

## **PLANNING APPLICATIONS COMMITTEE 26 SEPTEMBER 2019**

<b><u>APPLICATION NO.</u></b>	<b><u>DATE VALID</u></b>
19/P0140	17/12/2018
<b>Address/Site</b>	6 Parkside Gardens, Wimbledon, London, SW19 5EY
<b>Ward</b>	Village
<b>Proposal:</b>	Part demolition of existing building (retention of dwelling façade) and erection of a replacement 2 storey dwellinghouse including accommodation at roof and basement levels, car lift in front garden and new front boundary treatment.
<b>Drawing Nos</b>	01 01, 02 00 Rev A (SEPT 2019), 02 01 Rev A (SEPT 2019), 02 02 Rev A (SEPT 2019), 02 03 Rev A (SEPT 2019), 02 04 Rev A (SEPT 2019), 02 05 Rev A (SEPT 2019), 02 06 Rev A (SEPT 2019), 02 07 Rev A (SEPT 2019), 02 08 Rev A (SEPT 2019), 02 09 SEPT 2019 and 02 24 SEPT 2019 SEPT.
<b>Contact Officer:</b>	Stuart Adams (0208 545 3147)

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### **RECOMMENDATION**

**GRANT Planning Permission subject to conditions**

### **CHECKLIST INFORMATION.**

Heads of agreement: - N/A  
Is a screening opinion required: No  
Is an Environmental Statement required: No  
Has an Environmental Impact Assessment been submitted – No  
Press notice – Yes  
Site notice – Yes  
Design Review Panel consulted – No  
Number of neighbours consulted – 7  
External consultations – Historic England  
PTAL Score – 1b  
CPZ – VN

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## 1. **INTRODUCTION**

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

## 2. **SITE AND SURROUNDINGS**

- 2.1 The application site comprises a two storey detached house located in Parkside Gardens, Wimbledon. The current property is a two-storey detached dwelling with dormers and pitched roofs and habitable accommodation in the roof voids areas, displaying the influence of the Arts and Crafts movement in its design. The house is faced in render at the upper levels and has a brick ground floor that has been painted. Features also include timber detailing to the projecting porch and the eaves and red clay tiled roof.
- 2.2 The property has been subject of previous extension works (approx.1967) when a one storey garage has been erected on the North side of the house.
- 2.3 The surrounding area is predominately residential in nature, comprising a variety of dwelling sizes, mostly that of large two storey detached houses set within large, well maintained plots with good sized landscaped rear gardens.
- 2.4 The application site is located within Archaeological Priority Zone (Wimbledon Village), controlled parking zone (CPZ) VN and within the Wimbledon North Conservation Area (sub area 6 – Wimbledon House).

## 3. **CURRENT PROPOSAL**

- 3.1.1 Part demolition of existing building (retention of dwelling front façade) and erection of a replacement 2 storey dwellinghouse including accommodation at roof and basement levels, car lift in front garden and new front boundary treatment.
- 3.1.2 The proposal was amended during the assessment of the application. The following amendments were made:
- Reduction to the height of the two storey side extension roof, and set it further back from the frontage
  - Reduction to the massing of the building at the rear (on the side with no 7). The length of garage has been reduced; the master bedroom is set-off the boundary by 2.7m, an increase of 0.6m. Additionally, the rear gable has been pushed further back by 1.6m.

- The timber gable detailing has been retained, as has the window and porch detailing.
- The size and configuration of the terrace above the ground floor extension has been amended. Whilst the size of this terrace has increased, it is set further away from the boundary with Number 7 and includes a 1.8m screen to avoid potential overlooking.
- Reduction to the extent of the southern elevations, such that the development has been pushed back from the boundary with Number 5 and a passageway leading front the front garden through to the rear garden has been included.
- The Construction Traffic Management Plan has been amended to include amendments to the on street loading bay. The bay has been moved 1.5m further back from 5 Parkside Gardens, following discussions with the Councils Transport Planner.

3.1.3 The proposal also includes the provision of a two-storey extension in place of the existing garage. The design of this extension is subservient to the proposed main dwelling. The proposed replacement dwelling would not project any further forward than the existing dwelling by reason of the retained façade, thereby retaining the front building line created by the façade and the adjacent dwellings.

3.1.4 Due to the poor condition of the existing windows, and the difference in types of glazing and the window frame finishes (timber, PVC) all existing windows are to be replaced with dark framed, slimline, double-glazed bronze windows to match the existing fenestrations. The appearance, the number of mullions and transoms of the new windows are to match the existing windows. The entire roof is to be re-tiled to match the existing house. The existing timber structure of the roof is to be investigated and replaced if needed. The entire front elevation is to be preserved, re-rendered and repainted . The existing yellow colour to be changed to white to match the neighbouring houses at No.5 and No. 6. The front brick wall to match the height of No.7. The brick finish to match the existing. The side brick walls to match the height of the existing. The existing drainage pipes to be replaced with new ones and repositioned to fit the new scheme.

3.1.5 Two pedestrian and one car gate would facilitate the access to the property via the proposed front boundary brick wall and gates. It is proposed to maintain the existing vehicle access adjacent to number 7 Parkside Gardens.

3.1.6 Currently, the site provides a small degree of forecourt parking. The proposed development will place the majority of car-parking within the basement to be accessed via a car-lift. Space will remain on the forecourt for a small amount of parking (two spaces).

- 3.1.7 Secure cycle parking is proposed within the ground floor garage and within the small bike stores to the side of the dwelling.

#### Front façade

- 3.1.8 The proposal includes the retention of the front façade. Before the demolition stage will start the existing foundations of the retained front façade will be investigated to determine the depth and the implications of the proposed construction.
- 3.1.9 Following the results of the investigation and considering the risks involved with the building of the new basement construction the footings of the preserved façade will be underpinned. Underpinning will be divided in sections to ensure that at least two thirds of the wall is supported at all time.
- 3.1.10 A separate structural scheme will be designed and implemented to temporary prop the existing façade until it can be integrated in the final construction.
- 3.1.11 The existing building behind the retained façade will be demolished at the next stage. Due to the poor state of the roof this will be entirely demolished preserving just the wall of the front façade.

#### Car Lift

- 3.1.12 In the front garden, a car lift is proposed. Due to its design, it will blend with the proposed paving while in a fixed position. The car lift would have an overall operation lasting less than two minutes. Safety features such as a monitoring control panel eliminate the need for fences at ground level, resulting in a seamless design. Low level bollards surrounding the lift serve to keep the area safe as the lift is in motion.

### **4. PLANNING HISTORY**

- 4.1 19/T1898 - Rear garden: horse chestnut pollard to be removed. replacement planting proposed. 3no. holly (adjacent to large sweet chestnut) to be remove – Grant - 27/06/2019
- 4.2 19/P0054 - Demolition of existing dwelling house and erection of a replacement 2 storey dwellinghouse including accommodation at roof and basement levels, car lift in front garden and new front boundary treatment – Pending decision.
- 4.3 89/P0207 - Erection of 1.9m high front boundary wall – Grant - 20/06/1989

- 4.4 MER902/80 - Permanent use for the retention of bathroom and kitchen on 2nd floor – Grant - 24/11/1980.
- 4.5 MER582/75 - Retention of bathroom and kitchen – Grant - 04/09/1975
- 4.6 MER541/71 - Retention of bathroom and kitchen – Grant - 29/07/1971
- 4.7 MER238/68 – Garage – Grant - 11/04/1968
- 4.8 MER207/66 - Retention of bathroom and kitchen on 1st floor – Grant - 30/06/1966
- 4.9 WIM6911 - To remove the ground and 1st floor bay and formation of new casement windows – Grant - 11/07/1963
- 4.10 WIM2833 - Application for temporary consent to the formation of a bathroom / kitchen – Grant - 11/07/1956

## 5. **CONSULTATION**

- 5.1 The application has been advertised by Conservation Area site notice procedure and letters of notification to the occupiers of neighbouring properties.
  - 5.1.1 In response to consultation on the original proposal, 8 letters objections were received (including one from Parkside Residents Association). The letters raised the following objections:

### Design

- The proposal does not preserve or enhance the character and appearance of the area.
- Out of keeping
- Excessive scale and overly dominant.
- Overbearing roof space will significantly erode the spacious and tranquil character of the Conservation Area
- Cramming the maximum out of the site
- Proposal is at odds with NPPF as it does not add to the overall quality of the area or include good architecture, layout, effective landscaping and is not sympathetic to local character and history, including the surrounding built environment.
- Design is not inspiring, imaginative or of high quality
- Fills the entire site from side to side which is surly inappropriate
- Does not meet the design requirements of policy DM D2 and DM D4.
- Loss of open aspects at both sides, including views of and over the mature trees.

- Properties at 5 and 7 Parkside Gardens are both noted as important features of the Conservation Area. Numbers 1 – 7 are described as forming a harmonious group. The application fails to preserve the group value of these houses by introducing a building that would be out of scale with an incongruous roofline that would dominate its neighbours.
- The existing rhythm of distinctive and well-separated historic houses, with clear breathing spaces between, and the distinctive historic composition of materials and fenestration will be lost if the out of scale redevelopment proposed is granted.
- Overdevelopment
- Light wells are out of keeping
- Historic front porch and windows replaced with plain modern windows
- Far greater footprint than existing
- Use of vast amounts of black tiled roof

#### Basement

- Concern with surface water flows, how will this be addressed?
- Construction of the basement so close to neighbours and concern with structure damage to neighbours
- Very large, densely packed residence with a disproportionately enormous basement
- Shutter and propping will be needed for the basement on land of 5 Parkside Gardens, which amounts to trespassing.

#### Neighbour Amenity

- Bulk would loom over neighbouring gardens and houses
- Create an oppressive sense of enclosure
- Loss of privacy
- Unsightly rainwater pipes, flues etc
- Overbearing
- Disruption during construction (including on the highway)
- Overshadowing and loss of light
- How will noise from air handling machinery, the enclosed plant room and car lift be dealt with?
- Sunday work should not be allowed

#### Highways

- Concern with construction traffic impacts
- The loading bay would block access to the driveway of 5 Parkside Gardens
- The amount of basement car parking encourages undesirable environment impacts

### Sustainability

- There is no indication in the application as to why the existing building, which is apparently structurally sound, could not be adapted to meet the Council's sustainability requirements?
- The large-scale demolition is in conflict with reductions in CO2 requirements.

### Other

- Set a precedent
- Loss of trees
- The Greater London Historic Buildings and Areas should also be consulted on this application.
- Poorly located site notice
- No public benefit from the proposal

### Parkside Residents Association

- The property is noted as making a positive contribution to the Conservation Area
- The character Assessment describes nos 1- 7 Parkside Gardens as a harmonious group of houses. It also cites, as a feature of this location, the space between and around buildings, which add variety and interest to the street scene, offer spaciousness and allow glimpses or wider views... beyond the building contributing to the open aspect and spacious and tranquil character of the road. Consistent with this description, there are at present clear gaps between the property and its neighbours at nos 5 and 7 Parkside Gardens.
- The proposal envisages a new building considerably larger than the present house and extending beyond the existing footprint, especially at the rear. The existing gap with no 5 will be closed by a new extension built up to the boundary line.
- A basement will also be excavated extending beyond the ground floor footprint of the proposed house and under a large part of the front garden and also under part of the rear garden.
- The proposed side extension which infills the gaps between the property and 5 and 7 Parkside Gardens compromises the current views between the houses to the planting, tree etc at the rear and will materially diminish the open spacious aspect which is a feature of this part of the Conservation Area. Policy DM D3 (iv) requires spaces between buildings to be respected where, as in this case, they contribute to the character of the area.
- Note the appeal decision at 6 Greenoak Way for a single storey side extension where the inspector noted that the space at the side of the subject property contributes positively to the setting of the Conservation Area. In the inspectors view would harm the setting of the Conservation Area.

- The design, bulk and increased scale of the proposed new house and its overly dominant and incongruous roofline will compromise and undermine the current harmony of the surrounding group of houses at nos 1 – 7 Parkside Gardens noted in the Character Assessment and will appear particularly dominant on relation to No 5.
- The proposals fail to relate positively to the siting, rhythm, scale, density, proportions, height, materials and massing of the surrounding buildings and existing street patterns as required by policy DM D2. In this context, unsympathetic and out of character with this setting.
- In the rear garden the basement excavation will result in the loss of a mature horse chestnut tree which is currently visible from Parkside Gardens and is of townscape value because it contributes to the character and appearance of the Conservations Area. Its removal is contrary to policy DM D2.
- The extensive fenestration on the rear elevation and the proposed balcony and terrace at first floor level will result in direct overlooking and loss of privacy for both 5 and 7 Parkside Gardens.
- As one of the large first floor windows serves a bathroom, it is suggested that the will required to be obscured glazed. New and larger windows in the elevation facing no 5 will also result in loss of privacy.
- The basement extends under a large part of the front garden area. It is not clear if the area of excavation is less than 50% of the front garden area as required in policy DM D2. There is also concern as how any exhaust emissions from the vehicles will be safety ventilated and without any negative impact upon neighbouring amenity?
- As part of the basement area directly abuts the boundary with no 5 the applicant must demonstrate that the requirement in policy DM D2 to safeguard the structural stability of ... nearby buildings will be met.
- Notwithstanding the above, if the Council is minded to grant permission, conditions relating to working hours, prevent the use of the terrace and removal of PD rights should be imposed.

5.1.2 In response to re-consultation, a further 8 letters of objection were received (including one from Parkside Residents Association & an independent structural report from 5 Parkside Gardens). The letters of objection raised the following points:

#### Design

- Design of the house is still very large
- The 2 storey side extension still closes the gap and undermines the setting.
- The parking lift with no turn table is retained and is out of keeping with Parkside Gardens.
- Negative impact on the Conservation Area

#### Basement

- The issues arising from surface ground water flows have not been addressed in the original application and no further information has been provided.
- No consideration of the cumulative impact of the basement appears in any of the reports as required by Design Supplementary Planning Document.
- There is no updated supporting engineering document to demonstrate how the works will now be undertaken (impact on no 5)
- The basement plan does not show sufficient room for domestic plant and air circulation and does not show flues.
- Basement should be much smaller in size
- The original engineering plans appear to be unchanged
- Proposed basement is 5 times large than immediate neighbor at 5 and may give rise to serious issues with diverted water flow.

#### Neighbour Impact

- Overlooking is unresolved (proposed North Elevation) showing unchanged windows over 3 floors.
- Overlooking from terraces
- The parking lift will give rise to noise and will impact on neighbour amenity.
- Any temporary structure should not overlook adjacent properties and invade privacy.
- Still overshadows the neighbouring properties
- Side screen to terrace will be an eyesore

#### Sustainability

- The solar panels appear to be at the wrong angle and are inaccessible.

#### Highways

- Construction traffic impacts are not addressed (proposed loading area). Block visibility, making vehicle access to 5 Parkside Gardens drive a nuisance, damage to property, injury to persons and failure to meet Health and Safety requirements.
- Impracticable for construction vehicles to move quickly if necessary given the scale of the works.
- The number of construction vehicles associated with the development needs to be checked?
- Traffic and management plans submitted to the Council are inaccurate and misleading
- Traffic Management Plans require regular review
- The loading bay should be moved well away from the entrance to 5 Parkside Gardens drive to allow safe parking and a better view of

oncoming traffic.

#### Other

- Plans need to be updated to clearly show what area are proposed as terraces.
- The bike shed shown on the ground floor plan remains unclear as to its height and whether it is joined to 5 Parkside Gardens?
- The revisions are very insignificant and do very little to mitigate the original objections.

#### Parkside Residents Association

- Two storey side extension still infills the gap between the property and 7 Parkside Gardens. Compromises the current view between the houses to the planning, trees etc at the rear and will materially diminish the open spacious aspect, which is a feature of this part of the Conservation Area.
- Appeal at 6 Greenoak Way highlights the importance of retaining a visual gap between properties.
- Overlooking and loss of privacy
- The side screen on the balcony close to 7 Parkside Gardens will not eliminate overlooking of that property.
- It is not confirmed that the area of the basement to the front of the house is less than 50% of the front garden as required by planning policy DM D2.
- Concern how exhaust emissions from vehicles will be safely ventilated and without any negative impact upon neighbouring properties.
- Close proximity of basement to neighbours must demonstrate safeguard of structural stability of nearby buildings.
- Construction Management Plans which addresses neighbours concerns is required.

#### Independent structural report from 5 Parkside Gardens

The following is the executive summary taken from the Technical Review of the Impact of the Proposed Basement at No.6 on No.5 Parkside Gardens Report (09/04/2019) by elliotwood (engineering a better society):

The application documents demonstrate that the proposal, if approved, would give rise to a number of serious engineering, geotechnical and hydrogeological issues and would have an unacceptable impact on the amenity of local residents. These include:

- Resulting in structural instability to the property at No. 5 Parkside.
- Causing flooding as a result of failure to account for and mitigate the impacts of groundwater and drainage.

- The technical reports submitted in support of the planning application contain contradictory and erroneous damage estimates relating to the potential for cracking and propping of No.5.
- The technical reports propose impractical propping solutions which require the consent of the Client. No such consent has been sought or granted.
- The technical reports propose enclosing piles forming part of the basement works at No.5. Consent for these works has not been sought or granted and would amount to a trespass in land.
- Even if consent had been sought we would advise our Client against granting it, as the piles in question were not designed to support the proposed structure at No 6, and would result in out of balance lateral forces during excavation which could cause serious and irrevocable structural damage.
- The applications contain an inadequate and incomplete description of the construction and works sequence

In our professional view, the proposal does not meet Merton Council's basement policies and should be refused.

## 5.2 Councils Flood Risk Officer

5.2.1 Groundwater was encountered within both trial holes at depths ranging between 1.70mbgl and 3.00m bgl. Groundwater was noted to rise from its lowest elevation recorded at 3.00m bgl during the intrusive investigation to 2.30m bgl on 26th January 2016.

5.2.2 In terms of drainage, the strategy is to route the roof's surface water (as well as that from a small courtyard adjacent to the basement) via a control manhole to the public sewer. The drainage layout plan shows a trench soakaway to the rear of the property. The offsite flow rate will be restricted to 2.0l/s in the critical 100 years + 40% climate change storm event. The cellular crate attenuation tank upstream to the vortex restriction control will store the attenuation volume required. The attenuation volume needed is 20.2m<sup>3</sup> and the tanks' combined volume is 20.23m<sup>3</sup> plus additional volume in pipes and manholes.

5.2.3 If you are minded to approve this application, please include the following condition:

No development approved by this permission shall be commenced until the details of the final drainage scheme is submitted, based on detailed infiltration tests and hydraulic calculations for the 1 in 100 year +40% climate change rainfall event. The drainage layout and calculations must be submitted to and approved in writing by the Local Planning Authority, prior to commencement of development.

The infiltration tests and soakaway sizing calculations should be undertaken in accordance with BRE365. Should dewatering be required during construction, a detailed Construction Method Statement will need to address the measures to minimise silt dispersal and where waters will be discharged to.

### 5.3 Councils Transport Officer

#### Observations

- 5.3.1 The site lies within PTAL 1b The site lies within an area with a PTAL 1a, which is considered poor. A poor PTAL rating suggests that only a few journeys could be conveniently made by public transport.
- 5.3.2 The local area forms part of Controlled Parking Zone (VN). Restrictions are enforced from Monday to Saturday between 8.30am to 6.30pm. with a maximum stay of 28.5hrs for pay and display customers.
- 5.3.3 Parkside Gardens is a two-way residential road that is subject to a 30mph speed limit.
- 5.3.4 Parkside Gardens measures 7.1 metres in width in front of the site. The footway outside of the site measures 2.6m in width.
- 5.3.5 There are two existing driveways serving the site that measure 3.6m and 3.2m respectively.

#### Construction Traffic Management Plan

- 5.3.6 Construction vehicle activity will be predominantly undertaken on-street within a loading area adjacent to the site frontage.
- 5.3.7 The site is also served by a driveway and two vehicle crossovers. The arrangement seeks to accommodate vehicles on-street on single yellow lines in front of the site. The on-street loading area would maintain in excess of 3m clear carriageway width for passing traffic along Parkside Gardens.
- 5.3.8 Building material and concrete will be delivered off the public highway.

#### Recommendation

- 5.3.9 The amended plan received on 13/6/2019 overcomes the visibility objection. Raise no objection.

- Demolition/Construction Logistic Plan (including a Construction Management plan in accordance with TfL guidance) should be submitted to LPA for approval before commencement of work.
- Highways must be contacted prior to any works (including demolition) commencing on site to agree relevant licences, and access arrangements – no vehicles are allowed to cross the public highway without agreement from the highways section

The applicant should contact David Furby of Council's Highway Team on: 0208 545 3829 prior to any work starting to arrange for this works to be done.

#### 5.4 Councils Conservation Officer

- 5.4.1 This property is identified as one of a group of houses numbers 1 to 7 within the Wimbledon North Conservation Area. In the Character Assessment it states that they form a harmonious group with mostly clay tile hipped and gabled roofs, large chimneys, articulated front façades and a common palette of materials making a positive contribution to the street scene. Also under Positive Features no. 6 Parkside Gardens is identified as making a positive contribution in its own right.
- 5.4.2 This applicant originally wanted full demolition of this house. As a property which had been identified as having group value and made a positive contribution as a heritage asset we strongly resisted demolition as we considered that it would result in significant harm to the Conservation Area. Accepting that there was some scope for enhancement for this property we have this application for facade retention. There are concerns regarding facade retention because of the risk of failure and the subsequent loss of the original features and fabric we require to be preserved. There is particular concern with this application as the front façade will be suspended above the underground garage. However, the structural report has addressed these issues and we are satisfied that it will work.
- 5.4.3 The amended proposal we currently have will preserve the important front elevation features of this property. These are the single front facing gable, the arched porch feature which is incorporated with the front ground floor bay and the replacement windows replicating the original design. The window design will be carried around the whole building. The roof will be removed but will be replaced with a very similar design from the front elevation perspective but extending a little to the right but overall will not appear to be much different.
- 5.4.4 The applicants have responded to many of our comments consequently the amended design before us. They have removed the side extension on

the south side which has allowed space between the properties and has supported valuable views to the rear. They have reduced the height of the two storey side extension which replaced the existing garage. This has improved the balance of the building. This has also been set further back which makes it more subservient. Improvements have also been made to the rear to reduce the massing and impact on the neighbouring properties. The fenestration on the rear and side elevations is sympathetic to the original house and helps to maintain the original integrity of the building.

- 5.5 Councils Climate Officer – No objection subject to conditions
- 5.6 Councils Tree Officer
- 5.6.1 Planning consent has been given for the removal of the pollarded Horse Chestnut tree (T2 in the arb. report) under 19/P1898. No objection subject to conditions.
- 5.7 Historic England – No further assessment or conditions are necessary
- 5.8 Councils Environmental Health Officer – No objection
- 5.9 Councils Structural Engineer – No objection subject to conditions

## 6. **POLICY CONTEXT**

- 6.1 Merton Core Planning Strategy (July 2011)
  - CS8 – Housing Choice
  - CS9 – Housing Provision
  - CS14 - Design
  - CS15 – Climate Change
  - CS18 – Active Transport
  - CS19 – Public Transport
  - CS20 - Parking, Servicing and Delivery
- 6.2 Adopted Merton Sites and Policies Plan (July 2014)
  - DM H2 Housing Mix
  - DM.D2 Design Considerations in All Developments
  - DM D3 Alterations and extensions to existing buildings
  - DM.D4 Managing Heritage Assets
  - DM.EP2 Reducing and Mitigating Noise
  - DM T1 Support for sustainable transport and active travel
  - DM T2 Transport impacts of development
  - DM T3 Car parking and servicing standards
  - DM F1 Support for flood risk management
  - DM F2 Sustainable urban drainage systems (SuDS) and; Wastewater and

## Water Infrastructure

- 6.3 London Plan (July 2016)  
3.3 (Increasing Housing Supply),  
3.4 (Optimising Housing Potential),  
3.5 (Quality and Design of Housing Developments),  
3.8 (Housing Choice),  
5.1 (Climate Change Mitigation),  
5.3 (Sustainable Design and Construction).  
7.3 (Designing Out Crime)  
7.4 (Local Character)  
7.6 (Architecture)

## Other

- National Planning Policy Framework 2019
- National Planning Practice Guidance 2014
- Planning and Compulsory Purchase Act – 2004
- London Plan 2016 - Housing SPG 2016
- Draft London Plan 2018
- Draft Local Plan 2020

## 7. **PLANNING CONSIDERATIONS**

- 7.1 The principal planning considerations related to this application are the principle of development, façade retention, design of the building, impact upon the Wimbledon North Conservation Area, standard of accommodation provided, impact upon neighbouring amenity, parking/highways considerations and basement construction/flood risk.

### 7.2 **Amendments**

- 7.2.1 Following discussions with officers, the design of the scheme has been amended as follows during the assessment:
- Reduction to the height of the two storey side extension roof, and set it further back from the frontage
  - Reduction to the massing of the building at the rear (on the side with no 7). The length of garage has been reduced; the master bedroom is set-off the boundary by 2.7m, an increase of 0.6m. Additionally, the rear gable has been pushed further back by 1.6m.
  - The timber gable detailing has been retained, as has the window and porch detailing.
  - The size and configuration of the terrace above the ground floor extension has been amended. Whilst the size of this terrace has

increased, it is set further away from the boundary with Number 7 and includes a 1.8m screen to avoid potential overlooking.

- Reduction to the extent of the southern elevations, such that the development has been pushed back from the boundary with Number 5 and a passageway leading front the front garden through to the rear garden has been included.
- The Construction Traffic Management Plan has been amended to include amendments to the on street loading bay. The bay has been moved 1.5m further back from 5 Parkside Gardens, following discussions with the Councils Transport Planner.

### 7.3 **Principle of Development**

- 7.3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when determining a planning application, regard is to be had to the development plan, and the determination shall be made in accordance with the development plan, unless material considerations indicate otherwise.

### 7.4 **Façade Retention**

#### Policy

- 7.4.1 The application site is located within the Wimbledon North Conservation Area (within Sub Area 6 (Wimbledon House)). Therefore, planning permission is required for part and full demolition of buildings in a Conservation Area setting.
- 7.4.2 In national policy terms, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings or other land in a Conservation Area special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area.
- 7.4.3 Policy DM D4 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) aims to conserve and where appropriate enhance Merton's heritage assets and distinctive character. Part d) of the policy states that proposals that result in the loss of a building that makes a positive contribution to a Conservation Area or heritage site, should also be treated as substantial harm to a heritage asset. Part f) of the policy states that proposal 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 conservation, or reinstatement if lost, of features that contribute to the asset or its setting. This may include original chimneys, windows and doors, boundary treatments and garden layouts, roof covering or shop front.

## Context

- 7.4.4 The application site is located within the Wimbledon North Conservation Area (within Sub Area 6 (Wimbledon House)). The application site is therefore considered to be part of a heritage asset as identified within planning policy DM D4 (Managing heritage assets) of Merton's Site and policies Plan 2014. The policy aims to conserve and where appropriate enhance Merton's heritage assets and distinctive character.
- 7.4.5 The Council's adopted Character Appraisal (2008) for Sub Area 6 - Wimbledon House of the Wimbledon North Conservation Area states that:

### Nos. 1 – 7 Parkside Gardens

16.12.25 These are all two storeys plus roof accommodation, but vary in size. They form a harmonious group, where the mostly clay tile hipped and gabled roofs, large chimneys, articulated front facades and common palette of materials make a positive contribution to the street scene.

16.12.26 Nos. 1, 2, 4 and 5 are thought to be by the architects G. Hubbard and A.W. Moore. Nos. 1 and 2 are a wide fronted asymmetric, semi-detached pair. No. 4 is a formal, symmetrical design and No. 5 is a more narrow, cottage style property. Their collective distinctive features include decorative eaves and cornices, two storey bay windows, small paned windows, brick pilasters and corbels. Materials are clay tile, render, red brick and tile hanging.

### 16.20 POSITIVE AND NEGATIVE FEATURES

#### POSITIVES:

16.20.1 The main positive features are those described in the Character and Appearance Section above.

Elements that are considered to make a positive (i.e. not neutral or negative) contribution to the Conservation Area but are neither on the Statutory or Local Lists of buildings of historic or architectural interest are identified in Figure 16.1.

They are:

Parkside Gardens: Nos. 1, 2, 3, 5, 6, 12, 20, 23, 24, 25, 29, 31, 38, 46

It is recognised that the appearance of some of these buildings has been compromised by insensitive alterations over time.

- 7.4.6 The host building is identified within the Councils adopted Character Appraisal as making a positive contribution to the Conservation Area. The existing house is identified as forming part of a harmonious group, where the mostly clay tile hipped and gabled roofs, large chimneys, articulated front facades and common palette of materials make a positive contribution to the street scene.

#### Proposal

- 7.4.7 The application seeks to retain the front façade of the existing house and extend to the side and rear of the property. Following discussions between officers and the applicant, the scheme has been amended to replicate the original features (some of the original features are in poor condition) including windows, front porch and timber roof panels.

#### Conclusion (facade retention)

- 7.4.8 The merits of the proposal and the requirement that any development must conserve or enhance the Conservation Area, must be assessed against whether retaining the front façade (plus extensions) would meet the policy requirement.
- 7.4.9 As stated above, the existing house has been identified as having a positive impact on the Conservation Area due to its group value. Therefore careful consideration must be given to the proposal as loss/harm of a positive asset in the Conservation Area would be considered as causing significant harm to the character and appearance of the Conservation Area.
- 7.4.10 In this instance, officers consider that the simple form/detail and height of the front elevation is the primary feature of the house, which contributes towards its group setting status. As the proposal seeks to retain the front façade, replicate its detailing and retain the main roof height, it is considered that the main character of the house would be restored. However, this must also be considered against the proposal to extend the building to the side and rear and whether this would harm the group value.
- 7.4.11 It is acknowledged that the proposal would result in a considerable uplift in the footprint and massing of the building towards the rear and would reduce the gap to the side with 7 Parkside Gardens when compared to the existing house. The character appraisal acknowledges that the group value includes two storey houses that vary in size, as such, would the increased massing appear out of place or harm the group setting. The

only time when the increased massing of the house would be noticeable from the public realm would mainly be from views between the application site and 7 Parkside Gardens and less so between 5 Parkside Gardens. From street level, the height of the building would remain as existing and the horizontal ridge level and two twin pitched rearward roofs either side of the roof structure would help screen and reduce the overall dominance of the house when viewed from the street scene. Therefore, when viewed from the public realm, the proposed buildings size would not be overly dominant to harm the group setting for the reasons stated above. The principle of development in this instance is therefore considered to be acceptable, as the proposal would safeguard the requirement to conserve the Conservation Area as a minimum.

## 7.5 **Design**

- 7.5.1 The overarching principle of national and local planning policy is to promote high quality design. Planning policy DM D2 (Design considerations in all development) of Merton's Sites and Policies Plan states that amongst other considerations, that proposals will be expected to relate positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings and existing street patterns, historic context, urban layout and landscape features of the surrounding area. Policy DM D3 (Alterations and extensions to existing buildings) of Merton's Sites and Policies Plan states that alterations or extensions to buildings will be expected to respect and complement the design and detailing of the original building, form, scale, bulk, and proportions of the original building, use external materials that will be appropriate to the original building and to its surroundings, respect space between buildings where it contributes to the character of the area and complement the character and appearance of the wider setting.
- 7.5.2 A number of objections have been received in regards to the size and massing of the proposed house, including its basement. The context of the area is a series of detached properties, which vary in scale, design and layout. There is no discernible definition of a more detailed pattern of development. Whilst it is clear that the proposed house would have a large uplift in footprint, floor area and massing, the size of the dwelling is considered to sit comfortably within the size of this large plot (80m long and 18m wide). A well-sized rear garden would be retained that responds to the general pattern of development in the area.
- 7.5.3 A number of neighbouring objections have been received in regards to the size of the basement, however from a design perspective; the basement would have a limited impact upon the visual amenities of the street scene and Conservation Area. The rear courtyard serving the basement would not be visible from the street scene. The only evidence from the public

- realm that the proposal includes a basement would be the inclusion of a car lift in the front garden area. The car lift would be designed to be flush with the front garden level (no balustrades, just five modest sized posts forming sensors and a control panel). The car lift would only be in operation for a limited period of time (2 mins) when the lift lowers below ground level to the basement and then returns back flush with the front garden level. Whilst car lifts are not a characteristic of the area, given its restricted visual impact within the frontage of the garden, there is no objection in this instance. Both the car lift and basement would have a limited impact on the visual amenities of the street scene and Wimbledon North Conservation Area.
- 7.5.4 From the Parkside Gardens street scene, the eaves and ridge height of the building would remain as existing. Following amendments, the single storey element on the side with number 5 Parkside Gardens has been removed, and the house now retains a 1.3m gap from the boundary with 5 Parkside Garden (notwithstanding the small bike store). The two storey side extension has been pushed 0.9m behind the front façade, its form/height has been lowered (ridge sits at same level as eaves of main roof) and the flank wall would be inset between 1.2m – 1.4m from the boundary with 7 Parkside Gardens.
- 7.5.5 Concerns from neighbours in regards to loss of gaps between properties and views of trees to the rear of the site have been noted. The existing house has a slightly forward projecting single storey garage on the side with 7 Parkside Gardens. The existing garage is set 1.4m from the boundary and first floor flank wall of the main house is set 4m from the boundary. The proposal would result in a reduction in the gap from the boundary, however the two storey side extension would have a subordinate design approach, being set back from the frontage of the house, between 1.2m and 1.4m from the site boundary and would include a lower ridge level (same height as the existing eaves level). Whilst the gap between the neighbour would be reduced, gaps between properties within this part of Parkside Gardens vary in size and as such the reduction is not considered to be out of keeping, and thereby the proposal would not result in harm to the street scene and the Wimbledon North Conservation Area.
- 7.5.6 It should also be noted that the applicant has accepted a landscaping condition that includes three new trees, two within the frontage and one within the rear garden in the similar location to the existing tree to be removed but set further back into the garden.
- 7.5.7 In conclusion, the proposal is considered to respect the size of the plot, Parkside Gardens street scene, general pattern of development in the

area and as such would conserve the character and appearance of the Wimbledon North Conservation Area.

## **7.6 Impact upon neighbouring amenity**

### 7 Parkside Gardens

- 7.6.1 The proposed house is inset away from the site boundary with this neighbouring property at both ground floor and the upper levels. This neighbour building is also inset away from the boundary and sits within a large and wide plot, thereby giving the property and garden an open character. The proposed house would project a considerable distance beyond the rear building line of this neighbouring property, however, the proposed house would have a stepped design approach at the rear. The flank walls are set away from the site boundary (1.4m at ground floor and at least 2.7m at first floor level). The fact that the neighbouring property is also situated within a wide and open plot helps to ensure that the proposed building would not appear overbearing.
- 7.6.2 The proposed house would be located well away from the neighbours rear facing windows/doors to ensure that there is no undue loss of outlook or light. This neighbour has a number of side facing windows, however there is a good level of separation between neighbours. It should also be noted that these side facing windows would generally serve non-habitable rooms and or provide secondary forms of outlook and light. Following amendments to the side extension (pushed back and lowered in height), the extension is now set back from the neighbours two storey corner bay window. It is considered that this window would still receive good levels of outlook and light.
- 7.6.3 The side facing dormer window would need to be fitted with obscure glass and fixed shut in order to prevent overlooking and loss of privacy to this neighbour. A planning condition would be imposed on any planning permission.
- 7.6.4 The proposed first floor terrace would need to be fitted with a 1.8m high side screen on the side with 7 Parkside Gardens. Given the close proximity of the terrace, the screen is required in order to prevent overlooking and loss of privacy to the neighbour. A planning condition requiring details of materials and its retention would be imposed on any planning permission.
- 7.6.5 The applicant has indicated that the terrace at roof level would not be used as an amenity space, but just to serve as light/outlook for the loft rooms. A planning condition would be imposed on any planning permission to prevent its use to only in an emergency.

## 5 Parkside Gardens

- 7.6.5 This neighbour has been extended with a large single storey rear extension along the boundary with the application site. The neighbours existing rear extension would therefore assist in reducing the visual dominance of the proposed building when viewed from this neighbouring property and rear garden area.
- 7.6.6 The proposed house would not project beyond the neighbours existing single storey rear extension or beyond the front building line. The upper floors of the proposed house would project above the single storey rear extension and beyond the original rear building line of this neighbouring property, however the upper level of the proposed house is set off the boundary and is well distanced from the neighbours rear facing windows to ensure that there would be no undue loss of outlook or light.
- 7.6.7 This neighbour has a number of side facing windows, however, there is a good level of separation between neighbours and these side facing windows generally serve non-habitable rooms and or provide secondary forms of outlook and light. In order to ensure that there is no undue loss of privacy, the proposed side facing windows at the upper levels will need to be obscured glazed and fixed shut, this can be secured via a planning condition.
- 7.7.8 The proposed first floor terrace would be located on the other side of the house, well away from this neighbours boundary. The level of separation from the neighbouring property would ensure that there would be no undue loss of privacy or overlooking.

## Car Lift

- 7.6.9 The car lift would only be in operation for a limited period of time (2 mins) when the lift lowers below ground level to the basement and then returns back flush with the front garden level. At no point would a car be suspended above ground level (like some other car lifts). The car lift simply lowers a car to the basement area for car parking. The applicant has stated that the noise levels of the car lift is a quiet system. It is unlikely that the car lift would be in operation for long periods of time and therefore it is not considered that the proposal would create undue impact upon neighbouring amenity. It should also be noted that the Council's Environmental Health Officer raises no objection.

## **7.7 Standard of Accommodation**

- 7.7.1 The proposed house would comfortably exceed the minimum space standards set out in the London Plan, with each habitable room providing

good outlook, light and circulation, it is considered the proposal would provide a satisfactory standard of accommodation. In addition, the proposed house would well exceed the Councils minimum amenity space of 50sqm of private amenity space required by policy DM D2. The proposed house would therefore comply with policy 3.5 of the London Plan (July 2011), CS.14 of the Core Planning Strategy (July 2011) and DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) in terms of residential amenity.

## **8. Traffic, Parking and Highways conditions**

- 8.1 The application would not increase the number of residential units on the site but would simply result in a larger single dwelling. Whilst the proposal would include basement car parking, the front garden area would only allow for the parking of one car in front of the car lift (and one car above the car lift if permitted due to car lift sensors). Whilst basement parking could give the owners of the property the ability to park more cars on the site, there is no evidence to suggest that this would cause adverse impact upon highway conditions, as the proposal is only for a single family dwelling.
- 8.2 Given the small scale nature of the development, it is unlikely that the development would generate significant levels of additional vehicle movements to and from the site to cause adverse harm to highway conditions or local traffic flows.
- 8.3 The neighbour at 5 Parkside Gardens raised a concern of retaining suitable access from their drive due to the close proximity of the proposed on street loading bay. Following discussions with the Councils Transport Planner, the Construction Traffic Management Plan has been amended so that the loading bay is set 1.5m further away from the existing driveway at 5 Parkside Gardens. The Councils Transport Planner has confirmed that there is no objection subject to condition (Demolition/Construction Logistic Plan).

## **9 Trees**

- 9.1 The applicant has submitted an arboricultural report which the Councils Tree Officer has confirmed is acceptable. The Councils Tree Officer has confirmed that they have no objection to the application subject to conditions relating to tree protection, site supervision and details of landscaping.
- 9.2 Objections have been received in regards to the loss of the Horse Chesnut Tree within the rear garden. However, it should be noted that the Council raised no objection to its removal under tree application 19/T1898.

In reaching the decision to allow removal of the tree, the Tree Officers were of the view that this pollarded Horse Chestnut in the rear garden, parts of which could be only glimpsed from the frontage, was not of such importance in terms of its public visual amenity to warrant its long-term retention through making it the subject of a TPO.

- 9.3 As part of the proposed landscaping condition, the applicant has agreed to include two trees within the front garden and one tree in the rear garden (similar location to the removed tree but further back into the garden). The introduction of three new trees as part of the redevelopment of the site will help ensure that the development contributes towards soft landscaping in the area.

## 10. **Sustainability**

- 10.1 Planning policy CS15 (climate Change) of Merton's adopted Core Planning Strategy (2011) seeks to tackle climate change, reduce pollution, develop low carbon economy, consume fewer resources and use them more effectively.

- 10.2 Planning Policy 5.2 of the London Plan (2016) states that development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:

1. Be lean: use less energy
2. Be clean: supply energy efficiently
3. Be Green: use renewable energy

- 10.3 The applicant has submitted an updated energy statement. The Councils Climate Change Officer has confirmed that she has no objection subject to condition.

## 11 **Basement Provision**

- 11.1 Planning policy DMD2 (Design considerations in all development) states that to ensure that structural stability is safeguarded and neighborhood amenity is not harmed at any stage by the development proposal, planning applications for basement developments must demonstrate how all construction work will be carried out.

- 11.2 The Councils Structural Engineer has reviewed the applicants Construction Method Statement and plans and confirmed that the documents demonstrate that the proposed basement can retain the front façade and can be built safely without adversely affecting the surrounding natural and built environment. They have confirmed no objection subject

to conditions. Further, the Councils Flood Risk Officer has reviewed the proposal and raised no objection.

- 11.3 As set out in the design section of this committee report, the proposed basement would have a limited impact upon the visual amenities of area as there would be no front light wells. Only a car lift within the front garden would provide evidence that the proposal includes a basement. There is no objection to the rear courtyard as this would not be visible from the public realm. Therefore, the proposed basement would have a limited impact upon the visual amenities of the street scene and Conservation Area.
- 11.4 The size of the basement, whilst large, complies with planning policy DM D2 (Design considerations in all development) as it does not cover more than 50% of either the front or rear garden. The proposed basement is therefore policy compliant in terms of size.

## 12 **Flooding**

- 12.1 Planning policy DM F1 (support for flood risk management) and DM F2 (sustainable urban drainage system (Suds) and; wastewater and water infrastructure) of Merton Sites and Policies Plan seeks to mitigate the impact of flooding in Merton. The applicant has provided a Flood Risk Assessment & Surface Water Management Plan, which the Councils Flood Officer has confirmed are acceptable subject to conditions.

## 13. **Local Financial Considerations**

- 13.1 The proposed development is liable to pay the Merton and Mayoral Community Infrastructure Levy (CIL), the funds for which will be applied by the Mayor towards the Crossrail project. Merton's Community Infrastructure Levy was implemented on 1<sup>st</sup> April 2014. This will enable the Council to raise, and pool, contributions from developers to help pay for things such as transport, decentralised energy, healthcare, schools, leisure and public open spaces - local infrastructure that is necessary to support new development. Merton's CIL has replaced Section 106 agreements as the principal means by which pooled developer contributions towards providing the necessary infrastructure should be collected.

## 14. **SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS**

- 14.1 The proposal is for minor residential development and an Environmental Impact Assessment is not required in this instance.

14.2 The application does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms on EIA submission.

## 15. **CONCLUSION**

15.1 The proposed development would ensure that the character and appearance of the original building is respected to a degree whereby the group value (1 – 7 Parkside Gardens) of the street scene would be preserved. The extensions to the side and rear of the retained front façade are considered to respect the design of the original house, Parkside Gardens street scene and would conserve the Wimbledon North Conservation Area. The standard of residential accommodation proposed is considered to meet the needs of future occupiers, with an appropriate level of amenity space and room sizes with good levels of outlook and light. The proposed basement would not occupy more than 50% of the front or rear gardens and the Councils Structural Engineer and Flood Risk Officer have confirmed that the basement can be safety built without any undue impact upon neighbours or flooding. There would be no undue impact upon neighbouring amenity, trees, traffic or highway conditions. The proposal is in accordance with Adopted Sites and Policies Plan, Core Planning Strategy and London Plan policies. The proposal is therefore recommended for approval subject to conditions.

## **RECOMMENDATION**

GRANT PLANNING PERMISSION subject to the following conditions:

1. A.1 Commencement of Development
2. A7 Approved Plans
3. B.1 Materials to be approved
4. B.4 Details of Surface Treatment
5. B.5 Details of boundary treatment
6. C.01 No Permitted Development Rights (ext)
7. C.04 Obscured Glazing (upper floor and top floor side windows)
8. C.07 Refuse implementation
9. C.08 No use of flat roof (other than terraces shown on plans)

10. C.10 Balcony screening to be provided
11. D.11 Construction Times
12. F.01 Landscaping details (including tree new trees)
13. F.02 Landscaping implementation
14. F.09 Hardstanding
15. H.07 Cycle parking implementation
16. H.13 Demolition/Constriction Logistic Plan (including a Construction Management plan in accordance with TfL guidance)
17. H.14 Gates not open onto highway
18. No part of the development hereby approved shall be occupied until evidence has been submitted to, and approved in writing by, the Local Planning Authority confirming that the development has achieved CO2 reductions of not less than a 19% improvement on Part L regulations 2013, and internal water consumption rates of no greater than 105 litres per person per day.'

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

19. No development approved by this permission shall be commenced until the details of the final drainage scheme is submitted, based on detailed infiltration tests and hydraulic calculations for the 1 in 100 year +40% climate change rainfall event. The drainage layout and calculations must be submitted to and approved in writing by the Local Planning Authority, prior to commencement of development. The infiltration tests and soakaway sizing calculations should be undertaken in accordance with BRE365. Should dewatering be required during construction, a detailed Construction Method Statement will need to address the measures to minimise silt dispersal and where waters will be discharged to.

Reason: To ensure the risk of groundwater ingress to and from the development is managed appropriately and to reduce the risk of flooding in compliance with the following Development Plan policies for Merton: policy 5.13 of the London Plan 2011, policy CS16 of

Merton's Core Planning Strategy 2011 and policies, DM D2 and DM F2 of Merton's Sites and Polices Plan 2014.

20. Tree Protection: The details and measures for the protection of the existing trees as specified in the approved document 'BS 5837:2012 Arboricultural Report Impact Assessment & Method Statement' dated '29 November 2018' shall be complied with. The methods for the protection of the existing trees shall fully accord with all of the measures specified in the report and shall be installed prior to the commencement of any site works and shall remain in place until the conclusion of all site works.

Reason: To protect and safeguard the existing 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 policies DM D2 and 02 of Merton's Sites and Policies Plan 2014;

21. Site Supervision (Trees) – The details of the approved document 'BS 5837: 2012 Arboricultural Report Impact Assessment & Method Statement' shall include the retention of an arboricultural expert to monitor and report to the Local Planning Authority the status of all tree works and tree protection measures throughout the course of the demolition and site works in accordance with the 'Site Inspection' details in the report. A final Certificate of Completion shall be submitted to the Local Planning Authority at the conclusion of all site works.

22. Details of car lift to be submitted

23. No works will commence on site until the below documents have been submitted to and agreed by the Local planning authority:

- Detailed Demolition Method Statement submitted by the Contractor responsible for the demolition of the existing property.
- Detailed design calculations, structural drawings and erection sequence drawings of the façade retention system submitted by the respective Consultant/Contractor responsible for the design/installation works.
- Detailed Construction Method Statement and construction/excavation sequence produced by the respective Contractors responsible for the piling, excavation and construction of the permanent retaining wall. This shall

be reviewed and agreed by the Structural Engineer designing the basement.

- If the distance between the piled retaining wall and the highway boundary is less than 4m - Design calculations, drawings, propping and de-propping sequence of the temporary works supporting the highway and adjoining properties required to facilitate demolition and excavation.
- If the distance between the piled retaining wall and the highway boundary is less than 4m - Design calculation and drawings (plan and sections) of the piled retaining wall and the permanent lining wall. The design has to be undertaken in accordance with Eurocodes. We would recommend using full height hydrostatic pressure and at-rest soil pressures for the design of all retaining walls and a highway loading surcharge of 10 KN/m<sup>2</sup> where applicable.
- Movement monitoring report produced by specialist surveyors appointed to install monitoring gauges to detect any movement of the highway/neighbouring properties from start to completion of the project works. The report should include the proposed locations of the horizontal and vertical movement monitoring, frequency of monitoring, trigger levels, and the contingency measures for different trigger alarms.

**Informative:**

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).

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.

2. Carbon emissions evidence requirements for Post Construction stage assessments must provide:
  - Detailed documentary evidence confirming the Target Emission Rate (TER), Dwelling Emission Rate (DER) and percentage improvement of DER over TER based on 'As Built' SAP

outputs (i.e. dated outputs with accredited energy assessor name and registration number, assessment status, plot number and development address); OR, where applicable:

- A copy of revised/final calculations as detailed in the assessment methodology based on 'As Built' SAP outputs; AND
- Confirmation of Fabric Energy Efficiency (FEE) performance where SAP section 16 allowances (i.e. CO2 emissions associated with appliances and cooking, and site-wide electricity generation technologies) have been included in the calculation

Water efficiency evidence requirements for post construction stage assessments must provide:

- Documentary evidence representing the dwellings 'As Built'; detailing:
  - the type of appliances/ fittings that use water in the dwelling (including any specific water reduction equipment with the capacity / flow rate of equipment);
  - the size and details of any rainwater and grey-water collection systems provided for use in the dwelling; AND:
- Water Efficiency Calculator for New Dwellings; OR
- Where different from design stage, provide revised Water Efficiency Calculator for New Dwellings and detailed documentary evidence (as listed above) representing the dwellings 'As Built'

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