

PLANNING APPLICATIONS COMMITTEE

17 OCTOBER 2019

APPLICATION NO.

19/P2841

DATE VALID

29th July 2019

Address/Site:

44 Arthur Road, Wimbledon SW19 7DS

Ward:

Wimbledon Park

Proposal:

DEMOLITION OF HOUSE AND ERECTION OF A NEW THREE-STOREY DWELLINGHOUSE

Drawing No.'s:

1804-001-A, 1804-412-C, 1804-412-D, 1804-025-E, 1804-024-F, 1804-023-H, 1804-016-H, 1804-027-D, 1804-026-D, 1804-020-F, 1804-021-H, 1804-017-F, 1804-022-F, 1804-015-E, 1804-029-D, 1804-019-H, 1804-018-H, 1804-030-C, PCD/122/PL005, PCD/122/PL004, PCD/122/PL007, PCD/122/PL001, PCD/122/PL002.

Contact Officer:

Kirti Chovisia (020 8274 5165)

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: 7
- External consultations: No
- Controlled Parking Zone: Yes
- Conservation Area: Yes

1. Introduction

The application has been brought before the Planning Applications Committee due to the number and nature of objections received.

2. Site Description

2.1 The site comprises a two-storey, 1930's detached dwelling located on the south side of Arthur Road, within the Wimbledon North Conservation Area and the

Wimbledon Common Archaeological Priority Zone. The dwelling is setback from the front boundary, with a single car garage located on the east side of the subject site. A large area of private open space is sited at the rear of the property. Mature trees and a small outbuilding is contained within this rear open space. The dwelling is not a listed building. A listed building is located to the north west of the subject site (No. 61 Arthur Road). The surrounding area is characterised by substantial detached dwellings, with generous sized rear gardens.

3. Proposal

- 3.1 The proposal is for the demolition of the existing double storey dwelling and to replace it with a five-bedroom dwelling.
- 3.2 The proposed dwelling will be triple storey with a modern architectural style. The dwelling will have a flat roof with various levelled box features. The second floor will step down and is setback from the front. There is proposed to be a mix of vertically and horizontally proportioned windows. It will have a similar setback as the existing dwelling in terms of building line; however, the footprint will be larger. The dwelling will extend further into the plot at the rear at all levels. A driveway and car parking are proposed to be within the front setback. Full landscaping is proposed to both front and rear of the site. The proposed dwelling would be constructed of exposed bricks, render and a bronze metal roof. The proposed dwelling would have maximum dimension of 24m in depth, 17.3m in width and 9.9m in height.

4. Constraints

- 4.1 North Wimbledon Conservation Area
- 4.2 Archaeological Priority Zone
- 4.3 Tree Protection Order Tree (on the north-west boundary at the front)

5. Planning History

- 5.1 MER50/67(O): ERECTION OF A TWO STOREY EXTENSION AT REAR – Grant Permission.
- 5.2 MER50/67(D): DETAILED PLANS FOR A TWO STOREY EXTENSION AT REAR – Permission Granted.
- 5.3 07/P2154: ERECTION OF A DETACHED TWO STOREY HOUSE WITH ADDITIONAL ACCOMODATION WITHIN THE ROOF, INVOLVING DEMOLITION OF EXISTING BUILDING ON SITE – Permission Granted.
- 5.4 07/P2233: CONSERVATION AREA CONSENT FOR THE DEMOLITION OF EXISTING BUILDING & ERECTION OF REPLACEMENT DWELLING – Permission Granted.
- 5.5 17/P2984: ERECTION OF A SINGLE STOREY SIDE EXTENSION AND CONVERSION OF GARAGE INTO HABITABLE SPACE.

6. Consultation

6.1 Public consultation was undertaken by way of post sent to neighbouring properties and site notice displayed at the site.

6.2 7 representations were received raising objection to the proposal. The summary of their objections are as follows:

- Design and footprint of the new proposed house;
- Impact on conservation area and surrounding/street scene;
- Second floor rear elevation and glazed opening causing overlooking concerns to neighbouring properties;
- Impact of demolition and construction on neighbouring properties;
- Concerns over the proposed outbuilding, size and use of outbuilding;
- Impact of proposed landscaping on the protected trees and neighbouring properties;
- Concerns regarding biodiversity, parking and sustainability issues.

6.3 Conservation Officer's comments:

6.3.1 44 Arthur Road falls within Wimbledon North Conservation Area. It was given permission to build in 1935. It was one of a group of houses built at that time. The building appears to have maintained many of its original features. The front elevation has the original window pattern and porch with ornate semi-circular light above the door. The rear elevation has what may also be the original loggia. This dwelling, within its context, although not singled out as having a positive impact in the Conservation Area Character Assessment does, to a degree contribute positively to the area and street scene. Previously a permission has been granted for 44 Arthur Road to be replaced with what was, at that time, considered to be an appropriately enhancing development. For a property to be replaced we must strive for architecture of outstanding merit so that the loss of a house that forms part of the character of the conservation area is not lamented. It is felt that this current proposal does not achieve the design requirements to fulfil this objective. Modern architecture can sit comfortably within a historic context as other examples have demonstrated. It is important to consider scale, massing and materials within the context of the existing buildings and how the new building relates to them.

6.4 Tree Officer's comments:

6.4.1 The proposed development requires the removal of 3 small trees located in the rear garden. One of these is an 'a' category tree, a second one is a 'B' category tree. The applicant has included landscape plans which show an intention to plant a range of new trees, including new trees in the front garden. These mitigate against the loss of the 3 existing trees.

6.4.2 No Arboricultural objections is seen to the proposed development, provided the remaining trees are protected in line with the submitted Arboricultural report. The submitted landscape scheme should be made subject to planning conditions. With regards to the Arboricultural report, I would recommend attaching the following planning conditions:

- 6.4.3 Tree Protection: The details and measures for the protection of the existing trees as specified in the approved document 'BS 5837:2012 Tree Survey, Arboricultural Impact Assessment, Tree Constraints Plan, Arboricultural Method Statement and Tree Protection Plan' dated 'October 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;
- 6.4.4 Site Supervision (Trees) – The details of the approved document 'BS 5837: 2012 Tree Survey, Arboricultural Impact , Tree Constraints Plan, Arboricultural Method Statement and Tree Protection Plan' 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. A final Certificate of Completion shall be submitted to the Local Planning Authority at the conclusion of all site works. Reason: To protect and safeguard etc.

7. Policies

7.1 London Plan (2015) policies (as amended by Minor Alterations to the London Plan March 2016):

- 3.5 Quality and Design of Housing Developments
- 3.8 Housing Choice
- 3.14 Existing Housing
- 5.1 Climate Change Mitigation
- 5.2 Minimising Carbon Dioxide Emissions
- 5.3 Sustainable Design and Construction
- 5.13 Sustainable Drainage
- 6.13 Parking
- 7.4 Local Character
- 7.6 Architecture
- 7.8 Heritage Assets and Archaeology
- 7.19 Biodiversity and access to nature
- 7.21 Trees and Woodlands

7.2 Core Planning Strategy (2011) policies:

- CS8 Housing Choice
- CS9 Housing provision
- CS13 Open space, nature conservation, leisure and culture
- CS14 Design
- CS15 Climate Change
- CS20 Parking, Servicing and Delivery

7.3 SPP Policies (2014):

- DM H4 Demolition and redevelopment of a single dwellinghouse
- DM O2 Nature Conservation, trees, hedges and landscape features

DM D2 Design considerations in all developments
DM D4 Managing heritage assets
DM F2 Sustainable urban drainage systems (SuDS) and; Wastewater Infrastructure
DM T3 Car parking and servicing standards

7.4 Other guidance:

Merton's Design SPG 2004
London Plan Housing SPG 2016
Wimbledon North Conservation Area Character Assessment

8. Planning Considerations

The main planning considerations concern the principle of the demolition of the existing building and its replacement, the design of the replacement house and impact on the Conservation Area, together with impact on neighbouring amenity, impact on trees, biodiversity, parking and sustainability issues.

8.1 Principle of development

8.1.1 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.

8.1.2 In principle the proposed demolition of the dwelling and construction of another dwelling is acceptable. The existing dwelling is of little significance in terms of its heritage value. A replacement dwelling could be appropriate and there is no objection in principle to the demolition of the existing dwelling, as long as its replacement is of high quality which preserves or enhances the Conservation Area.

8.2 Character of the Area

8.2.1 The National Planning Policy Framework (NPPF) states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. The regional planning policy advice in relation to design is found in the London Plan (2015), in Policy 7.4 - Local Character, 7.6 – Architecture and 7.8 – Heritage Assets and Archaeology. These policies state that Local Authorities should seek to ensure that developments promote high quality inclusive design, enhance the public realm, and seek to ensure that development promotes world class architecture and design.

8.2.2 Policy DM D2 seeks to ensure a high quality of design in all development, which relates 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. Core Planning Policy CS14 supports this SPP Policy. Policy DMD2 also seeks to ensure that trees are protected from adverse impacts from development.

- 8.2.3 Policy DM D4 seeks to ensure that development in Conservation Areas either preserves or enhances the character and appearance of the Conservation Area. In addition, the policy seeks to ensure that harm is not caused to heritage assets specifically, Policy DM D4, criterion f) states:
- 8.2.4 “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:
- 8.2.5 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 coverings or shop fronts. In listed buildings, internal features such as fireplaces, panelling, ceilings, doors and architraves as well as the proportion of individual rooms may also be of significance.
- 8.2.6 The removal of harmful alterations such as inappropriate additions, non-original windows and doors and the removal of paint or pebbledash from brickwork.”
- 8.2.7 The existing dwelling was constructed in the 1930’s and is not locally or statutory listed. The dwelling does not significantly contribute to the character of the Conservation Area and the full demolition is considered acceptable. The existing property is not a particularly distinguished design, having a low lying and functional appearance and demolition would not have a harmful impact on the architectural character of the Conservation Area. There is a mixture of architectural styles seen on Arthur Road and the Conservation Area significance lies in its variety of traditional residential buildings from various eras over a large wide area. The host Site lies amongst a cluster of buildings dating between 1933 and 1962. Some of these buildings have been replaced over time. The Character Appraisal describes Arthur Road as a variety of buildings erected at various times in styles typical of their period. These include many substantial Victorian and Edwardian houses on large plots, some now converted into smaller dwellings or flats, as well as more recent buildings, mostly erected since the 1950s. It is also noted that consent for full demolition was granted in 2007 (07/P2154). The Council’s Conservation Officer also confirmed that demolition of the existing dwelling can be appropriate and has been accepted in the planning history.
- 8.2.8 The proposed replacement dwelling will be of a modern design. As noted within the proposal description of the report, the new dwelling, although having a similar setback to the existing dwelling, will extend further into the site at the rear. There are other examples within the area of modern architecture that positively contributes to the Conservation Area. Note that there is not one particular type of dwelling in the streetscene. The front façade has a mix of vertical and horizontal forms, with the level proportions being similar heights as the adjoining properties. The proposed materials of the front façade include red coloured facing brick, dark coloured field stone and white render. Although the building is contemporary, the materials and colours are common for buildings within the area. The proposed roofs would have a bronze coloured sheet for detailing around the edges of the roofs and as flashings. The bronze colour would harmonise with the chosen materials of the building at first and would

over time change colour during the weathering process to complement them. The materials used for façade are considered to be a subordinate addition to the applicant property hence in this context it is considered acceptable.

- 8.2.9 A strong pattern of the area is the separation between built form on neighbouring properties, in particular at first floor. Although the new dwelling will be setback from the eastern boundary, it is proposed to partly abut the western boundary at ground floor level. A gap would therefore, remain at first floor level, allowing views through.
- 8.2.10 The first and second floor of the dwelling is setback further than the remainder of the façade and will be lower and set within the roof of the first floor. This will ensure that it is not highly visible from the street and not a dominant feature of the proposed dwelling or the area. This component of the design is considered acceptable. The roof would be set in from the first floor walls and would be a subordinate addition at roof level.
- 8.2.11 Overall, officers consider that the contemporary design approach is considered acceptable and that its overall scale, mass and design can be accommodated on site and would preserve the character and appearance of the wider Conservation Area.

8.3 Neighbouring Amenity

- 8.3.1 Policy DM D2 seeks to ensure that development does not adversely impact on the amenity of nearby residential properties.
- 8.3.2 As specified previously within the report, the dwelling will extend further into the plot at the rear than the existing dwelling. To the west of the subject site, the proposal will face built form of the adjacent property (No. 42) for the majority of its depth. Towards the front, the dwelling will face the front amenity area of this house, which is not the primary open space. The double storey component on the boundary will face the side of the double storey wall and a small path. There are first floor windows on this wall, however, given that they are likely to be secondary windows, they will continue to receive adequate solar access during the day. Further to the rear, a single storey component will extend beyond the rear building line of the property to the west. However, the first floor will be setback from the western boundary and will not unduly impact to the amenity of this neighbouring property due to its rear building line being positioned similar to that of No.42. The ground floor element would extend deeper, however, it is stepped away from the west boundary by 1.6m. It is noted that the windows to the second floor rear elevation would result in some outlook to the outdoor amenity areas of surrounding properties. However, it is considered the outlook would be comparable to the outlook currently provided from the existing house first floor windows and that of the surrounding buildings.
- 8.3.3 To the east, the proposed replacement dwelling will predominately face built form and the roof of No.46 Arthur Road. Most of the dwelling will not result in any unreasonable amenity impacts to this adjoining property. However, to the rear of the replacement dwelling a new double storey wall will directly face open space of No. 46 Arthur Road. Given there is an existing extension at the rear of

this neighbouring property, with a further separation distance, the proposal is not considered to result in an unacceptable level of harm toward their amenity in terms of light or outlook. The slight extension beyond the two storey rear building line of No.46 is therefore, not considered to cause harm.

8.3.4 The proposed dwelling does not adjoin or face any other sensitive interface and it is considered that it will not impact any other neighbouring properties. The objections regarding overlooking to the neighbouring properties to the rear are noted, however, the resultant distance would not result in any harm.

8.3.5 In light of the above, and in the absence of any other evident amenity implication, it is determined that the proposal would not result in a harmful impact upon the amenity of neighbouring properties in terms of loss of light, quality of living conditions, privacy, visual intrusion and noise. Therefore, it satisfies the intent of SPP Policy DMD2.

8.4 Standard of accommodation

8.4.1 London Plan Policy 3.5, as amended by Minor Alterations to the London Plan (March 2016) states that all new housing developments should be of the highest quality internally, externally and in relation to their context. In order to ensure that such development provide an adequate level of internal amenity, Table 3.3 of the London Plan sets out the minimum floor areas which should be provided for new housing. The DCLG publication: "Technical housing standards – nationally described space standard" (2016) provides further guidance, which has been adopted by the Mayor for London.

8.4.2 Sites and Policies Plan Policy DM D2 seeks to ensure good quality residential accommodation with adequate levels of privacy, daylight and sunlight for existing and future residents, the provision of adequate amenity space and the avoidance of noise, vibration or other forms of pollution.

8.4.3 The proposed development satisfies the requirements of the London Plan in terms of unit and room sizes.

8.4.4 There is a large area of private open space located at the rear of the subject site that will be retained with the proposal. Officers consider that this outdoor space would be suitable for a five+ bedroom dwelling.

8.5 Highway, traffic and parking considerations

8.5.1 The plans show that there will be a driveway within the front setback and the front crossover and gate will be retained. It is considered that the site can comfortably accommodate two car parking to the front. The access to the site would remain as existing.

8.6 Cycle storage

In accordance with London Plan policy 6.9 and table 6.3 and Core Strategy policy CS 18, a secured cycle store has been provided within the site.

8.7 Refuse storage

No details of refuse storage have been provided. However, in accordance with policy 5.17 of the London Plan and policy CS 17 of the Core Strategy a condition

will be added to ensure that the details of the refuse storage are submitted to the Council. It is considered that this could be accommodated at the front of the site.

8.8 Biodiversity

There is no indication that the existing site has a significant bio-diversity value and as such it is not necessary to submit an ecology report with any formal planning application. However, a substantial landscaping scheme is proposed and it will enhance the planting for the site.

8.9 Trees

It would appear that there are some significant trees in the site and surrounding properties which could potentially be affected by the proposed works. A Tree Survey, Arboricultural Impact Assessment, Tree Constraints Plan, Landscape plan were submitted with the application in response to these surrounding trees. Council's Tree Officer specified that they did not object to the proposal subject to conditions. These conditions (listed previously within the report) will be included on any permission granted.

8.10 Sustainable design and construction

8.10.1 In light of the Government's statement and changes to the national planning framework it is advised that conditions would not be attached requiring full compliance with Level 4 of the Code for Sustainable Homes but would be attached so as to ensure that the dwellings are designed and constructed to achieve CO2 reduction standards and water consumption standards equivalent to Code for Sustainable Homes Level 4.

8.10.2 As per CS policy CS15, minor residential developments are required to achieve a 19% improvement on Part L of the Building Regulations 2013 and water consumption should not exceed 105 litres/person/day. If permission granted for this scheme a condition would be imposed which would require evidence to be submitted confirming a policy compliant scheme has been delivered prior to occupation.

8.11 Outbuilding

8.11.1 Plans show an outbuilding; however, no details have been provided and does not form part of the proposal. This would be subject of a separate planning application, should it need planning permission.

9. Conclusion

9.1.1 The loss of the existing dwelling is not a concern to council given its insignificance within the Conservation Area.

9.1.2 It is considered that the proposal is of a suitable layout, height, scale, form and design which would not harm the amenities of neighbouring residents or the character or appearance of the Conservation Area. The development would provide good quality living accommodation for future occupants. The proposal would not have a detrimental impact on highway safety or parking pressure. The proposal would accord with the relevant National, Strategic and Local

Planning policies and guidance and approval could reasonably be granted in this case. It is not considered that there are any other material considerations, which would warrant a refusal of the application.

9.1.3 The application is therefore recommended for approval subject to appropriate conditions.

10. Recommendation

Grant planning permission

Subject to the following conditions:

1. A1 Commencement of Development
2. A7 Approved Plans
3. B3 External Materials to be submitted
4. C02 No Permitted Windows
5. C06 Refuse & Recycling storage
6. C07 Refuse & Recycling (Implementation)
7. F05 Tree Protection
8. F08 Site Supervision (Trees)
9. Hours/days of constructions
10. No use of flat roof
11. Sustainable design and construction
12. Demolition and Construction Method Statement
13. Details of screening to 2nd floor roof terrace
14. Landscaping scheme
15. No permitted further extensions
16. Obscure glazing side windows at 1st floor level and above
17. CO2 Reductions
18. Water efficiency post construction
19. Scheme for surface water drainage

Informative

20. Note to Applicant – approved schemes
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