

PLANNING APPLICATIONS COMMITTEE

14 NOVEMBER 2019

APPLICATION NO.

19/P2612

DATE VALID

30/07/2019

Address/Site: 186 Martin Way, Morden, SM4 4AJ

Ward: Cannon Hill

Proposal: Erection of a 1 storey dwellinghouse to rear, with associated refuse storage and cycle and vehicle parking.

Drawing No.'s: Site location plan & 19166/05B; 19166/06B; 19166/08B; 19166/09B; 19166/10B; 19166/11B; 19166/12B; 19166/13B & 19166/14B.

Contact Officer: Tony Smith (020 8545 3144)

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: No
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 12
- External consultations: 0
- Conservation area: No
- Listed building: No
- Archaeological priority zone: No
- Tree protection orders: No
- Controlled Parking Zone: No
- Flood Zone: 1
- Designated Open Space: No

1. INTRODUCTION

1.1 This application is being brought to the Planning Applications Committee for determination due to the number and scope of objections received.

2. SITE AND SURROUNDINGS

2.1 The application site (approximately 111sq.m) comprises an irregular plot of land, situated to the rear of no. 186 Martin Way, on the southern side of the

street. The site is currently in use as garden land for residential units within no.186, and features a single storey garage/storage building running along the southern boundary. The remainder of the site is made up of hard and soft landscaping.

- 2.2 186 Martin Way is a two storey semi-detached building which comprises a retail (A1) unit to the ground floor fronting the street, with a residential units located to the rear, split over ground and first floor. The retail unit currently has extant planning permission for flexible use as A1 or Sui Generis as a tattoo parlour, and there is also extant planning permission for extensions to the rear to increase the number of residential units to 3 flats over ground, first and loft level. The building has a shopfront and access door the front, a single storey part-width addition to the rear and a lean-to canopy to the eastern flank where pedestrian access is available from the street. The building is finished in pebbledash render to its elevations with windows in the front, rear and flank elevations at ground and first floor. The eastern and southern boundaries of the site run along the rear gardens of residential properties on Mossville Gardens and Ashridge Way.
- 2.3 The adjoining half of the semi-detached pair (no.188) to the west comprises a tool hire shop with a rear courtyard for the storage of goods and machinery at ground level, with residential use at first floor. The rear yard includes a single storey rear extension and a number of covered areas, and the site has vehicular access from Ashridge Way to the west, which runs to the south of the adjoining youth club and meditation centre.
- 2.4 The site is not designated as part of a Primary Shopping Frontage or within a Neighbourhood Parade. The site has a public transport accessibility level (PTAL) of 3 (0 being the lowest and 6b being the best) being 250m from South Merton Station and having multiple bus routes accessible from bus stops to the front of the site. The site is not located within a conservation area nor is it within the curtilage of a listed building.

3. CURRENT PROPOSAL

- 3.1 This application seeks planning permission for the erection of a single storey dwellinghouse with associated refuse storage and cycle and vehicle parking.
- 3.2 The proposed dwelling would have a hipped roof form and would be situated in the south-eastern corner of the site. The building would have a regular plot, with the ridge aligning with the southern boundary. Access and fenestration mainly focuses on the north and eastern elevations looking into a dedicated external amenity space, with high level windows and a bathroom window in the eastern and southern elevations. Two sky lights are proposed in the sloping roof.
- 3.3 Internally, the building would provide a single occupancy residential unit with a 'studio' approach to its layout, whereby a kitchen area, bedroom and living room would feature in an open setting, with a shower room and storage cupboard in the eastern corners.
- 3.4 The proposed building would have the following dimensions: 7.34m length, 6m width, 2.25m eaves height, 4m maximum height.

- 3.5 Hardstanding would be laid to the north and east of the dwelling, in the form of permeable paving to provide an off-street vehicle parking space, and a walkway to refuse/cycle stores and pedestrian access to Martin Way to the north. A section of soft landscaping would be situated to the north-west with grass and planting. A total of 42sq.m private external amenity space would be provided (excluding the off street car parking).
- 3.6 The dwelling would have rendered external walls, tiles for the roofslopes, uPVC windows/doors and timber to boundaries, gates and cycle/bin stores.
- 3.7 It should be noted that the application has been amended to reduce its height (2.8m eaves and 5.4m ridge height down to 2.25m eaves height and 4m ridge height), roof form (changed from a gable ended roof to a fully hipped roof), loss of mezzanine level and change in window pattern (whereby high level windows were included in the eastern and southern elevations and a set of folding doors to the western elevation), following officer concerns of visual impact to neighbouring properties, and overlooking to surrounding gardens.

4. PLANNING HISTORY

The planning history of the site is detailed below:

- 4.1 M/M8147: Garage – Granted 10/09/1959.
- 4.2 M/M8598: Illuminated sign– Granted 11/01/1961.
- 4.3 MER78/66: Erection of single storey extension at rear to provide additional living room. – Granted 09/06/1966.
- 4.4 MER563/70: Use of shop as a residential unit ancillary to existing accommodation above.– Granted 30/07/1970.
- 4.5 88/P1547: Display of an internally illuminated fascia sign – Granted 19/01/1989.
- 4.6 17/P3138: Application for change of use of garden to first floor flat at 186 Martin Way to form an extension to the existing plant hire yard located to the rear of 188 Martin Way – Refused 22/03/2018.

Reasons:

- 1) The proposed development would replace an open area of garden space, with an enlarged plant hire yard in proximity to the boundaries of the rear gardens of neighbouring houses and would be likely to be visually intrusive and detrimental to the visual amenities of neighbouring occupiers. The proposal would be contrary to policy DM.D2 of the Merton Sites and Policies Plan 2014.**
- 2) The proposed development, by reason of the enlargement of the operation of the plant hire yard, and its increased proximity to the boundaries of the rear gardens of neighbouring houses, has the potential to be a source of noise and disturbance to the detriment of the amenities of neighbouring residential occupiers. The proposals**

would be contrary to London Plan (2016) policies 7.15 and Merton's Sites and Policies Plan (2014) policies DM.D2 and DM.EP2.

- 4.7 19/P0146: Changes to the shop front, erection of a single storey rear extension and a rear roof extension to create 2 additional self-contained flats – Granted 09/04/2019.
- 4.8 19/P1289: Continued use as a shop (use class A1) with additional use as a tattoo parlour (use class Sui Generis) – Granted 11/07/2019.

5. CONSULTATION

5.1 Public consultation was undertaken by way of site notice and letters sent to 12 neighbouring properties. A second round of consultation was undertaken following amendments to the scheme, the outcome of the combined consultation is summarised as follows:

5.2 Representations were received from 6 households, which raised the following concerns about the development:

- Removal of trees.
- No direct vehicular access to proposed driveway.
- Drawings not true.
- Loss of privacy.
- Visual impact.
- Noise from car use.
- Noise from collection of bins.
- Setting of precedence.
- Disruption to Ashridge Way businesses / access.
- Postcode and numbering issues.
- Overdevelopment.
- Out of keeping with area.
- Noise from occupants.
- Disruption during building works.
- Drainage & infrastructure.
- Crime.

Internal consultations.

5.3 Climate Change Officer: No objection. The development would need achieve the relevant sustainability requirements, being a 19% improvement on Part L of the Building Regulations 2013 and an internal water usage not exceeding 105 litres per person per day; these requirements should be secured by condition and an informative should be included detailing this.

5.4 Transport and Highways Officers: No objection. The site is within a 'good' PTAL rating (4) with the provision of one off-street car parking space. The site provides adequate cycle and refuse storage, and a condition is requested for the implementation of the both. The proposal would not impact the existing highway network and a condition is requested for the provision of a demolition & construction method statement to ensure this.

5.5 Waste Services: No objection. Advised that as the development would be a

street level collection service, all waste must be presented for collection by the property (186 Martin Way) edge, not more than 10m from the road where the collection vehicle would be parked. Any waste not presented would not be collected, nor logged as a missed collection.

6. POLICY CONTEXT

6.1 National Planning Policy Framework (2019)

- 5. Delivering a sufficient supply of homes
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change

6.2 London Plan (2016)

Relevant policies include:

- 3.3 Increasing housing supply
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.17 Waste Capacity
- 6.9 Cycling
- 6.13 Parking
- 7.4 Local character
- 7.6 Architecture
- 7.14 Improving air quality
- 8.2 Planning obligations
- 8.3 Community Infrastructure Levy

6.3 Merton Local Development Framework Core Strategy – 2011 (Core Strategy)

Relevant policies include:

- CS 8 Housing choice
- CS 9 Housing provision
- CS 13 Open space, nature conservation, leisure and culture
- CS 14 Design
- CS 15 Climate change
- CS 16 Flood risk management
- CS 17 Waste management
- CS 18 Active Transport
- CS 20 Parking servicing and delivery

6.4 Merton Sites and Policies Plan – 2014 (SPP)

Relevant policies include:

- DM D2 Design considerations
- DM D3 Alterations and extensions to existing buildings
- DM EP2 Reducing and mitigating noise
- DM F2 Sustainable urban drainage systems and; wastewater and water infrastructure
- DM T1 Support for sustainable transport

DM T2 Transport impacts of development
DM T3 Car parking and servicing standards
DM T4 Transport infrastructure

- 6.5 Supplementary planning considerations
London Housing SPG – 2016
London Character and Context SPG -2014
DCLG - Technical Housing Standards 2015

7. **PLANNING CONSIDERATIONS**

7.1 Material Considerations

The key issues in the assessment of this planning application are:

- Principle of development
- Need for additional housing
- Design and impact upon the character and appearance of the area
- Impact upon neighbouring amenity
- Standard of accommodation
- Transport, highway network, parking and sustainable travel
- Refuse storage and collection
- Biodiversity and trees
- Flood risk & climate change
- Sustainable design and construction
- CIL
- Response to objections

Principle of development

- 7.2 The National Planning Policy Framework 2019 and London Plan policies 3.3 & 3.5 promote sustainable development that encourages the development of additional dwellings at locations with good public transport accessibility. Policy 3.3 of the London Plan 2016 states that development plan policies should seek to identify new sources of land for residential development including intensification of housing provision through development at higher densities. Core Strategy policies CS8 & CS9 seek to encourage proposals for well-designed and conveniently located new housing that will create socially mixed and sustainable neighbourhoods through physical regeneration and effective use of space. Policy CS13 requires that any proposals for new dwellings in back gardens must be justified against the local context and character of the site, biodiversity value of the site, value in terms of green corridors and green islands, flood risk and climate change impacts.
- 7.3 The site is currently vacant, being historically used as garden space for residential units within the main building fronting Martin Way. The main building has an extant planning permission for the creation of two additional residential units, of which this section of the site did not form a part. Given the land has been in residential use and has residential uses adjoining, the use of this plot would not displace uses that might otherwise be safeguarded. The site has a good public transport accessibility level (PTAL) of 3 (with 0 the worst and 6b being excellent). The proposals would result in an additional residential unit, thereby meeting NPPF and London Plan objectives by contributing towards London Plan housing targets and the redevelopment of sites at higher densities.

7.4 Given the above, it is considered that use of the land for more intensive residential purposes could be supported, subject to compliance with the relevant London Plan policies, Merton Local Development Framework Core Strategy, Merton Sites and Policies Plan and supplementary planning documents as detailed in the relevant sections below.

Need for additional housing

7.5 The National Planning Policy Framework (2019) requires Councils to identify a supply of specific 'deliverable' sites sufficient to provide five years' worth of housing with an additional buffer of 5% to provide choice and competition.

7.6 Policy 3.3 of the London Plan states that the Council will work with housing providers to provide a minimum of 4,107 additional homes in the borough between 2015 and 2025. Within this figure of 4,107 new homes, the policy states that a minimum of 411 new dwellings should be provided annually. This is an increase from the 320 dwellings annually that was set out in the earlier London Plan and in Policy CS9 of the Core Strategy. The policy also states that development plan policies should seek to identify new sources of land for residential development including intensification of housing provision through development at higher densities.

7.7 The Council's planning policies commit to working with housing providers to provide a minimum of 4,107 additional homes in the borough between 2015 and 2025 (a minimum of 411 new dwellings to be provided annually). This is an increase from the 320 dwellings annually that was set out in the earlier London Plan and in Policy CS9 of the Core Strategy. The emerging London Plan is likely to increase this annual target, however, only limited weight can be attributed at this stage.

7.8 Merton's overall housing target between 2011 and 2026 is 5,801 dwellings (Authority's Monitoring Report Draft 2017/19, p12). The latest (draft) Monitoring report confirms:

- All the main housing targets have been met for 2017/18.
- 665 additional new homes were built during the monitoring period, 254 above Merton's target of 411 new homes per year (London Plan 2015).
- 2013-18 provision: 2,686 net units (813 homes above target)
- For all the home completions between 2004 and 2017, Merton always met the London Plan target apart from 2009/10. In total Merton has exceeded the target by over 2,000 homes since 2004.

7.9 The current housing target for the London Borough of Merton is 411 annually. The recently published AMR figures show that: "688 additional new homes were built during the monitoring period, 277 above Merton's target of 411 new homes per year (in London Plan 2016)."

7.10 Against this background officers consider that while new dwellings are welcomed, the delivery of new housing does not override the need for comprehensive scrutiny of the proposals to ensure compliance with the relevant London Plan policies, Merton Local Development Framework Core

Strategy, Merton Sites and Policies Plan and supplementary planning documents.

Design and impact upon the character and appearance of the area

- 7.11 Section 12 of the NPPF, London Plan policies 7.4 and 7.6, Core Strategy policy CS14 and SPP Policies DM D2 and DM D3 require well designed proposals which make a positive contribution to the public realm, are of the highest quality materials and design and which are appropriate in their context, thus they must respect the appearance, materials, scale, bulk, proportions and character of their surroundings. Paragraph 1.3.61 of the London Plan Housing SPG 2016 states that *fully optimising housing potential will necessitate high quality, innovative design to ensure new development successfully responds to challenges and opportunities presented on a particular site.*
- 7.12 The proposal would be sited away from the street scene behind the existing buildings fronting Martin Way and would be single storey, with very limited views from the access path to west from Ashridge Way. As such, the only readily available views would be from the immediate adjoining plots.
- 7.13 Notwithstanding the proposals limited impact to surrounding street scenes, in the context of the surrounding built form, the building would not appear out of scale, given the presence of the two and three storey buildings to the north and west on Martin Way. Considering the siting of the proposal in relation to the abovementioned urban form, and in relation to the setting within residential rear gardens, it is not considered that the bulk or massing of the proposals would appear unduly dominant and the proposed form would be that of a typical residential outbuilding.
- 7.14 The building would utilise rendered facing walls, roof tiles and UPVC window units, which is considered to mirror the material palette of the surrounding buildings.
- 7.15 As a whole, officers consider that in context with the nature of the site, the proposal would be of an appropriate scale and bulk and would incorporate an acceptable choice of materials. It is therefore considered that the proposal would not result in a harmful impact to the street scene.
- 7.16 The proposal is considered to be acceptable in terms of the impact on the character of the area, in compliance with London Plan policies 7.4 and 7.6, Core Strategy policies CS13 & CS14 and SPP Policies DMD2 and DMD3 in this regard.

Impact upon neighbouring amenity

- 7.17 London Plan policies 7.6 and 7.15 along with SPP policy DM D2 state that proposals must be designed to ensure that they would not have an undue negative impact upon the amenity of neighbouring properties in terms of light spill/pollution, loss of light (sunlight and daylight), quality of living conditions, privacy, visual intrusion and noise.

- 7.18 A number of objections were raised from neighbouring properties in Ashridge Way and Mossville Gardens regarding the visual impact, loss of privacy and noise from the development. With regard to the visual impact on neighbouring properties, whilst the development would be sited towards the boundaries with no. 1 Ashridge Way and no 8 Mossville Gardens, it is considered that the use of a hipped roof, in addition to the modest eaves heights, would not appear unduly intrusive or result in loss of light or shadowing due to its orientation. Furthermore, the presence of the existing storage shed / garage must be taken into account, which currently extends approximately 9m in length along the southern shared boundary with no. 1 Ashridge Way. The impact of the proposal compared to the existing arrangement, which will extend at 7.4m compared to 9m, with a somewhat increased eaves height, is not considered to materially impact this neighbour's amenity.
- 7.19 Concerns were also raised regarding increased noise generation from proposed occupants and the use of the existing vehicular access for vehicle parking. Whilst it is acknowledged that there would be some increased activity in this section of the site through the introduction of a new dwelling, given the low level of occupancy (one person) it is not considered this would materially impact on neighbouring occupiers as to warrant a reason for refusal. Similarly, given the level of car parking proposed, only one car would be able to use the existing vehicular accessway at any given time, which is already in use by commercial properties to the west. Given the existing arrangement and the minimal increase in use, it is not considered there would be a materially harmful impact in terms of noise generation.
- 7.20 In terms of privacy and overlooking, the building would remain as single storey (rather than with a mezzanine level as originally proposed) which would prevent any views into neighbouring plots due to the existing and proposed boundary treatments. The proposed skylights are also angled as such that they would direct any outlook towards the sky. It is therefore recommended to include a condition requiring the implementation and retention of the proposed boundary treatments in order to safeguard this.
- 7.21 Given the above, it is not considered that neighbouring privacy would be unduly compromised as a result of the proposal. The proposal would therefore accord with London Plan policies 7.6 and 7.15 and Merton Sites and Policies Plan policy DM D2.

Standard of accommodation

- 7.22 Policies 3.5 and 3.8 of the London Plan 2016 state that housing developments are to be suitably accessible and should be of the highest quality internally and externally and should ensure that new development reflects the minimum internal space standards (specified as Gross Internal Areas) as set out in table 3.3 of the London Plan (amended March 2016) and the DCGL – Technical Housing Standards 2015.

No. of beds	No. of persons	No. of storey's	Required GIA	Proposed GIA	Compliant?
1	1	1d	37 sq.m	39 sq.m	Yes

- 7.23 As demonstrated by the table above, the proposed 1 bed, 1 person unit would meet the minimum required GIA and would therefore comply with Core Strategy policies CS8 & CS9 and London Plan Policy 3.5. It should be noted that whilst the drawings have shown a double bed, for the purposes of the Technical Housing Standards, the unit is considered as single occupancy.
- 7.24 The proposed unit is serviced by windows which are considered to offer suitable natural light, ventilation and outlook to prospective occupants in line with policy 3.5 of the London Plan (2016), policy CS.14 of the Merton Core Planning Strategy (2011) and policy DM.D2 of the Merton Sites and Policies plan (2014).
- 7.25 In accordance with the London Housing SPG, policy DMD2 of the Council's Sites and Policies Plan states that there should be 50sq.m of external amenity space provided for all new dwellings in a single, usable space. Given the proposal is only for a one bedroom unit, an outdoor area of 50sqm is not considered necessary, given the lower external space requirements of the London Plan for flats of similar occupancy. The proposal includes approximately 42sq.m outdoor amenity space which is considered appropriate for the proposed occupancy of the dwelling.
- 7.26 As a whole, it is considered the proposal would offer an acceptable standard of accommodation to occupants.

Transport, highway network, parking and sustainable travel

- 7.27 London Plan policies 6.3 and 6.12, CS policies CS18 and CS20 and SPP policy DM T2 seek to reduce congestion of road networks, reduce conflict between walking and cycling, and other modes of transport, to increase safety and to not adversely effect on street parking or traffic management. London Plan policies 6.9, 6.10, 6.13, Core Strategy policy CS20 and SPP policies DM T1 and DM T3 seek to promote sustainable modes of transport including walking, cycling, electric charging points and to provide parking spaces on a restraint basis (maximum standards).
- 7.28 The LBM Transport Planner has reviewed this application and their comments are integrated into the assessment below.
- 7.29 The site has a 'Good' PTAL rating of 3 and proposes one off-street vehicle parking space. This level of parking would not exceed London Plan maximum standards and therefore the principle of vehicle parking is acceptable. The proposed space would be served by an existing vehicular access to the west which is currently used by the adjacent tool hire shop and the youth club/meditation centre. Concerns were raised by local residents that the site does not have direct vehicular access to this and would impede the commercial uses. The applicant has provided evidence that the site benefits from a right of way over this vehicular access, and proposed boundary treatments to allow this. Given this, and the proposed intensity of use from one vehicle, it is not considered the development would impact upon neighbouring properties.

7.30 London Plan policy 6.9 and the London Housing SPG standard 20 require that developments provide dedicated, secure and covered cycle storage, with 1 space per one bedroom units. The proposal would provide space for up to 3 cycles in a metal bike locker to the north-east. It is considered this arrangement is acceptable and a condition is recommended requiring the implementation and retention of this.

7.31 Given the backland nature of the site and the presence of commercial properties to the west, concerns were raised from residents regarding the impact of building works on the normal operation of these properties, and in particular, their rear access. In order to ensure that construction does harmfully impact this, a condition is recommended requiring the provision of a demolition & construction method statement prior to works commencing.

Refuse storage

7.32 Appropriate refuse storage must be provided for developments in accordance with policy 5.17 of the London Plan and policy CS 17 of the Core Strategy.

7.33 LBM Waste Services were consulted on the application, who advised that the waste must be presented for collection by the property edge, not more than 10m from the road where the collection vehicle is parked. The development would have access to a dedicated timber storage shed to the north-west, adjacent to previously approved refuse sheds as part of extant permission for additional units at the main building. Refuse would then be taken to Martin Way on collection days via the side passage. It is considered this arrangement would be acceptable given the capacity and location of the bins. A condition is recommended requiring the implementation and retention of these facilities.

Biodiversity and trees

7.34 As per CS policy CS13(e) development of this kind should also address the biodiversity value of the site, while policy DM.D2 (ix) requires developments to ensure that trees and other landscape features are protected.

7.35 The site is that of a typical residential rear garden, comprising a mixture of hard and soft landscaping together with some semi-mature and mature trees and bushes. The site benefits from no formal nature conservation status (such as being within or adjacent to a Green Corridor) or contains any trees safeguarded by a Tree Protection Order. Given the above, it is considered that there are no reasonable grounds to resist development on the grounds of impact on biodiversity. There is a mature tree adjacent to the south-eastern corner of the plot, which would need to be removed in order to construct the dwelling. Whilst its removal would not negatively impact the character and appearance of the street scene, it is recognised that it does provide a positive amenity value to the area, and a condition is recommended requiring further details to be submitted and approved for the planting of a suitable replacement tree within the site.

Flood risk

Policy 5.13 of the London Plan 2016, policy CS13(e) and CS16 of Merton's Core Planning Strategy 2011 and policy DMF2 of Merton's Sites and Policies Plan 2014 require that developments do not increase the risk of fluvial and

pluvial flood risk and aim to reduce surface water run-off and to reduce pressure on the surrounding drainage system.

The site is designated as being at low risk of flooding, being within Flood Zone 1 and part of the site having a 1 in 1000 risk of surface water flooding. The proposal also would be built upon land which already exhibits a permanent structure in the form of the existing garage. As such, it is not considered the proposed dwelling would present an unacceptable increased risk of river or surface water flooding. It is noted that an increased level of hard landscaping would arise, however, this is indicated as being permeable, and a condition is recommended to ensure this.

Climate change, sustainable design and construction

7.37 London Plan policy 5.3 and CS policy CS13 & CS15 seek to ensure the highest standards of sustainability are achieved for developments which includes minimising carbon dioxide emissions, maximising recycling, sourcing materials with a low carbon footprint, ensuring urban greening and minimising the usage of resources such as water.

7.38 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 per person per day. Climate Change officers recommend to include a condition and informative which will require evidence to be submitted that a policy compliant scheme has been delivered prior to occupation.

Community Infrastructure Levy

7.39 The proposed development would be subject to the Community Infrastructure Levy (CIL). This would require a contribution of £115 per additional square metre of floorspace to be paid to Merton Council and an additional £60 per additional square meter to be paid to the Mayor.

7.40 Responses to objections

The majority of the issues raised by objectors are addressed in the body of the report but in addition, the following response is provided:

- The majority of trees referenced are outside of the application site and not under the applicant's control, with only one mature tree in the south-eastern corner within the site. Given the tree is not protected, it is acknowledged that it could be removed without the need for planning or tree works permission.
- It is not considered the granting of permission in this case would set precedent for similar developments in the area. Each application is assessed on its own merits and context, and would not influence any future decisions.
- The potential postcode and numbering of the proposed dwelling is not a material consideration, however, an informative is recommended to inform the applicant of the process.
- The site as shown on the drawings has been confirmed against Council mapping systems.
- Impacts on infrastructure would be dealt with the relevant agencies.

8. CONCLUSION

- 8.1 Officers consider the proposed backland dwelling is acceptable in principle, providing a residential development at an increased density whilst not conflicting with other policy considerations within policy CS 13 of the Core Strategy 2011. The proposal, as amended, is considered to be well designed, appropriately responding to the surrounding context in terms of massing, heights, layout and materials and would not have a harmful impact on the visual amenities of the area. The proposal would not unduly impact upon neighboring amenity. The proposal would not unduly impact upon the highway network, including parking provisions. The proposal would achieve suitable refuse and cycle storage provisions, and would incorporate adequate measures to address climate change, sustainability and the replacement of a mature tree, subject to conditions.
- 8.2 The proposal is considered to 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.

RECOMMENDATION

Grant planning permission subject to conditions.

Conditions:

- 1) Standard condition [Commencement of development]: The development to which this permission relates shall be commenced not later than the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town & Country Planning Act 1990.
- 2) Standard condition [Approved plans]: The development hereby permitted shall be carried out in accordance with the following approved plans: [Refer to the schedule on page 1 of this report].

Reason: For the avoidance of doubt and in the interests of proper planning.
- 3) Standard condition [Materials]: The facing materials to be used for the development hereby permitted shall be those specified in the application form unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure a satisfactory appearance of the development 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 D3 of Merton's Sites and Policies Plan 2014.
- 4) Amended standard condition [Boundary treatment]: The dwelling hereby approved, shall not be occupied until all boundary walls, fences or screening as

shown on the approved plans have been carried out. The walls, fencing and screening shall be permanently retained thereafter.

Reason: To ensure a satisfactory and safe development, and to ensure adequate garden space is provided for the proposed dwelling, in accordance with the following Development Plan policies for Merton: policies 7.5 and 7.6 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D1 and D2 of Merton's Sites and Policies Plan 2014.

- 5) Standard condition [Refuse storage] The development hereby approved shall not be occupied until the refuse and recycling storage facilities shown on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling material and to comply with the following Development Plan policies for Merton: policy 5.17 of the London Plan 2016, policy CS17 of Merton's Core Planning Strategy 2011 and policy DM D2 of Merton's Sites and Policies Plan 2014.

- 6) Standard condition [Cycle storage]: The development hereby permitted shall not be occupied until the cycle parking shown on the plans hereby approved has been provided and made available for use. These facilities shall be retained for the occupants of and visitors to the development at all times.

Reason: To ensure satisfactory facilities for cycle parking are provided and to comply with the following Development Plan policies for Merton: policy 6.13 of the London Plan 2016, policy CS18 of Merton's Core Planning Strategy 2011 and policy DM T1 of Merton's Sites and Policies Plan 2014.

- 7) Non-standard condition [Sustainability]: No part of the development hereby approved shall be occupied until evidence has been submitted to the Local Planning Authority confirming that the development has achieved CO2 reductions not less than a 19% improvement on Part L of the Building Regulations 2013 and internal water usage of not more 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.

- 8) Amended standard condition [Demolition & Construction Method Statement]: No development shall take place until a Demolition and Construction Method Statement has been submitted to, and is approved in writing, by the Local Planning Authority to accommodate:
- Parking of vehicles of site operatives and visitors
 - Loading and unloading of plant and materials
 - Storage of construction plant and materials;
 - The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate

- Wheel cleaning facilities
- Measures to control the emission of dust, dirt, smell and other effluvia;
- Measures to control the emission of noise and vibration during construction/demolition
- Non road mobile machinery compliance
- A scheme for recycling/disposing of waste resulting from demolition and construction works

The approved details must be implemented and complied with for the duration of the demolition and construction period.

Reason: To ensure the safety of pedestrians and vehicles and the amenities of the surrounding area, and to comply with the following Development Plan policies for Merton: policies 6.3, 6.14 & 7.15 of the London Plan 2016, policy CS20 of Merton's Core Planning Strategy 2011 and policies DM T2 & DM EP2 of Merton's Sites and Policies Plan 2014.

- 9) Standard condition [External Lighting] Any external lighting shall be positioned and angled to prevent any light spillage or glare beyond the site boundary.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policies DM D2 and DM EP4 of Merton's Sites and Polices Plan 2014.

- 10) Standard condition [Hardstandings]: The hardstanding hereby permitted shall be made of porous materials, or provision made to direct surface water run-off to a permeable or porous area or surface within the application site before the development hereby permitted is first occupied or brought into use.

Reason: Reason: To reduce surface water run-off and to reduce pressure on the surrounding drainage system in accordance with the following Development Plan policies for Merton: policy 5.13 of the London Plan 2016, policy CS16 of Merton's Core Planning Strategy 2011 and policy DMF2 of Merton's Sites and Policies Plan 2014.

- 11) Standard condition [Timing of construction]: No demolition or construction work or ancillary activities such as deliveries shall take place before 8am or after 6pm Mondays - Fridays inclusive, before 8am or after 1pm on Saturdays or at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2016 and policy DM EP2 of Merton's Sites and Polices Plan 2014.

- 12) Standard condition [Removal of PD rights]: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse other than that expressly authorised by this permission shall be

carried out without planning permission first obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area and for this reason would wish to control any future 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 D3 of Merton's Sites and Policies Plan 2014.

- 13) Amended standard condition [Replacement tree]: No work shall be commenced on site until a tree survey has been submitted to and approved in writing by the Local Planning Authority which indicates the suitable replacement of the mature tree located within the south-eastern corner of the site. The tree shall be replaced by a semi-mature tree of the same species (or as otherwise agreed with the Local Planning Authority), in a suitable location as agreed with the Local Planning Authority at the conclusion of site works, or within the first available planting season, whichever is the sooner. The identified tree shall be maintained, with replacements if necessary, to the satisfaction of the Local Planning Authority.

Reason: To enhance the appearance of the development in the interest of the amenities of the area and to comply with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2016, policy CS13 of Merton's Core Planning Strategy 2011 and policy DMO2 of Merton's Sites and Policies Plan 2014.

Informatives:

1) **INFORMATIVE**

In accordance with paragraphs 38 and 39 of the National Planning Policy Framework 2018, The London Borough of Merton takes a positive and proactive approach to development proposals focused on solutions. The London Borough of Merton works with applicants or agents in a positive and proactive manner by suggesting solutions to secure a successful outcome; and updating applicants or agents of any issues that may arise in the processing of their application. In this instance, the application has been amended following concerns from Officers and the Planning Committee considered the application where the applicant or agent had the opportunity to speak to the committee and promote the application.

2) **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 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
- 3) **INFORMATIVE**
Water efficiency evidence requirements for Post Construction Stage assessments must provide:
- Detailed documentary evidence representing the dwellings 'As Built'; showing:
 - The location, details and type of appliances/ fittings that use water in the dwelling (including any specific water reduction equipment with the capacity / flow rate of equipment); and
 - The location, size and details of any rainwater and grey-water collection systems provided for use in the dwelling; along with one of the following:
 - Water Efficiency Calculator for New Dwellings; **or**
 - Written confirmation from the developer that the appliances/fittings have been installed, as specified in the design stage detailed documentary evidence; **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'
- 4) **INFORMATIVE**
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).
- 5) **INFORMATIVE**
This permission creates one or more new units which will require a correct postal address. Please contact the Street Naming & Numbering Officer at the London Borough of Merton:
Street Naming and Numbering (Business Improvement Division)
Corporate Services, 7th Floor, Merton Civic Centre, London Road,
Morden, SM4 5DX
Email: street.naming@merton.gov.uk

[Click Here](#) for full Plans and Documents related to this application

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