

**PLANNING APPLICATIONS COMMITTEE
14 NOVEMBER 2019**

APPLICATION NO. DATE VALID

19/P3219

27/08/2019

Address/Site 14 Grosvenor Hill, Wimbledon, SW19 4SA

Ward **Village**

Proposal: Erection of a two storey dwelling house (with accommodation at basement level and within the roof space) together with provision of off-street parking and associated landscaping.

Drawing Nos 18103/A01, A02, A03, A04 and Design and Access Statement

Contact Officer: Richard Allen (020 8545 3621)

RECOMMENDATION

GRANT Planning Permission subject to conditions

CHECKLIST INFORMATION

- Heads of agreement: No
- Is a screening opinion required: No
- Is an Environmental impact statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice: Yes
- Site notice: Yes
- Design Review Panel consulted: No
- Number neighbours consulted – 29
- External consultation: None
- Density: n/a
- Number of jobs created: n/a
- Archaeology Priority Zone: Yes
- Conservation Area: Yes (Wimbledon West)

1. **INTRODUCTION**

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

2. **SITE AND SURROUNDINGS**

2.1 The application comprises a partially constructed two storey dwelling house (with accommodation at basement level and within the roof space) situated on the south side of Grosvenor Hill, a cul-du-sac accessed from Ridgway. The application site was formerly occupied by a two storey detached dwelling house that dated from the 1920's. The property was demolished as part of the redevelopment of the site by the erection of a replacement dwelling approved by LBM Planning Permission Ref.15/P3909 on (06/05/2015).

2.2 The application site is located in the Merton (Wimbledon West) Conservation Area (Sub-Area 16 (Grosvenor Hill)) and has a PTAL rating of 6a, which means it has excellent access to public transport. The site is also located in a Controlled Parking Zone (Zone VC) and an Archaeological Priority Zone.

3. **CURRENT PROPOSAL**

3.1 The current application seeks an Amendment to LBM Planning Permission Ref.15/P3909 (Dated 6/5/2016) in respect of an increase in height of single storey rear section of the building, provision of additional door opening in side elevation at ground floor level, additional window in side elevation at first floor level and increase in size of window at first floor level within rear elevation and revised design to glazed doors to ground floor rear elevation. Full details of the approved scheme are set out below:

3.2 As constructed the house is set back from the site frontage by between 6.2 and 8.2 metres. The house is between 8 and 10 metres in length (with a staggered foot print) and between 6 and 9 metres in width. The house is sited 300mm away from the boundary with 12 Grosvenor Hill and between 1 and 4 metres away from the boundary with Mulberry Cottage. The main two storey section of the building has an eaves height of between 6 and 6.5 metres and would have a pitched roof with a ridge height of 9.8 metres. To the rear of the building is a flat roofed single storey section with an overall height of 4 metres.

3.3 Internally, at basement level a gym, games room, cinema room, plant/store room and hallway would be provided. At ground floor level, an entrance hall, living room, study and living/kitchen/dining room would be provided. At first floor level three bedrooms would be provided, with a further two bedrooms formed within the roof space.

3.4 Off-street car parking for two cars would be provided within the front curtilage (accessed from Grosvenor Hill) together with refuse and recycling storage.

3.5 On the date of the case officer's site visit the main shell of the building was substantially complete (including basement and roof).

4. **PLANNING HISTORY**

4.1 In May 2016 Planning Permission was granted for the demolition of the existing building and erection of a new dwelling house including basement (LBM Ref.15/P3909).

- 4.2 In April 2017 an application for discharge of planning conditions 3,4, 5, 11, 12, 13, 14, 15, 16, 17,19, 20 and 21 attached to LBM Planning Permission 15/P3909 was refused (LBM Ref.17/0645). The application was refused on the grounds that the information submitted was not sufficient to discharge the conditions.
- 4.3 In November 2017 an application for discharge of planning conditions 3,4, 5, 11, 12, 13, 14, 15, 16, 17,19, 20 and 21 attached to LBM Planning Permission 15/P3909 was granted (LBM Ref.17/0645).

5. **CONSULTATION**

- 5.1 The application has been advertised by site and press notice procedure and letters of notification to occupiers of neighbouring properties. In response 10 letters of objection have been received. The grounds of objection are set out below:-
- 5.2
- The building completed to date is larger than the original plans which were originally granted planning permission.
 - The basement causes concern with regard to drainage and providing support for the three floors above it, plus if the roof space is enlarged it will not align with the walls/structure above.
 - Various windows seem larger than the original plans.
 - The height of the ground floor rear section of the building has increased in height to around 4.05 metres from the agreed 3.5 metres.
 - The change in design of the patio doors includes a substantial bulkhead above the doors with an increase in height and depth and is a clear deviation to the original design and has a detriment effect upon the privacy of neighbours.
 - The parapet detail is visually intrusive.
 - The 'stepping in' of the west flank wall has been reduced which means that part of the west wall is now closer to 12 Grosvenor Hill.
 - The first floor rear bathroom window is now larger.
 - The new layout of the basement has meant that the northern boundary wall has moved 2 metres towards the front of the house and the southern boundary wall has moved a similar distance the south.
 - The rear garden levels have significantly increased.
 - West facing windows should be obscure glazed.
- 5.3 Wimbledon Society
The Wimbledon Society note that the new house is substantially complete. The Wimbledon Society would urge the Council to impose conditions to ensure the privacy of neighbouring properties and to prohibit the use of the flat roof area. It is understood that the roof already has a parapet around it and this must be removed to ensure that the roof cannot be used to the inconvenience of neighbouring properties. To further ensure the privacy of neighbours Conditions should require the use of opaque glass in windows facing adjoining properties and that those windows are fixed and not capable of being opened.

6. **POLICY CONTEXT**

6.1 Adopted Merton Core Strategy (July 2011)

CS8 (Housing Choice), CS9 (Housing Provision), CS14 (Design), CS15 (Climate Change), CS16 (Flood Risk Management), CS20 (Parking, Servicing and Delivery).

6.2 Sites and Policies Plan (July 2014)

DM D2 (Design Considerations in all Developments), DM D4 (Managing Heritage Assets), DM F1 (Support for Flood Risk Management), DM F2 (Sustainable Urban Drainage Systems (SUDS)) and DM T3 (Car Parking and Servicing Standards),

6.3 The London Plan (2016)

The relevant policies within the London Plan are 3.3 (Increasing London's Housing Supply), 3.4 (Optimising Sites Potential), 3.5 (Quality and Design of Housing), 3.8 (Housing Choice), 5.2 (Minimising Carbon Dioxide Emissions), 5.3 (Sustainable Design and Construction), 6.13 (Parking), 7.4 (Local Character), 7.6 (Architecture) and 7.8 (Heritage Assets and Architecture).

6.4 NPPF (2019)

7. **PLANNING CONSIDERATIONS**

7.1 The main planning considerations the impact of the proposed revisions to the design of the previously approved dwelling house upon the character and appearance of the Conservation Area, neighbour amenity and parking and sustainability issues.

7.2 Design/Conservation Issues

The principle consideration is the effect of the changes to the design of the approved scheme upon the character and appearance of the Merton (Wimbledon North) Conservation Area. The main change from the original approval is that the height of the rear/side extension has increased by 400mm from 3.6 metres to 4 metres. The overall height of the building is the same as the approved planning drawings. The west side wall at the rear steps in by 600mm compared with the 1000mm shown on the approved drawings and the side wall as constructed is 1200mm from the side boundary with Mulberry Cottage. In terms of the proposals impact upon the Wimbledon West Conservation Area, the main bulk and massing of the dwelling has previously been considered to be acceptable under the previous planning permission. Although a number of changes have been made to the previously approved scheme, the amendments would still result in a high quality of design that complies with the aims of policies DM D2 (Design Considerations in all Developments) and DM D4 (Managing Heritage Assets).

7.3 Neighbour Amenity

The concerns of the objectors are noted. The main change to the approved scheme is to the height of the single storey rear section of the building which as constructed, has an overall height of 4 metres compared with the 3.6 metre

height as shown on the approved plans. However, the 400mm increase in height of the rear section of the building would not affect the amenities of either Mulberry Cottage or 12 Grosvenor Hill. Although there has been a slight increase in the foot print of the building towards the front and revisions to windows, overall the changes are considered to be acceptable. Although concerns have been raised regarding potential overlooking from the rear, no balcony or terrace is proposed at first floor level and the outlook from the rear windows is similar to that already approved. The proposal is therefore considered to be acceptable in terms of policy DM D2 (Design Considerations in all Developments).

7.4 Basement Construction

The applicant submitted a Basement Construction Method Statement with application 15/P3909 demonstrating how the stability of ground conditions will be maintained in relation to adjoining properties. A planning condition regarding basement construction was imposed on planning permission LBM Ref.15/P3909 (Dated 06/05/2016) and details pursuant to the condition was discharged by application LBM Ref.17/P0645 (Dated 26/04/2017). The changes to the basement are not considered to significantly different to that already approved and officers raise no concerns in this regard. The applicant has outlined that the basement has increased so that it aligned with the external walls of the ground floor above.

7.5 Parking

The proposal will provide two off-street car parking spaces, which is the same as the previous house that occupied the site. The parking provision is therefore considered to be acceptable. Although the site is within a Controlled Parking Zone and has excellent public transport accessibility (PTAL rating of 6a) it is considered that the development would not result in a net increase in residential units that a S.106 Agreement for permit free parking would be necessary in this instance. The proposal is therefore considered to be acceptable in terms of policy CS20 (Parking, Servicing and Delivery).

7.6 Sustainability Issues

In terms of sustainability, the previous planning permission LBM Ref.15/P3909 included a sustainability condition in respect of CO2 reduction and water usage. This condition has not been discharged and an appropriate condition would be required to be imposed on any grant of planning permission.

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

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

9. **CONCLUSION**

9.1 The alterations to the previously approved planning permission LBM Ref.15/P3909 (Dated 06/05/2016) are considered to be acceptable in design

terms and the amendments would not give rise to material harm to neighbour amenity. The changes to the previously approved scheme would also preserve the character and appearance of the Merton (Wimbledon West) Conservation Area. Accordingly, it is recommended that planning permission be granted.

RECOMMENDATION

GRANT PLANNING PERMISSION

Subject to the following conditions: -

1. A.1 (Commencement of Development)
2. A.7 (Approved Drawings)
3. B.1 (Approval of Facing Materials)
4. B.4 (Details of Site Surfacing)
5. C.1 (No Permitted Development)
6. C.2 (No Permitted Development - Windows and Doors)
7. C.4 (Obscure Glazing – First Floor Windows-West Elevation)
8. Before the development is first occupied, the windows in the rear elevation at second floor level shall be glazed with obscure glass and fixed shut below 1.7m internal floor height and shall be permanently maintained as such thereafter.

Reason for condition: To safeguard the amenities and privacy of the occupiers of adjoining properties and to comply with the following Development Plan Policies for Merton: policy 7.6 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and DM D3 of Merton's Sites and Policies Plan 2014.

9. C.8 (No Use of Flat Roof)
10. F.5 (Tree Protection)
11. F.8 (Site Supervision-Trees)
12. F.9 (Hardstanding)
13. H.6 (Provision of Cycle Parking)
14. H.9 (Site Working)

15. No development approved by this permission shall be commenced until a scheme for the provision of groundwater and surface water drainage has been submitted to and approved in writing by the local planning authority. The drainage scheme shall dispose of water by means of a sustainable drainage system (SuDs) to ground, watercourse or sewer in accordance with the drainage hierarchy contained in the London Plan (Policies 5.12 and 5.13) and the advice contained within the National SuDs Standards.

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

16. No development approved by this permission shall be commenced until a detailed Basement Construction Method Statement has been submitted produced by the contractor and reviewed/agreed by a chartered structural engineer. Construction working drawings including sequence of construction and temporary support drawings shall be submitted.

Reason: To ensure that structural stability of adjoining houses is safeguarded and neighbour amenity is not harmed and to comply with policy DM D2 of Merton's Sites and Polices Plan 2014.

17. 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 for condition: 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 2015 and Policy CS15 of Merton's Core Planning Strategy 2011

18. **INFORMATIVE:**
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 compliance with the 19% improvement of DER over TER based on 'As Built' SAP outputs (i.e. dated outputs with accredited energy assessor name; 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'

19. INFORMATIVE

The applicant is advised to check the requirements of the Party Wall Act 1996 relating to work on an existing wall shared with another property, building on the boundary with a neighbouring property, or excavating near a neighbouring building. Further information is available at the following link:

[http://www.planningportal.gov.uk/buildingregulations/buildingpolicyandlegislation/current legislation/partywallact](http://www.planningportal.gov.uk/buildingregulations/buildingpolicyandlegislation/current%20legislation/partywallact)

20. In accordance with paragraphs 186 and 187 of the NPPF, The London Borough of Merton (LBM) takes a positive and proactive approach to development proposals focused on solutions. LBM works with applicants/agents in a positive and proactive manner by:

- i) Offering a pre-application advice and duty desk service.
- ii) Where possible, suggesting solutions to secure a successful outcome.
- iii) As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance the application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

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[http://www.planningportal.gov.uk/buildingregulations/buildingpolicyandlegislation/current legislation/partywallact](http://www.planningportal.gov.uk/buildingregulations/buildingpolicyandlegislation/current%20legislation/partywallact)

[Click Here](#) for full plans and details related to this application