD2, DMD3 and DM D4 of the Adopted SPP 2014, CS14 of the LBM Core Strategy 2011 and 7.4, 7.6 and 7.8 of the London Plan 2016. It is not considered that there are any other material considerations that would warrant refusal of this application.

It is therefore recommended to grant permission subject to conditions.

9. RECOMMENDATION

Grant planning permission

Subject to the following conditions:

1. A1 Commencement of Development
2. A7 Approved Plans
3. B3 External Materials (as submitted)
4. D11 Construction Times
5. H01 Landscaping/planting scheme
6. H09 Construction Vehicles
7. No development approved by this permission shall be commenced until a detailed scheme for the provision of surface and foul water drainage has been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. The drainage scheme will dispose of surface water by means of a sustainable drainage system (SuDS) at the agreed runoff rate (no more than 3.0l/s with a minimum attenuation volume of 7.6m³), in accordance with drainage hierarchy contained within the London Plan Policy (5.12, 5.13 and SPG) and the advice contained within the National SuDS Standards.

Reason: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DMF2 and the London Plan policy 5.13.

8. Prior to the commencement of development, the applicant shall submit a detail how groundwater will be managed and mitigated during and post

construction (permanent phase), to ensure there is no increased risk of groundwater levels on or off site.

Reason: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DMF2 and the London Plan policy 5.13.

9. Details of screening to terrace
10. No use of flat roof
11. Remove permitted development rights for new windows in side elevations
12. The development shall be carried out in accordance with the Construction Management Plan dated 24/08/2019.

Informatives:

1. No surface water runoff should discharge onto the public highway including the public footway or highway. When it is proposed to connect to a public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. 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).
2. No waste material, including concrete, mortar, grout, plaster, fats, oils and chemicals shall be washed down on the highway or disposed of into the highway drainage system.
3. The contractor should contact highways prior to any works (including demolition) commencing on site to agree relevant licences, access arrangements, suspension of parking bays, delivery times etc. – no vehicles are allowed to cross the public highway without agreement from the highways section
4. The applicant should contact David Furby in the Council's Highway Team on: 020 8 545 3829 prior to any work starting to arrange for this works to be done.

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