

## PLANNING APPLICATIONS COMMITTEE 13 FEBRUARY 2014

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>Item No:</u> <u>DATE VALID</u>
	12/P1543	29/05/2012
<b>Address/Site</b>	Rear of 44 Wimbledon Hill Road, Wimbledon, London, SW19 7PA	
<b>(Ward)</b>	Hillside	
<b>Proposal:</b>	Proposed erection of a detached three storey block with associated landscaping comprising 2 x 2 and 1 x 1 bed flats fronting Worple Road Mews, in addition to proposed 3 storey rear extension and alterations to existing building (including installation of new side windows to existing rear projection), internal reconfiguration and proposed mansard roof extensions to replace existing 1 x 2 bed and 1x 3 bed flats with 3 x 2 bedroom flats.	
<b>Drawing Nos</b>	2011/44WIMBLEDONHILL/P/01, 02/ 03 A, 04 A, 05, 06, 07, and 08	
<b>Contact Officer:</b>	Sabah Halli (0208 545 3297)	

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### RECOMMENDATION

**GRANT Permission subject to Section 106 Agreement and Conditions**

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### CHECKLIST INFORMATION

- Heads of Agreement: Financial contributions towards education, the development being parking permit-free, financial contribution towards improvements to public open space in the vicinity of the town centre, and financial contribution towards affordable housing within the borough.

#### 1. INTRODUCTION

- 1.1 This application is being brought back to Planning Applications Committee due to an amendment to the affordable housing contribution heads of term of the Section 106 agreed previously agreed as part of the proposed scheme at Planning Applications Committee (PAC) on 8<sup>th</sup> November 2013.
- 1.2 The application approved has not itself been altered. Please see the appended copy of the previous PAC committee report and drawings for details on the scheme.

## **2 S106 LEGAL AGREEMENT**

- 2.1 Core Strategy policy CS 8 requires that all sites capable of providing between 1-9 units (net) will be required to make provision for affordable housing as an off-site financial contribution. In this instance there will be a net gain of 4 new units on the site and so a financial contribution would be required. At the time of consideration by the PAC, the contributions were still under discussion although using the Council's formula the total contribution would be £122, 559.
- 2.2 Since the approval the applicant has undertaken a viability assessment of the scheme (which has been independently assessed by the Council) and which has concluded that the scheme cannot sustain any financial contribution towards affordable housing in the borough.
- 2.3 The other heads of terms attached to the S106 have not been contested and would remain the same (financial contribution towards education in the borough, financial contribution towards the upkeep of nearby public amenity spaces, and that the units be 'permit free').

## **3. CONCLUSION**

- 3.1 The development approved at PAC on the 8<sup>th</sup> November 2013 has not changed however a viability assessment of the scheme has concluded that the scheme cannot support a financial contribution towards affordable housing in the borough.
- 3.2 The viability assessment has been independently checked and accordingly, it is recommended that planning permission be granted subject to a S.106 Agreement and conditions set out below.

## **RECOMMENDATION**

## **GRANT PERMISSION**

Subject to the completion of a Section 106 Obligation covering the following heads of terms:

1. Designation of the development as car-free and that on-street parking permits would not be issued for future residents of the proposed development.
2. Financial contribution towards education within the borough
3. Financial contribution towards the upkeep of nearby public open spaces
4. The developer agreeing to meet the Councils costs of preparing, drafting and monitoring the Section 106 Obligations.

And the following conditions:

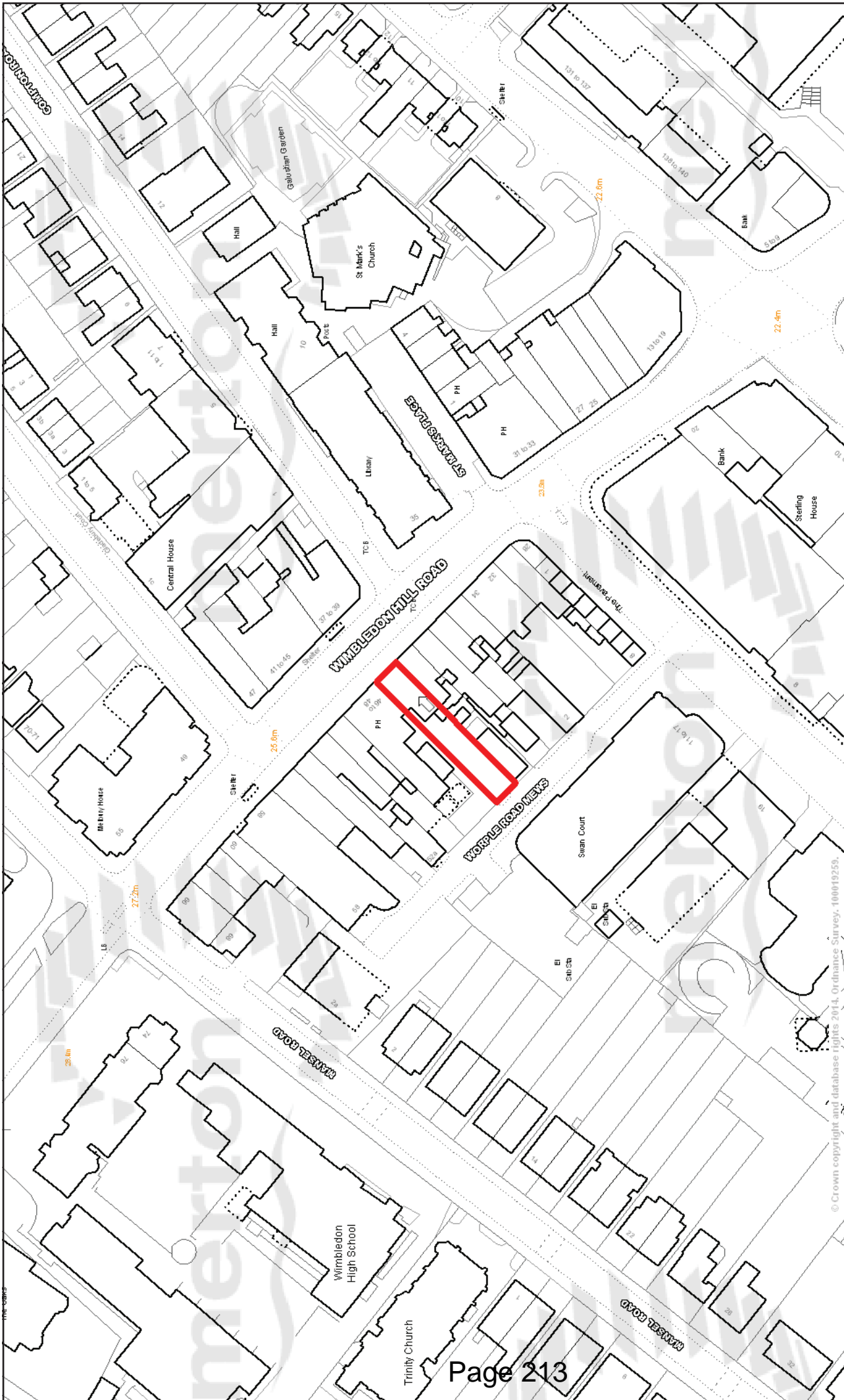
1. A.1 Commencement of Development (full application)
2. B.1 External Facing Materials (to be approved)
3. B.4 Details of Site/Surface Treatment
4. B5 Details of Walls/Fences
5. B6 Levels
6. C.2 No Additional Windows (in side elevations of existing building and new building)
7. C7 Refuse & Recycling (Implementation)
8. C10 Balcony or External Staircase (Screening details to be provided) (first floor rear flat of no.44)
9. D9 No external Lighting
10. D.11 Hours of Construction
11. F1 Landscaping/Planting Scheme (Including front replacement tree)
12. F2 Landscaping (Implementation)
13. H6 Cycle Parking - Details to be Submitted

14. H.10 Construction Vehicles, Washdown Facilities etc (to ensure construction will not impede the free of flow of pedestrian and vehicular traffic along Worple Road Mews)
15. J.1 Lifetime homes
16. L2 Code for Sustainable Homes – Pre-Commencement (New build residential)
17. L3 Code for Sustainable Homes – Pre-Occupation (New Build Residential)

Informatives:

INF12 Works affecting the public highway

Note 1



London Borough of Merton  
 100 London Road  
 Morden  
 Surrey  
 SM4 5DX

Scale 1/1250  
 Date 28/1/2014

RO 44 Wimbledon Hill Road

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DEVELOPMENT CONTROL



1:1250 SITE LOCATION PLAN

North  


London Borough of Merton

29 MAY 2012

Planning Development Control



Proposed alterations & extension to existing 44 Wimbleton Hill Road

London Borough of Merton

29 MAY 2012

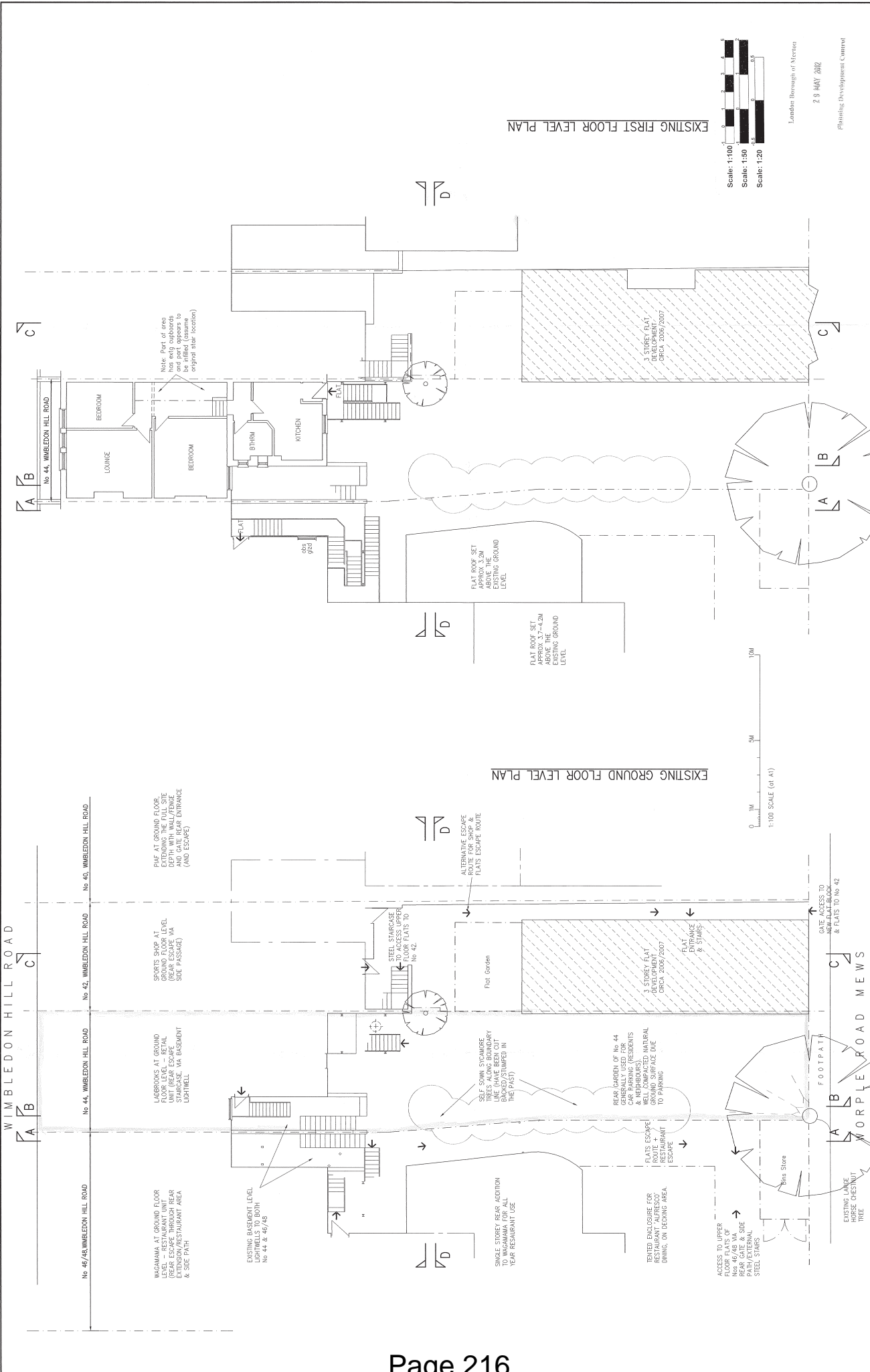
Planning Development Control

New detached 3 storey block of flats

Swan Court

North

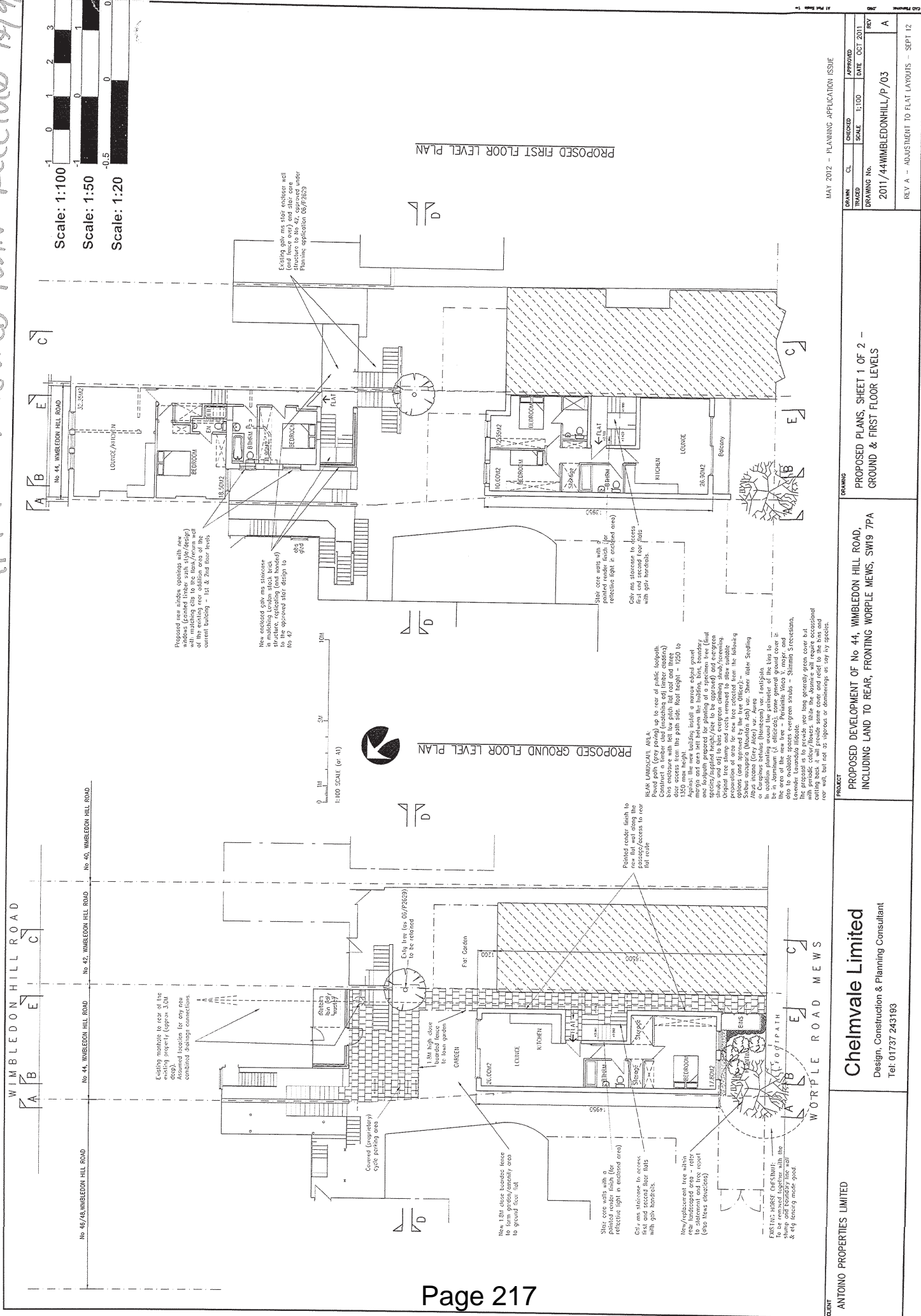
1:500 BLOCK PLAN



<b>CLIENT</b> ANTONIO PROPERTIES LIMITED	<b>PROJECT</b> PROPOSED DEVELOPMENT OF No 44, WIMBLETON HILL ROAD, INCLUDING LAND TO REAR, FRONTING WORPLE MEWS, SW19 7PA	<b>DRAWING No.</b> 2011/44WIMBLETONHILL/P/01	<b>TRACED</b>	<b>SCALE</b>	<b>DATE</b>	<b>APPROVED</b>
			<b>DRAWN</b>	<b>SCALE</b>	<b>DATE</b>	<b>APPROVED</b>
<b>Chelmvale Limited</b> Design, Construction & Planning Consultant Tel: 01737 243193		<b>EXISTING PLANS, SHEET 1 OF 2 - GROUND &amp; FIRST FLOOR LEVELS</b>				
<b>ANTONIO PROPERTIES LIMITED</b>		<b>2011/44WIMBLETONHILL/P/01</b>				
		<b>MAY 2012 - PLANNING APPLICATION ISSUE</b>				

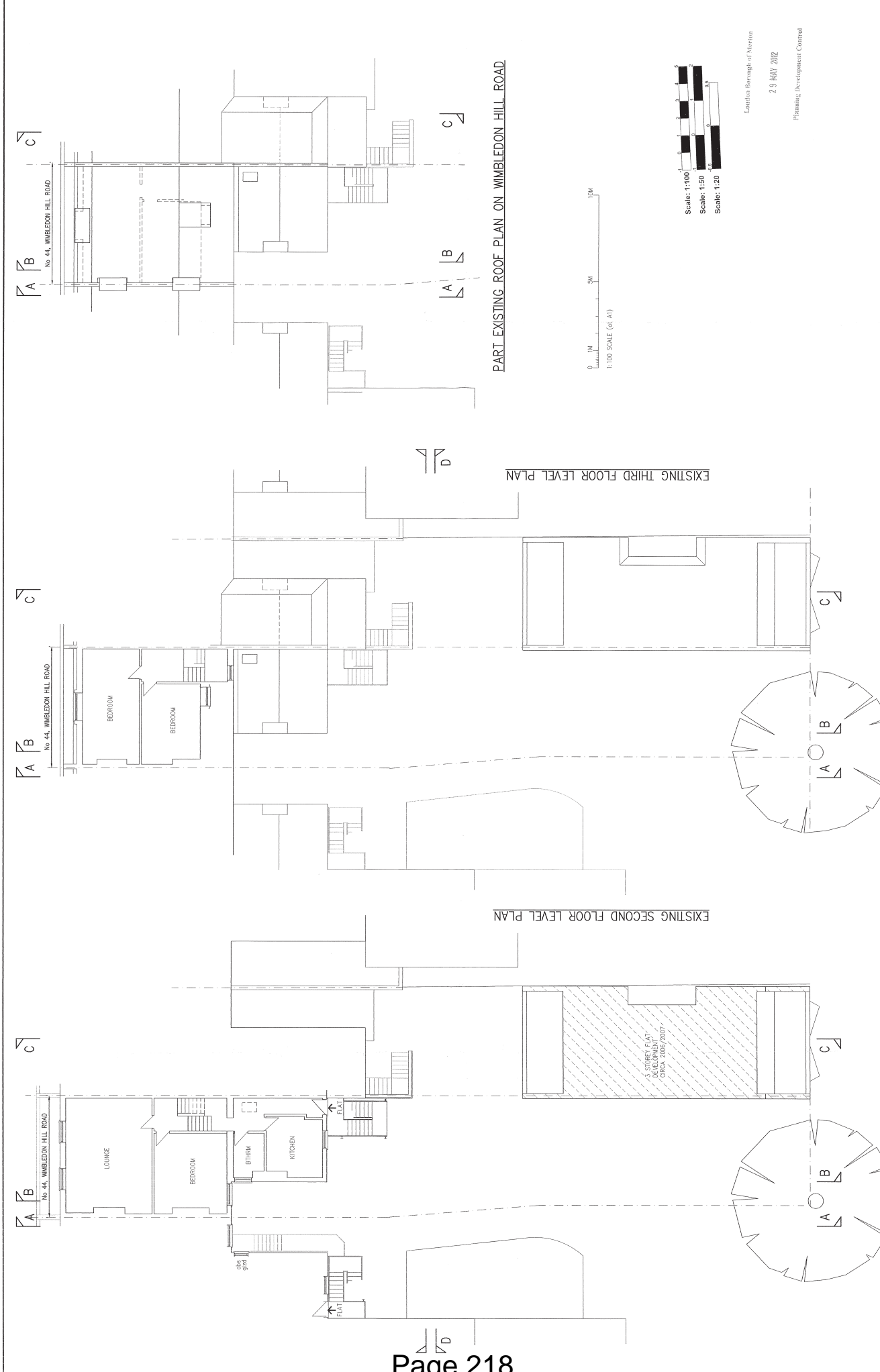


17/P/1543 AMENUSO PLAN RECEIVED 12/9/12



CLIENT <b>ANTONIO PROPERTIES LIMITED</b>	PROJECT <b>PROPOSED DEVELOPMENT OF No. 44, WIMBLETON HILL ROAD, INCLUDING LAND TO REAR, FRONTING WORPLE MEWS, SW19 7PA</b>	DRAWING <b>PROPOSED PLANS, SHEET 1 OF 2 - GROUND &amp; FIRST FLOOR LEVELS</b>	DATE MAY 2012 - PLANNING APPLICATION ISSUE
			APPROVED DATE OCT 2011
CLIENT <b>Chelmvale Limited</b> Design, Construction & Planning Consultant Tel: 01737 243193	PROJECT <b>PROPOSED DEVELOPMENT OF No. 44, WIMBLETON HILL ROAD, INCLUDING LAND TO REAR, FRONTING WORPLE MEWS, SW19 7PA</b>	DRAWING <b>PROPOSED PLANS, SHEET 1 OF 2 - GROUND &amp; FIRST FLOOR LEVELS</b>	SCALE 1:100
			DATE OCT 2011
		DRAWING No. <b>2011/44WIMBLETONHILL/P/03</b>	REV <b>A</b>
		REV A - ADJUSTMENT TO FLOOR LAYOUTS - SEPT 12	

Proposed Ground & 1st Floors - Amended

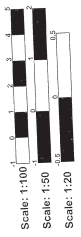


PART EXISTING ROOF PLAN ON WIMBLEDON HILL ROAD

EXISTING THIRD FLOOR LEVEL PLAN

EXISTING SECOND FLOOR LEVEL PLAN

3 STOREY FLAT DEVELOPMENT  
C/OCA 2006/2007



London Borough of Merton  
 29 MAY 2012  
 Planning Development Control

DRAWN	CL	CHECKED	APPROVED
TRACED		SCALE	DATE
		1:100	OCT 2011
DRAWING No.		REV	
2011/44 WIMBLEDONHILL/P/02			
MAY 2012 - PLANNING APPLICATION ISSUE			

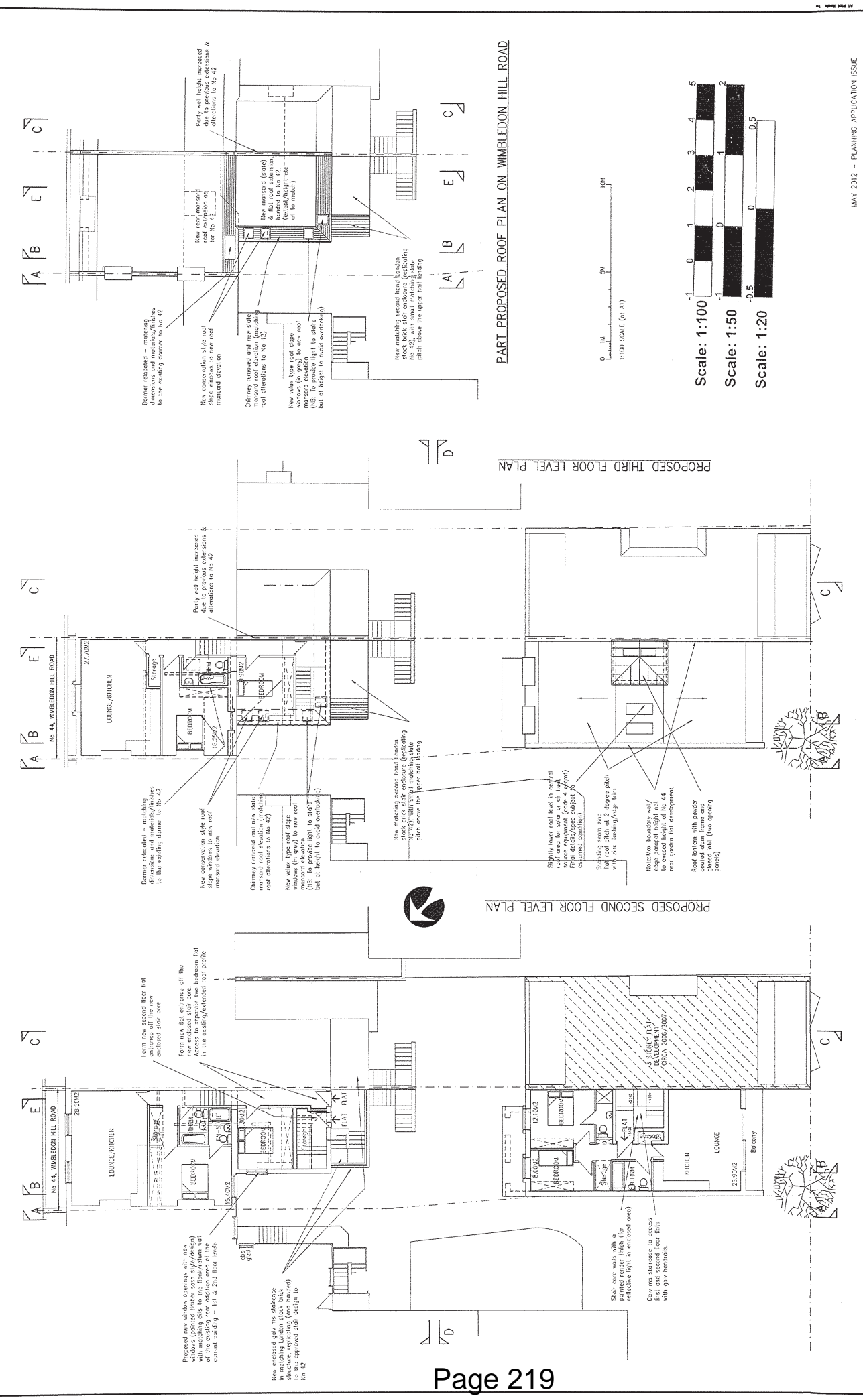
**DRAWING**  
 EXISTING PLANS, SHEET 2 OF 2 -  
 SECOND & THIRD FLOOR LEVELS

**PROJECT**  
 PROPOSED DEVELOPMENT OF No 44, WIMBLEDON HILL ROAD,  
 INCLUDING LAND TO REAR, FRONTING WORPLE MEWS, SW19 7PA

**CLIENT**  
 ANTONIO PROPERTIES LIMITED

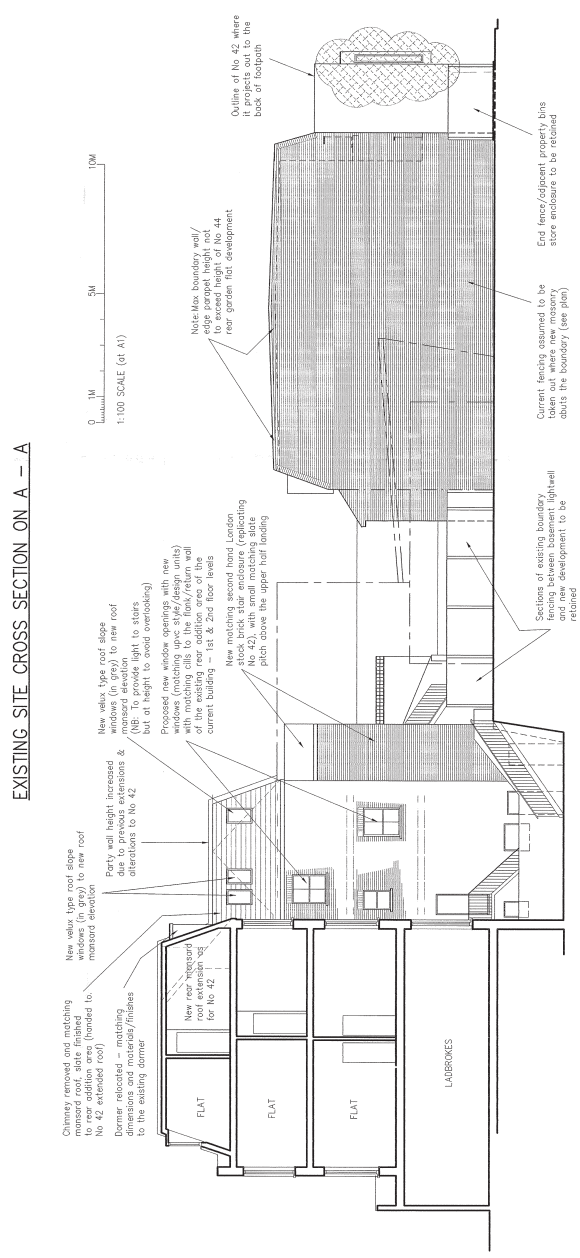
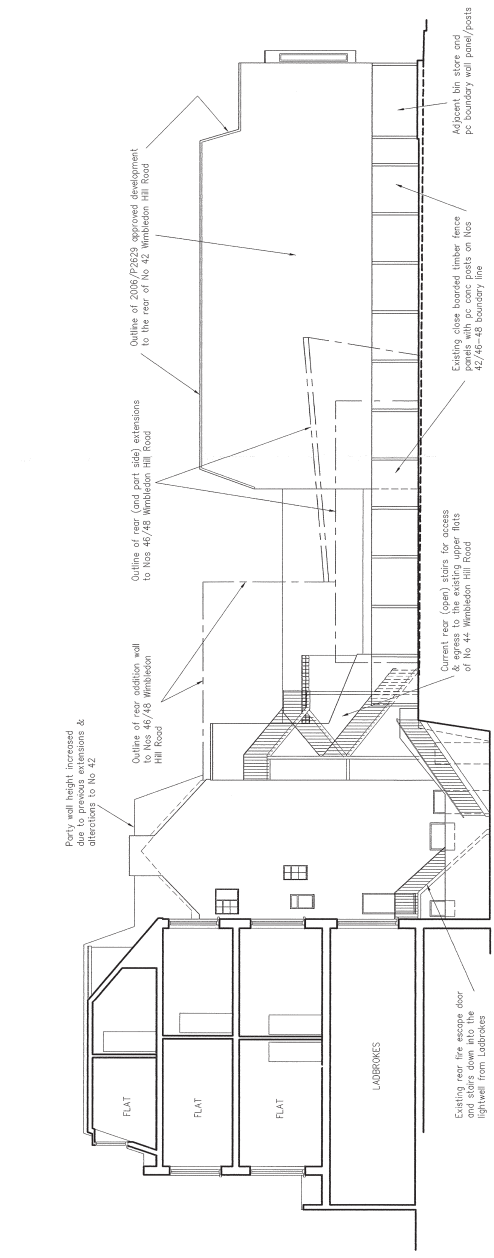
**Chelmvale Limited**  
 Design, Construction & Planning Consultant  
 Tel: 01737 243193

12/15/43 AMENDED PLAN RECEIVED 17/9/12



ANTONIO PROPERTIES LIMITED Design, Construction & Planning Consultant Tel: 01737 243183	PROPOSED DEVELOPMENT OF No 44, WIMBLETON HILL ROAD, INCLUDING LAND TO REAR, FRONTING WORPLE MEWS, SW19 7PA	DRAWING PROPOSED PLANS, SHEET 2 OF 2 - SECOND & THIRD FLOOR LEVELS	DRAWN CL	CHECKED SCALE 1:100	APPROVED DATE OCT 2011
			TRACED DRAWING No. 2011/44WIMBLETONHILL/P/04	REV A	REV A
MAY 2012 - PLANNING APPLICATION ISSUE			REV A - ADJUSTMENT TO FLAT LAYOUTS - SEPT 12		

Proposed 2nd & 3rd Floors Amended



London Borough of Victoria  
73 MAY 2012  
Planning Development Control

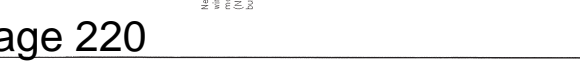
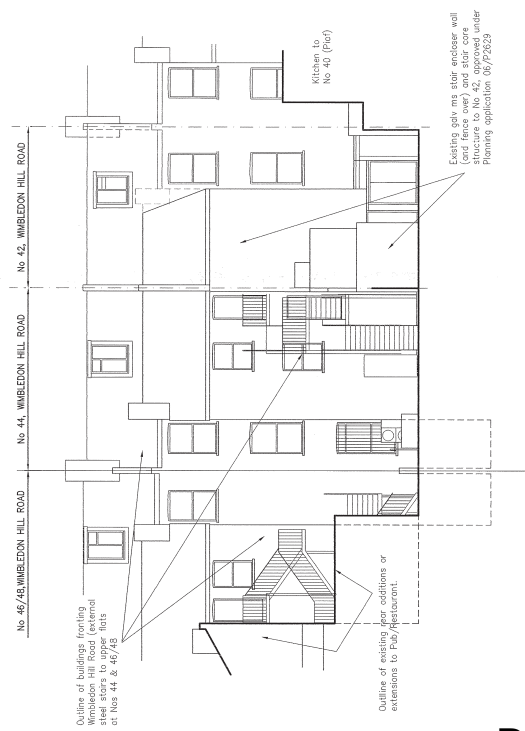
DATE	APPROVED
OCT 2011	

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DRAWING NO. 2011/44/WIMBLETONHILL/P/06  
MAY 2012 - PLANNING APPLICATION ISSUE

EXISTING REAR ELEVATION ON Nos 42 - 46/48 WIMBLETON HILL ROAD



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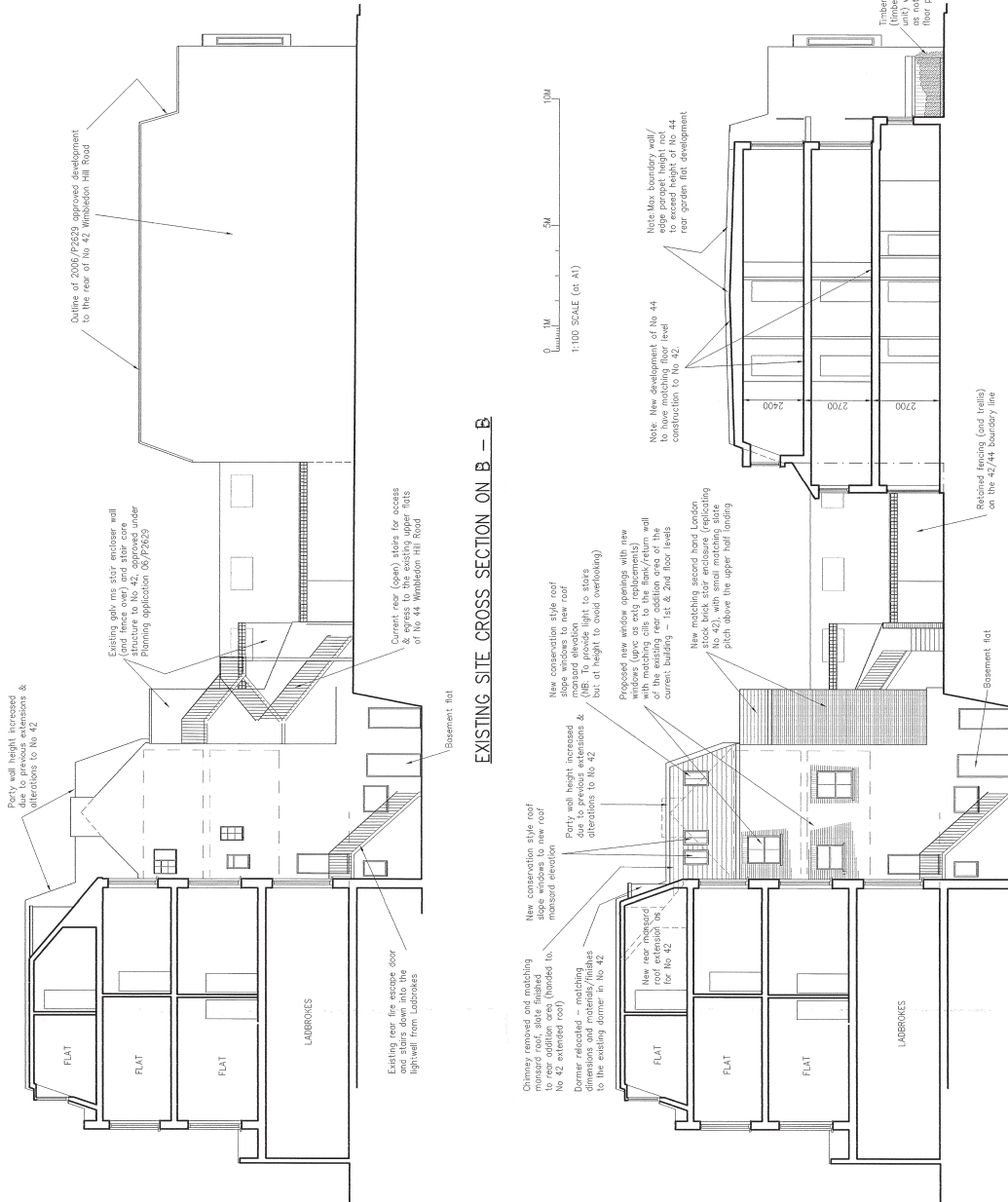
DRAWING NO. 2011/44/WIMBLETONHILL/P/06  
MAY 2012 - PLANNING APPLICATION ISSUE

**Chelmvale Limited**  
Design, Construction & Planning Consultant  
Tel: 01737 243193

ANTONIO PROPERTIES LIMITED  
PROPOSED DEVELOPMENT OF No 44, WIMBLETON HILL ROAD, INCLUDING LAND TO REAR, FRONTING WORPLE MEWS, SW19 7PA

EXISTING & PROPOSED ELEVATIONS AND SECTIONS - NORTH ELEVATIONS & TO REAR OF No 42 - 46/48

PROPOSED REAR ELEVATION ON Nos 42 - 46/48 WIMBLETON HILL ROAD



PROPOSED SITE CROSS SECTION ON B - B

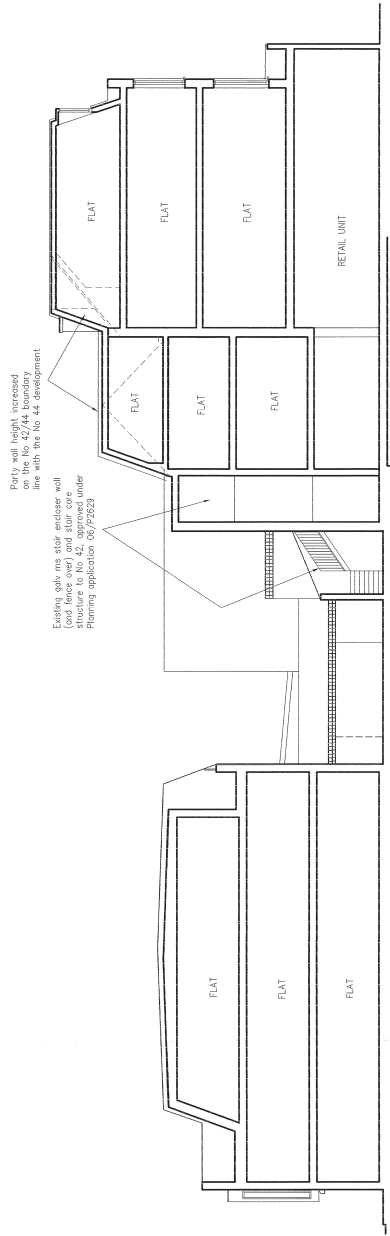
CLIENT  
ANTONIO PROPERTIES LIMITED

**Chelmvale Limited**  
Design, Construction & Planning Consultant  
Tel: 01737 243193

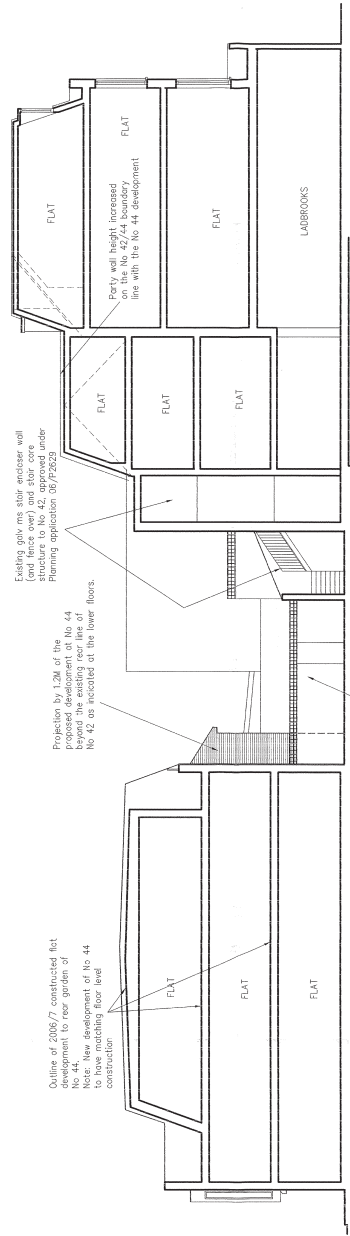
PROJECT  
PROPOSED DEVELOPMENT OF No 44, WIMBLETON HILL ROAD,  
INCLUDING LAND TO REAR, FRONTING WORPLE MEWS, SW19 7PA

DRAWING  
EXISTING & PROPOSED ELEVATIONS AND SECTIONS -  
TYPICAL CROSS SECTION THROUGH No 44

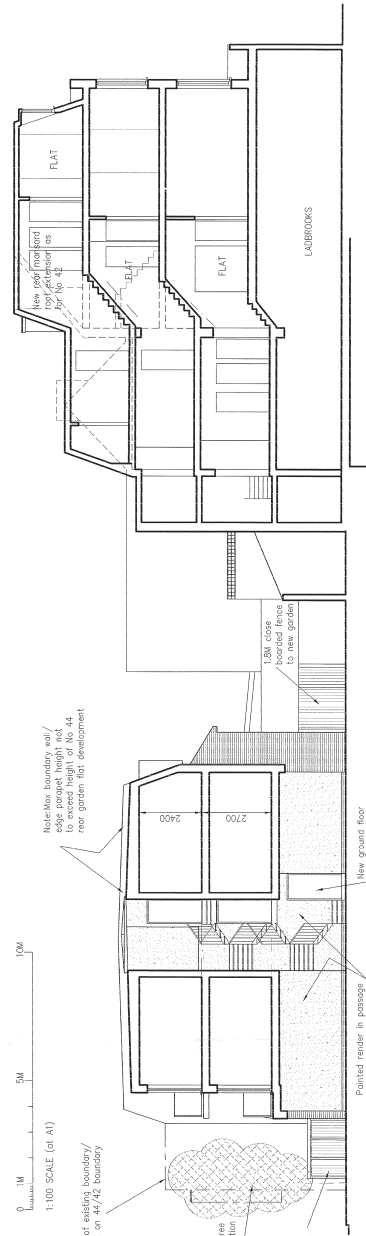
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DRAWING No.			
2011/44WIMBLETONHILL/P/07			
REV			
MAY 2012 - PLANNING APPLICATION ISSUE			



**EXISTING CROSS SECTION ON C - C - THROUGH No 42 & ELEVATION ON TO Nos 44 & 46/48**



**PROPOSED SECTION ON C - C - THROUGH No 42 & ELEVATION ON TO Nos 44 & 46/48**

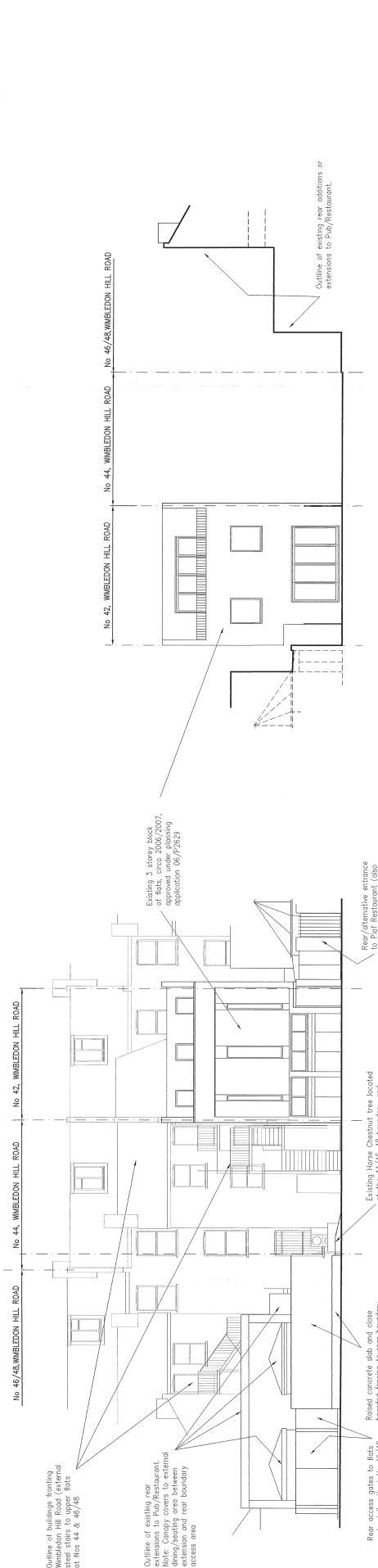


**PROPOSED SECTION ON E - E - THROUGH No 44 - ADJACENT TO No 42 BOUNDARY (ESCAPE/ACCESS PASSAGE)**

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 Scale: 1:50  
 Scale: 1:20

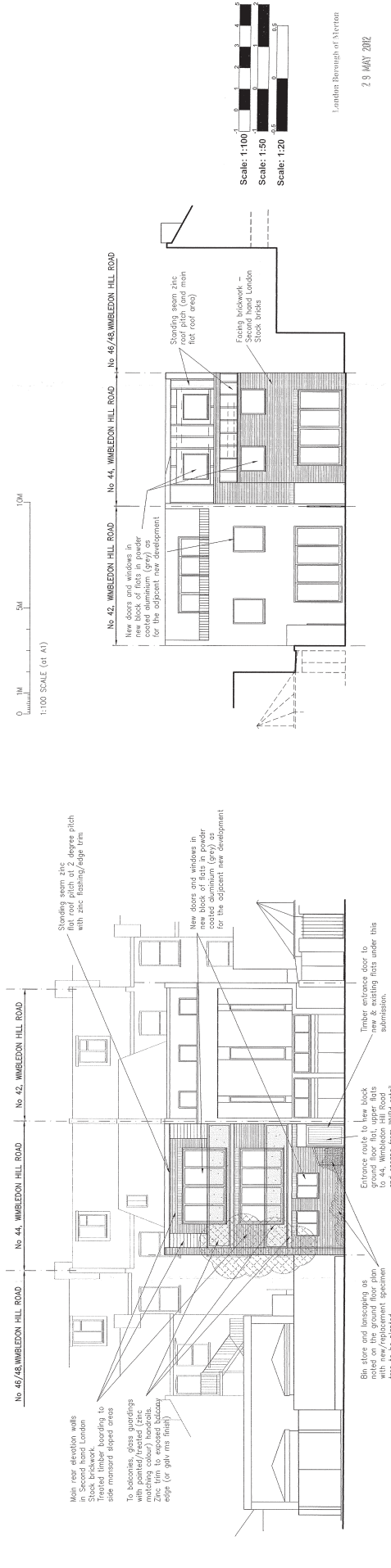
London Borough of Merton  
 29 MAY 2012  
 Planning Development Control

CLIENT ANTONIO PROPERTIES LIMITED	PROJECT PROPOSED DEVELOPMENT OF No 44, WIMBLEDON HILL ROAD, INCLUDING LAND TO REAR, FRONTING WORPLE MEWS, SW19 7PA	DRAWING EXISTING & PROPOSED ELEVATIONS AND SECTIONS - TYPICAL CROSS SECTION/ELEVATIONS THROUGH Nos 44 & 42	DRAWN	CL	CHECKED	SCALE	1:100	APPROVED
			TRACED	DATE	OCT	2011	REV	
CHELMVALE Limited Design, Construction & Planning Consultant Tel: 01753 243193			DRAWING No. 2011/44/WIMBLEDONHILL/P/08 MAY 2012 - PLANNING APPLICATION ISSUE					



EXISTING FRONT/MEWS — STREET SCENE ELEVATION

EXISTING CROSS SECTION ON D — D (REAR ELEVATION TO WORPLE MEWS FLATS)



PROPOSED FRONT/MEWS — STREET SCENE ELEVATION

PROPOSED CROSS SECTION ON D — D (REAR ELEVATION TO WORPLE MEWS FLATS)

CLIENT ANTONIO PROPERTIES LIMITED	PROJECT PROPOSED DEVELOPMENT OF No 44, WIMBLETON HILL ROAD, INCLUDING LAND TO REAR, FRONTING WORPLE MEWS, SW19 7PA	DRAWING EXISTING & PROPOSED ELEVATIONS AND SECTIONS — STREET SCENE & REAR ELEVATIONS	DRAWN	CL	CHECKED	APPROVED
			TRACED	SCALE	SCALE	DATE
			2011/44WIMBLETONHILL/P/05			
			MAY 2012 — PLANNING APPLICATION ISSUE			

London Borough of Merton  
29 MAY 2012  
Planning (Development Control)

**PLANNING APPLICATIONS COMMITTEE**  
**8 November 2012**

**Item No: 07**

<b><u>UPRN</u></b>	<b><u>APPLICATION NO.</u></b>	<b><u>DATE VALID</u></b>
	12/P1543	29/05/2012
<b>Address/Site</b>	Rear of 44 Wimbledon Hill Road, Wimbledon, London, SW19 7PA	
<b>(Ward)</b>	Hillside	
<b>Proposal:</b>	Proposed erection of a detached three storey block with associated landscaping comprising 2 x 2 and 1 x 1 bed flats fronting Worple Road Mews, in addition to proposed 3 storey rear extension and alterations to existing building (including installation of new side windows to existing rear projection), internal reconfiguration and proposed mansard roof extensions to replace existing 1 x 2 bed and 1x 3 bed flats with 3 x 2 bedroom flats.	
<b>Drawing Nos</b>	2011/44WIMBLEDONHILL/P/01, 02/ 03 A, 04 A, 05, 06, 07, and 08	
<b>Contact Officer:</b>	Sabah Halli (0208 545 3297)	

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**RECOMMENDATION**

**GRANT Permission subject to Section 106 Agreement and Conditions**

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**CHECKLIST INFORMATION**

- Heads of Agreement: Financial contributions towards education, the development being parking permit-free, financial contribution towards improvements to public open space in the vicinity of the town centre, and financial contribution towards affordable housing within the borough.
- 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: 10
- External consultations: No
- Controlled Parking Zone: Yes (W1)

1. **INTRODUCTION**

This application is being brought to the Planning Applications Committee for determination due to the requirement for a Section 106 agreement in respect of the above heads of terms.

2. **SITE AND SURROUNDINGS**

- 2.1 The application site is the rear curtilage of 44 Wimbledon Hill Road, which fronts which fronts onto Worple Road Mews and provides informal parking as well as rear access to the flats on the upper floors.. 44 Wimbledon Hill Road is a three storey building accommodating a betting shop at ground and basement level with 2 flats above. Adjacent buildings are three storeys in height with retail at ground floor level and residential above. Some of the adjacent sites have been extended at the rear with single and two storey rear extensions. To the rear of the adjoining property, 42 Wimbledon Hill Road, there is a recently built detached 3 storey block of residential flats fronting Worple Road Mews.
- 2.2 Worple Road Mews is a narrow street that gives access to car parking facilities to the rear of properties in Wimbledon Hill Road, other blocks of flats which have been built to the rears of these properties, and office and commercial facilities south and north west of the application site. The site forms part of the Wimbledon Town Centre Core Shopping Area, and has a mixed-use character, combining residential and non-residential uses.
- 2.3 The application site is located within the Wimbledon Hill Road conservation area.

3. **CURRENT PROPOSAL**

- 3.1 The proposal involves the development of an existing open rear curtilage currently used as informal car parking facilities, a refuse storage area, and provides pedestrian access to the first and second floor flats at 44 Wimbledon Hill Road. The proposed development would be located on the Worple Road Mews frontage with its own private access directly from Worple Road Mews, and allowing pedestrian access to the flats at no.44 through an undercroft walkway as part of the new building. This walkway would also still allow the refuse from the ground and basement retail use

- and the existing residential flats at the flat to be taken to the Mews access road for collection as existing. A communal covered bike storage area would be accessed by the walkway also and is proposed for residents of the existing and proposed flats.
- 3.2 The proposed 3 storey rear extension would replace an existing rear steel staircase at 44 Wimbledon Hill Road with a brick built enclosed staircase to match the existing building, and would also at ground floor include a formal covered bin store for the existing retail use and residential flats where at present there is none. This extension would mirror that at the adjoining property, no.42 and would be 2.2m in depth, 4.6m in width, and 6.7m in height to the eaves level and 8m in height to ridge level. It is also proposed to include a first floor timber close-boarded fence enclosure for the first floor flat, as per no.42.
  - 3.3 It is proposed to install new side windows at first and second floor, which would face the flank of the outrigger at no.46. At first floor the side windows would serve a bathroom and bedroom and at second floor, a bedroom. This would result in there being no first and second floor windows on the rear elevation of no.44 facing the proposed new block. Identical works were carried out as part of an adjoining development at no.42.
  - 3.4 In addition to proposed rear mansard roof extensions to the existing roof and two storey outrigger, it is also proposed to internally reconfigure the existing first, second, and roof level flats from a 1 x 2 bedroom flat and 1 x 3 bedroom flat to provide 3 x 2 bedroom flats.
  - 3.5 The proposed 3 storey rear building would provide 2 x 2 and 1 x 1 bedroom flats and would be sited adjacent and facing onto Worple Road Mews, and extend the whole width of the site at first and second floors (6.6m). At ground floor there would be a 1.1m wide undercroft/walkway allowing access to the rear of the block. The building would 8.5-8.7m in height and be finished with a mansard roof. It would have a maximum length of 15m.
  - 3.6 The proposed building would be of a contemporary design with recessed front balconies at first and second floor level, roof lights, rear dormer, and would be finished with a mansard roof. It has been designed to closely replicate the adjoining development at the rear of 42 Wimbledon Hill Road, approved at Planning Application Committee in 2006 (LBM ref. 06/P2629).
  - 3.7 The block would comprise a 1 bed flat at ground floor and a 2 bedroom flat on each upper floor. The ground floor flat would be accessed off the side covered walkway/under-croft and would include a private rear amenity space of (3.5m x 5.2m). It is proposed to bound this amenity space with

- 1.8m timber fencing. Beyond this and to the rear would be the communal covered bike storage area and rear access to the existing retail use and residential flats in the main building.
- 3.8 The first and second floor flats would be accessed from an enclosed staircase off the internal walkway also, and their amenity space would each comprise one recessed front balcony (0.9 x 5.9m).
- 3.9 An existing Horse Chestnut tree in poor health is to be removed and replaced with a healthy tree and the front curtilage of the site will be partially soft landscaped. It is proposed have a covered bin store to the front of the building and accessed from the side walkway.
- 3.10 External materials proposed are to match the recent adjoining and surrounding new residential developments (yellow stock brick, with timber cladding, and slate tiles/lead work).

#### 4. **PLANNING HISTORY**

11/P0655/NEW – PROPOSED NEW 3 STOREY BUILDING TO THE REAR OF 44 WIMBLEDON HILL ROAD COMPRISING 3 x 2 BED FLATS, AND ALTERATIONS TO REAR STAIR ENCLOSURE OF 44 WIMBLEDON HILL ROAD – Pre-Application submission.

00/P2504 - ERECTION OF A 1.3 METRE DIAMETER WALL MOUNTED SATELLITE ANTENNA ON THE REAR ELEVATION AT FIRST FLOOR LEVEL – Approved

MER1082/79 - CHANGE OF USE OF SHOP PREMISES TO BETTING OFFICE AND INSTALLATION OF SHOP FRONT – Refused

MER501/75 - CHANGE OF USE OF UPPER FLOORS FOR PHOTOCOPY OFFICE AND STORAGE – Refused

MER806/70 - CONTINUED USE AS FLAT AND MAISONETTE – Approved

MER806/70 - CONTINUED USE AS FLAT AND MAISONETTE – Approved

WIM1405 - EXTENSION OF TEMPORARY PERIOD OF ADVERTISEMENT – Approved

#### 5. **CONSULTATION**

The application has been advertised by site notice, press notice, and letters of notification to the occupiers of neighbouring properties. Two representations have been received (one of which is from the Wimbledon E Hillside Residents Association (WEHRA) and raising the following concerns/objections:

- Concerns at the size of the proposed units and it should be ensured that they comply with or exceed guideline sizes
- This application would result in the loss of 7 off-street parking spaces and where parking is in severe shortage. 4 additional flats are proposed and should Officers be minded to approve the application, a S106 legal agreement should be used prohibiting any type of on-street parking permit being issued to any future tenant/lessee/visitor/owner of any part of the site
- The Council should request a S106 contribution towards Wimbledon Park tree maintenance or similar to compensate for the loss of the existing trees on site
- There would be significant disruption and noise/dust pollution as a result of the construction works which would detrimentally impact the adjoining businesses to the rear of the site.
- Any restriction on access to the rear of the site along the Mews during construction would be detrimental to the adjoining businesses
- Dust and refuse should be cleaned regularly by the builders during the course of construction works

Transport Officer – No objections. However, it is recommended that the new units should be made permit free secured through a S106 agreement and that a condition in respect of cycle parking, and informative in respect of works to the public highways, be added to any approval.

Conservation Officer – No objections. There has been pre-application submission at the site for the same development and a similar sized development has been granted along the Mews. We are trying to create an attractive mews here and the proposed tree and planting are encouraged. The boundary facing onto the mews is important so that the planting can be appreciated and that it enhances the mews or street scene.

Tree Officer – No comments. The pre-application submission proposed the removal of the front Horse Chestnut tree and this was assessed at the

time as being of amenity value but of low quality and so its removal would be acceptable subject to a front landscaping area being retained and/or a replacement planting/tree of equal amenity value being planted.

## 6. **POLICY CONTEXT**

The relevant policies within the Adopted Unitary Development Plan (October 2003) are:

HS.1 (Housing Layout and Amenity), BE.1 (Conservation Areas; new Development, Change of Use, Alterations and Extensions), BE.15 (New Buildings and Extensions; Daylight, Sunlight, Privacy, Visual Intrusion and Noise), BE.22 (Design of New Development), NE.11 (Trees-Protection), (Trees, Hedges and Landscape features), and F.2 (Financial Obligations)

The relevant policies within the Adopted Merton Core Strategy (July 2011) are:

CS 9 (Housing Provision), CS 6 (Wimbledon Sub - Area), CS13 (Open Space, Nature Conservation, Leisure and Culture), CS 14 (Design), and CS 20 (Parking, Servicing, and Delivery)

New Residential Development – SPG  
Design – SPG  
Planning Obligations – SPD  
Wimbledon Hill Road Conservation Area Character Assessment

The relevant policies in the London Plan (2011) are:

3.3 (Increasing Housing Supply];  
3.4 (Optimising Housing Potential];  
3.5 (Quality and Design of Housing Developments)  
3.11 (Affordable Housing Targets)  
5.7 (Renewable Energy)  
8.2 (Planning Obligations).

National Planning Policy Framework (2012)

## 7. **PLANNING CONSIDERATIONS**

- 7.1 The principal planning considerations in this case are the principle of loss of the informal rear parking area, the impact of the proposal on the character and appearance of the Wimbledon Hill Road conservation area, the impact on neighbouring amenity, the standard of accommodation provided, and car parking/traffic and tree considerations.

- 7.2 **Loss of the Existing Car Parking and Refuse Storage Area to the Rear of the Site**
- 7.3 The rear of the site is used for informal parking, and a storage area for refuse bins connected with the commercial unit. The rear of the site also provides access to the existing residential flats. In parking terms, it is considered that the loss of this area is acceptable due to the town centre location, existence of good public transport links, and policy emphasis on sustainable new developments. The application site is located within a controlled parking zone (W1) and has a PTAL of 6a/5. Due to a wide variety of public transport facilities available locally the proposal is suitable for a 'car free' development to reduce the reliance on the use of the car inline with government guidance. This would be secured through a S106 legal agreement ensuring the occupiers of the flats would not be eligible for any parking permits.
- 7.4 Worples Mews is a relatively narrow road and so it is considered appropriate to require a construction methodology report to be submitted required by condition on any approval to illustrate how access to the site would be achieved and how the new block and extensions/alterations to the existing building would be constructed without restricting access to the other properties along the mews.
- 7.5 A formal covered refuse store is proposed for the existing retail uses and residential flats, which would be accessed by an enclosed side walkway of the new rear block. This is considered acceptable in principle and would be an improvement on the current situation where refuse storage is not covered.
- 7.6 **Design and Impact on the Character of the Conservation Area**
- 7.7 The proposed rear 3 storey block of flats is considered acceptable in design and conservation terms. The site is considered to be of an appropriate size to accommodate a building of this size and for it not to appear an excessively large or overbearing development. The proposed building would be almost identical to that at no.42 and would retain a satisfactory distance between it and the properties to the rear of the existing site building (10m).
- 7.8 The adopted Conservation Area Appraisal approved by Cabinet on the 22nd January 2007 identified this part of Worples Road Mews to be a neglected and run down section of the Wimbledon Hill Road conservation area and raised no objection to new 2 storey buildings being located here. Although this proposed building would be 3 storey, it has been designed to minimize its bulk. The ground and first floor have the slightly larger footprint but the building is stepped in at second floor with a mansard roof

design. The building is not excessively high and whilst slightly higher than the adjoining development at no.42, it would be smaller in footprint due to the landscaped frontage and replacement tree planting.

- 7.9 The contemporary design of the building is considered to be of a high quality which borrows from previous new developments in Worple Road Mews. The siting of the building set back from the edge of the Worple Road Mews footpath is considered to be a positive feature and which allows an element of soft landscaping to the front. In including an area of front landscaping, front refuse storage, and a side covered walkway/under-croft to maintain access to the rear flats, it is considered that this proposed development would make an efficient as possible use of the site whilst relating well to its mixed surroundings and nearby recent developments of comparable scale, design, and materials.
- 7.10 It is considered that the scheme has been carefully designed to integrate with the character and appearance of the surrounding built environment. Buildings in this part of Worple Road Mews are varied in design and therefore the proposed contemporary design of the building is not considered to be a visually obtrusive feature within the street scene. The proposed building acknowledges the surrounding built environment in terms of the choice of finishes. The height, size and scale of the flats are considered appropriate on a plot of this size and the proposal is not considered to have an unacceptable impact on the character and appearance of the street scene.
- 7.11 The proposed 3 storey rear extension to the existing building and the relocation of the existing first and second floor rear facing windows the side of the outrigger are also considered acceptable in design and conservation terms. These works are similar to that approved and carried out at no.42 and are considered would be to the benefit of the appearance of the building. The enclosure would not be excessive in size or appear overbearing.
- 7.12 It is considered that the proposed mansard roof extensions are acceptable in design and conservation terms also. They would not be excessively large or overbearing additions to the property and the mansard design reduces their overall bulk.
- 7.13 The proposed works as a whole are considered to improve the appearance of the rear curtilage of the site and would preserve and enhance the Wimbledon Hill Road conservation area.
- 7.14 Impact on Residential Amenity.

- 7.15 The provisions of policy BE.15 and the relevant Supplementary Planning Guidance's (SPGs) require there would not be a detrimental impact on the residential amenities of the occupiers of the adjoining properties as a result of a proposed development.
- 7.16 The Councils adopted SPG "New Residential Development" advises that a distance of 20 metres should be maintained between facing windows at first floor level. The proposed first floor windows in the rear elevation of the flats will be 10m from the existing first/second floor rear windows of the flats at 44 Wimbledon Hill Road. Whilst this distance falls below the Council's guideline this is considered acceptable due to the town centre location of the site, where development is necessarily at a higher density, and because of the part of the proposed development which seeks to enclose the existing rear staircase to the flats at no.44 through a new 3 storey rear extension and to relocate the existing first and second floor windows to the side elevation of the outrigger.
- 7.17 It is considered that the 3 storey rear extension is acceptable in amenity terms and would not impact on the amenities of the occupiers of no.42 or the block of flats to the rear of that building. The extension is of the same width and depth as that at the rear of no.42 and would not contain any rear windows, thereby not affecting privacy either to the rear block at no.42 or the future occupiers of the rear block of flats proposed here. It is considered that the 3 storey rear extension would not detrimentally impact on the amenities of the occupiers of no.46 because it would not be excessive in depth or height, and would improve the appearance of the building.
- 7.18 It is not considered that there would be any loss of privacy as a result of the proposed development due to the works proposed to the rear of no.44, the works already carried out at no.42, and the distance the building would be from surrounding properties. To the front of the site are offices and the front balconies are recessed which would provide additional screening. The proposed ground rear amenity spaces would also be enclosed by 1.8m fencing (as per the development at no.42).
- 7.19 The proposed new first and second floor side windows in the existing outrigger are considered acceptable in amenity terms because the opposing windows are both obscure glazed and therefore would not give rise to privacy or outlook and daylight/sunlight issues.
- 7.20 The proposed rear mansard roof extensions are considered acceptable in amenity terms. Due to the mansard design they would not appear as excessively large or overbearing additions and would not result in any more overlooking than existing rear facing windows.



7.21 Standard of Accommodation

7.22 Table 3.3 of the London Plan (2011) advises a minimum of 50 sq metres gross in internal floor area for new flats which are 1 bed/2 person, 61 sq metres for new flats which are 2 bed/3 person, and 70 sq metres for flats which 2 bed/4 person.

<b>Proposed Flats in Existing Building</b>	<b>Gross Internal Area (GIA)</b>	<b>London Plan (2011) GIA</b>
1 x 2B/3P	66 and 70.8 sq.m	61
2 x 2B/4P	78.8 and 82 sq.m	70
<b>Proposed Flats in New Building</b>		
1 x 1B/2P	56.6 sq.m	50
2 x 2B/3P	66 and 70.8 sq.m	61

7.23 The proposed internal layout and stacking of the flats within the 3 storey block is considered acceptable and each habitable room is considered would have a satisfactory light and circulation area. The ground floor layout is similar to the development at the adjoining site (rear of 42 Wimbledon Hill Road) whereby the bedrooms are to the front of the unit and naturally lit by windows, and the living room and amenity space are to the rear, and this is considered a good example of where similar site circumstances and layout have been made to work well.

7.24 The proposed flats within the new block would be 2 bedroom and considered suitable for family accommodation and so would be required to have access to their own private amenity space in line with the Council's New Residential Development SPG. Amenity space for the development would comprise an enclosed rear amenity space for the ground floor flat, and recessed front balconies for the flats at first and second floor level. The total amenity space for the ground floor flat would 18.2m<sup>2</sup> which is less than the Council's guideline of 10 square metres per habitable room and which would be 30 square metres. However, this is considered acceptable in this instance because the flat is only one bedroom. The site is also in easy walking distance of Wimbledon Common.

7.25 The recessed balconies on the upper floors would provide 5.9m of amenity space and also fall short of the council's guideline amenity space sizes. However, this is considered acceptable in this instance given the

- urban Mews location which creates design constraints as well as being less likely to appeal to families. The site is also well served in relation to the town centre and nearby public amenity spaces (e.g. Wimbledon Common) and therefore this deficiency in amenity space is considered acceptable in this location subject to the applicant entering into a S106 legal agreement with the Council in respect of a financial contribution towards the up-keep of nearby public amenity space, as per the Council's Planning Obligations SPD.
- 7.26 It is considered that the internal layout and stacking of the reconfigured flats within the existing building are acceptable and would not be negatively impacted in terms outlook or light by the proposed 3 storey rear extension.
- 7.27 The flats within the existing building currently do not include any kind of amenity space and as such it is not considered reasonable to now require a financial contribution towards open space.
- 7.28 Parking and Traffic Issues
- 7.29 No parking would be provided as part of this development and this is considered acceptable given the site's location and very high PTAL rating (5a/6). Cycle parking is provided at one space per flat and there is also possibility for bike storage on the recessed balconies at first and second floors, or in the rear amenity area for the ground floor flat.
- 7.30 Trees/Landscaping
- 7.31 There are no Tree Preservation Orders on the site, however there is a mature tree on the rear boundary of the site, protected by the Conservation Area status. The tree has been assessed by the Council's Tree Officer as being of amenity value but of low quality and so its removal would be acceptable subject to a front landscaping area being retained and a replacement tree being planted.
- 7.32 Affordable Housing
- 7.33 Core Strategy policy CS 8 requires that all sites capable of providing between 1-9 units (net) will be required to make provision for affordable housing as an off-site financial contribution. In this instance there will be a net gain of 4 new units on the site and so a financial contribution will be required. The sum is being agreed although the indicative amount will be in the region of £24,414.00 for the one bed flats and £32,715.00 for the 2 bedroom flats.
- 7.34 Local Financial Considerations

- 7.35 The proposed development is liable to pay the Mayoral Community Infrastructure Levy, the funds for which will be applied by the Mayor towards the Crossrail project. The CIL amount is non-negotiable and planning permission cannot be refused for failure to agree to pay CIL.

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

- 8.1 The proposal is for minor residential development and an Environmental Impact Assessment is not required in this instance.
- 8.2 The application does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms on EIA submission.
- 8.3 The new dwellings would be required to be built to Lifetime Homes standards and the detached block of flats would be required to achieve Code 4 of the Code for Sustainable Homes.

## 9 **S106 LEGAL AGREEMENT**

- 9.1 In addition to the affordable housing financial contribution, and because the proposed flats would be 2 bedroom and suitable for family accommodation the development would attract a financial contribution towards education. This is due to the documented educational shortfall in the borough. The lack of amenity space for the upper flats would also attract a financial contribution towards the upkeep of nearby public amenity spaces. To ensure the development is 'car free' in line with policy on sustainable transport, future occupants of the development would not be eligible for parking permits and this would need to be implemented through a S106 legal agreement also.
- 9.2 Due to the shortfall in amenity space for the 2 of the 3 additional flats there would also be requirement for a financial contribution towards the maintenance of nearby public open space.

## 10. **CONCLUSION**

- 10.1 In conclusion, it is considered that the principal of development is acceptable and the proposed works would preserve and enhance the Wimbledon Hill Road conservation area. The design, size, height and materials of the proposed building are in keeping with its contemporary design and it is considered that the new building will enhance the visual appearance the Worple Road Mews street scene. The residential

amenities of the occupiers of the adjoining residential properties will not be adversely affected or implicated to a degree that would warrant a refusal of planning permission. Accordingly, it is recommended that planning permission be granted subject to a S.106 Agreement and conditions set out below.

## **RECOMMENDATION**

### **GRANT PERMISSION**

Subject to the completion of a Section 106 Obligation covering the following heads of terms:

1. Designation of the development as car-free and that on-street parking permits would not be issued for future residents of the proposed development.
2. Financial contribution towards education within the borough
3. Financial contribution towards the upkeep of nearby public open spaces
4. Financial contribution towards affordable housing within the borough
5. The developer agreeing to meet the Councils costs of preparing, drafting and monitoring the Section 106 Obligations.

And the following conditions:

1. A.1 Commencement of Development (full application)
2. B.1 External Facing Materials (to be approved)
3. B.4 Details of Site/Surface Treatment
4. B5 Details of Walls/Fences
5. B6 Levels
6. C.2 No Additional Windows (in side elevations of existing

building and new building)

7. C7 Refuse & Recycling (Implementation)
8. C10 Balcony or External Staircase (Screening details to be provided) (first floor rear flat of no.44)
9. D9 No external Lighting
10. D.11 Hours of Construction
11. F1 Landscaping/Planting Scheme (Including front replacement tree)
12. F2 Landscaping (Implementation)
13. H6 Cycle Parking - Details to be Submitted
14. H.10 Construction Vehicles, Washdown Facilities etc (to ensure construction will not impede the free of flow of pedestrian and vehicular traffic along Worple Road Mews)
15. J.1 Lifetime homes
16. L2 Code for Sustainable Homes – Pre-Commencement (New build residential)
17. L3 Code for Sustainable Homes – Pre-Occupation (New Build Residential)

Informatives:

INF12 Works affecting the public highway

### **REASON FOR APPROVAL.**

The proposal seeks to maximise the use of the site through the provision of housing consistent with National- and Council policy guidance. The size and bulk of the proposed building is considered comparable to other properties in Worple Road Mews. The siting and contemporary design of the proposed building is considered to complement the local streetscape and preserve and enhance the Wimbledon Hill Road character of the area. The proposed extensions and alterations to the site building are also acceptable in design terms. The proposed works have been designed to safeguard the amenities of the occupiers of the surrounding residential

properties and amenity space in accordance with Council requirements.

In the light of the above, the proposal is considered to accord with the Council's Adopted Unitary Development Plan and London Plan Policies. The policies relevant to the determination of this proposal are listed below:

Merton Adopted Unitary Development Plan (October 2003).

HS.1 (Housing Layout and Amenity), BE.1 (Conservation Areas; new Development, Change of Use, Alterations and Extensions), BE.15 (New Buildings and Extensions; Daylight, Sunlight, Privacy, Visual Intrusion and Noise), BE.22 (Design of New Development), NE.11 (Trees-Protection), (Trees, Hedges and Landscape features), and F.2 (Financial Obligations),

Merton Adopted Core Strategy (July 2011)

CS 9 (Housing Provision), CS 6 (Wimbledon Sub - Area), CS13 (Open Space, Nature Conservation, Leisure and Culture), CS 14 (Design), and CS 20 (Parking, Servicing, and Delivery)

National Planning Policy Framework (2012)





**1:500 BLOCK PLAN**

Proposed alterations & extension to existing 44 Wimbledon Hill Road

London Borough of Merton

29 MAY 2012

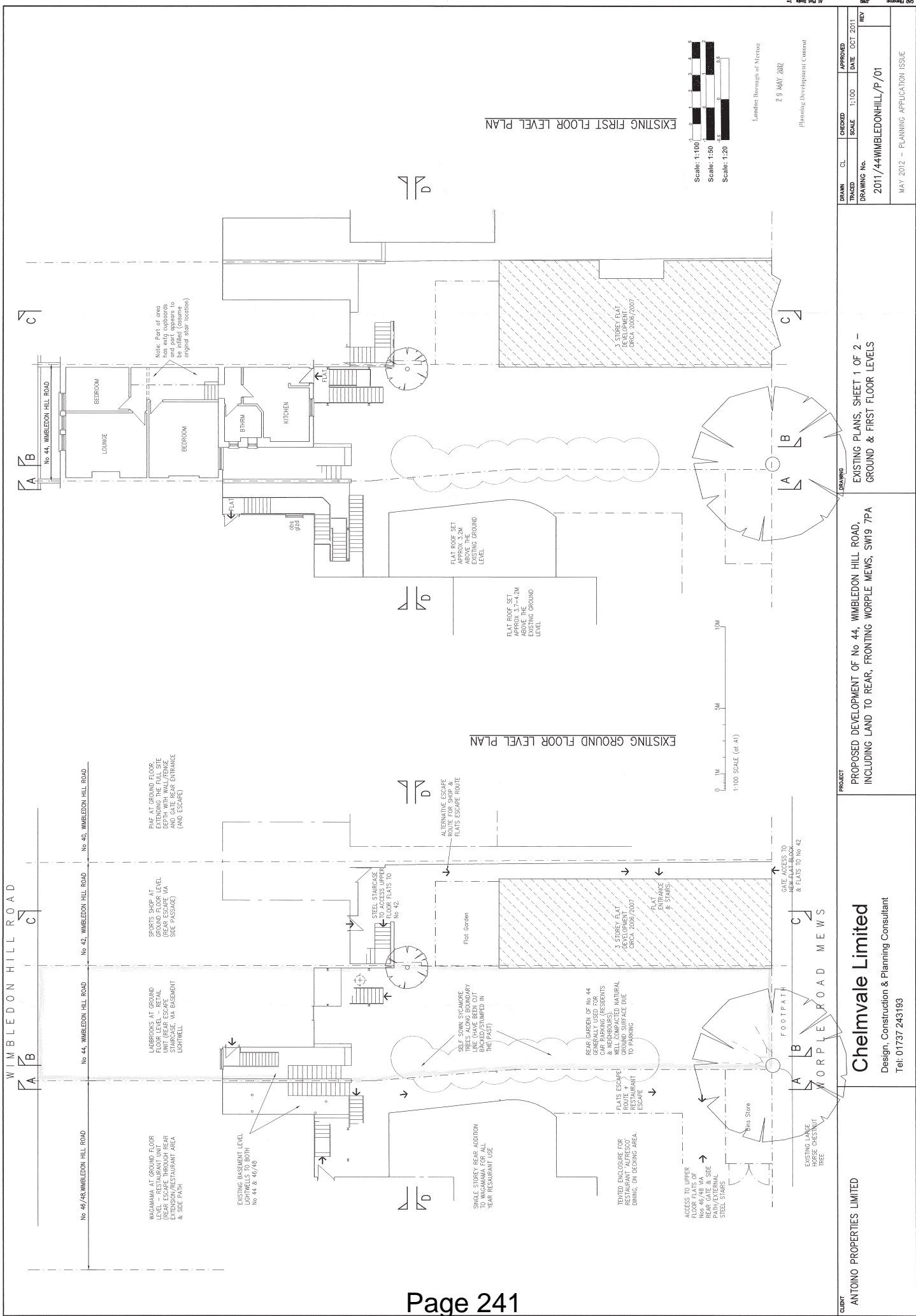
Planning Development Control

New detached 3 storey block of flats

Swan Court

North





EXISTING FIRST FLOOR LEVEL PLAN

Scale: 1:100  
 Scale: 1:50  
 Scale: 1:20

London Borough of Merton  
 28 MAY 2012  
 Planning Development Control

DATE	APPROVED
OCT 2011	
DATE	APPROVED
OCT 2011	
2011/44/WIMBLETONHILL/P/01	
MAY 2012	PLANNING APPLICATION ISSUE

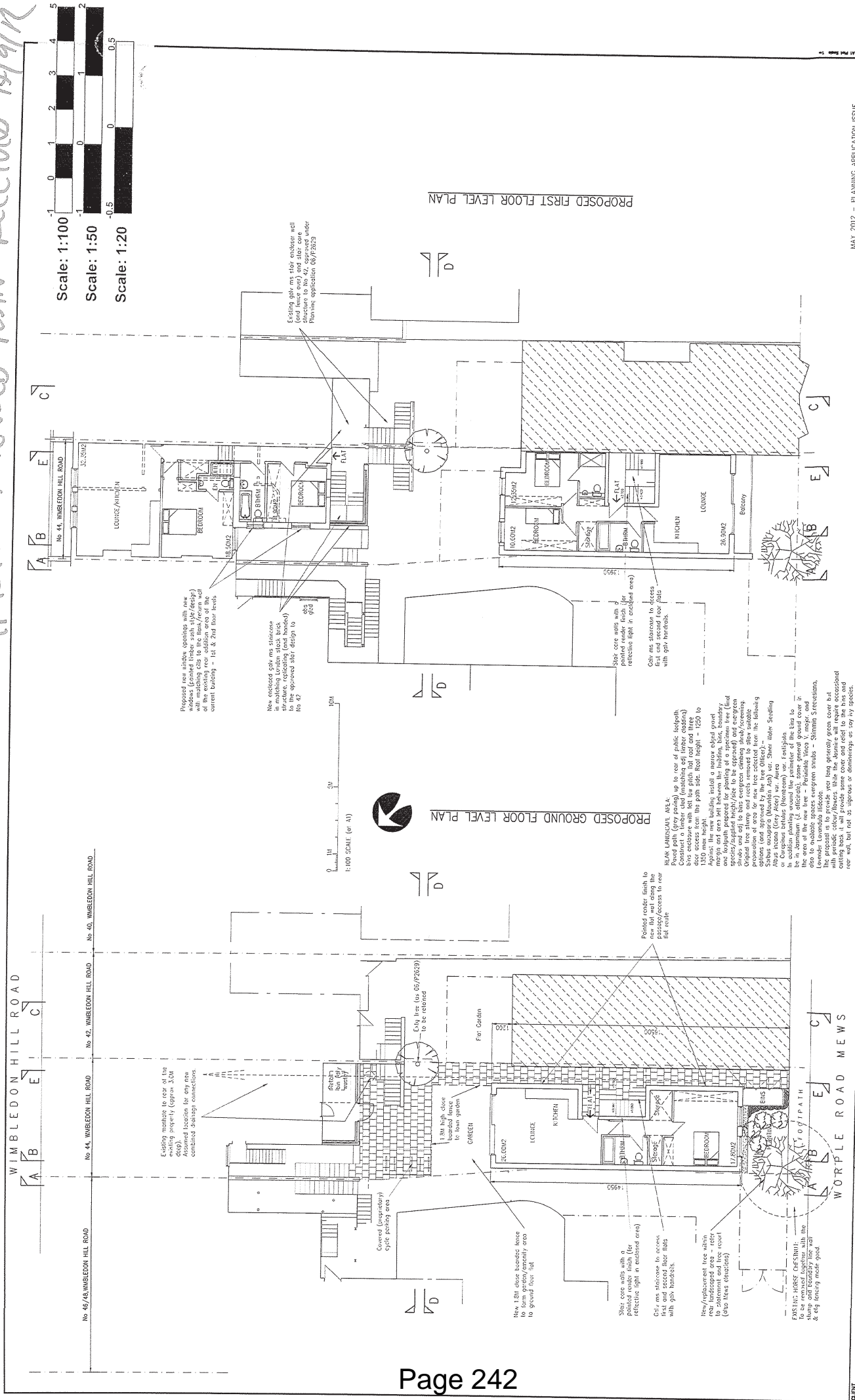
EXISTING PLANS, SHEET 1 OF 2 -  
 GROUND & FIRST FLOOR LEVELS

PROPOSED DEVELOPMENT OF No 44, WIMBLETON HILL ROAD,  
 INCLUDING LAND TO REAR, FRONTING WORPLE MEWS, SW19 7PA

**Chelmvale Limited**  
 Design, Construction & Planning Consultant  
 Tel: 01737 243193

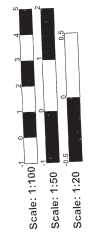
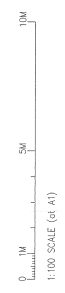
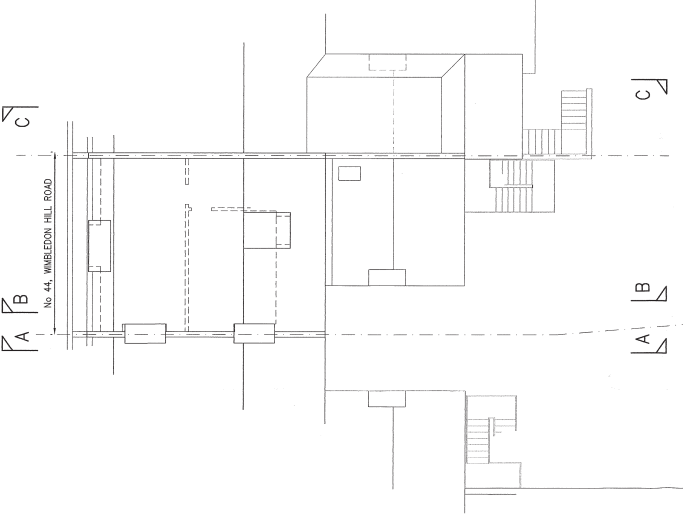
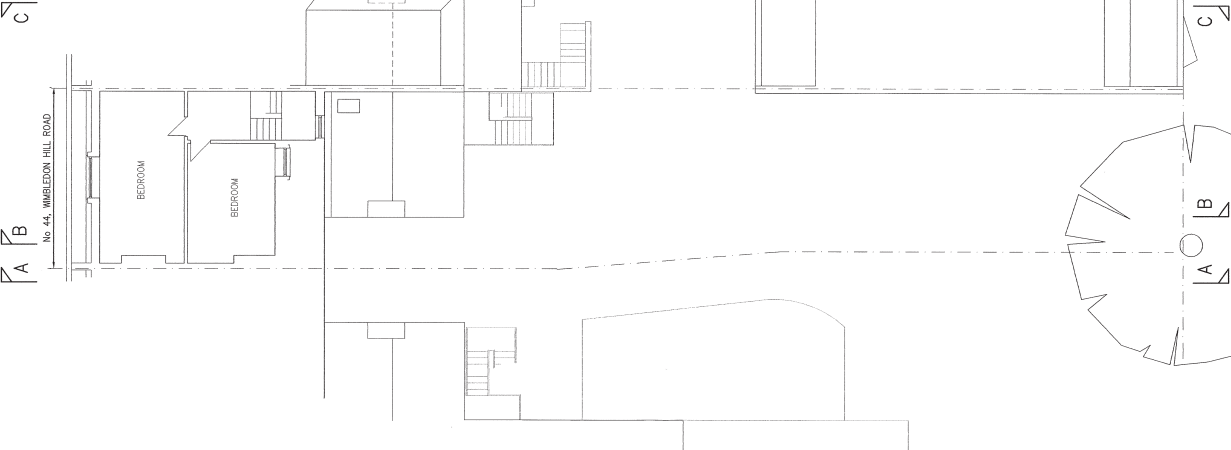
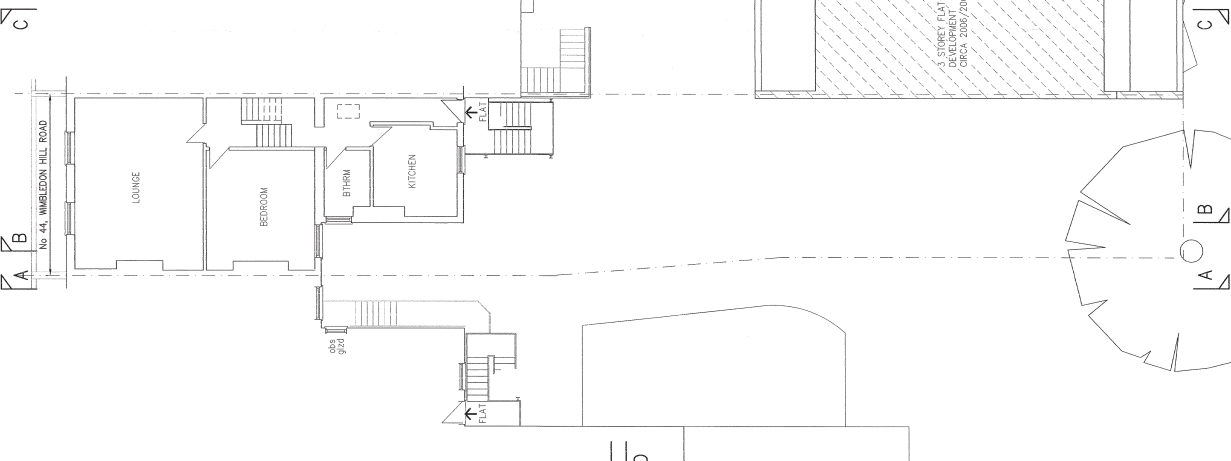
CLIENT  
 ANTONIO PROPERTIES LIMITED

12/P1543 AMENGO PLAN RECEIVED 19/9/12



CLIENT <b>ANTONIO PROPERTIES LIMITED</b>	PROJECT <b>PROPOSED DEVELOPMENT OF No. 44, WIMBLETON HILL ROAD, INCLUDING LAND TO REAR, FRONTING WORPLE MEWS, SW19 7PA</b>	DRAWING TITLE <b>PROPOSED PLANS, SHEET 1 OF 2 - GROUND &amp; FIRST FLOOR LEVELS</b>	
		DRAWN TRACED CHECKED SCALE 1:100	APPROVED DATE OCT 2011
CLIENT <b>Chelmvale Limited</b> Design, Construction & Planning Consultant Tel: 01737 243183		DRAWING NO. <b>2011/44WIMBLETONHILL/P/03</b>	
CLIENT <b>ANTONIO PROPERTIES LIMITED</b>		REV A - ADJUSTMENT TO FLAT LAYOUTS - SEPT 12	

Proposed Ground & 1st Floors - Amended

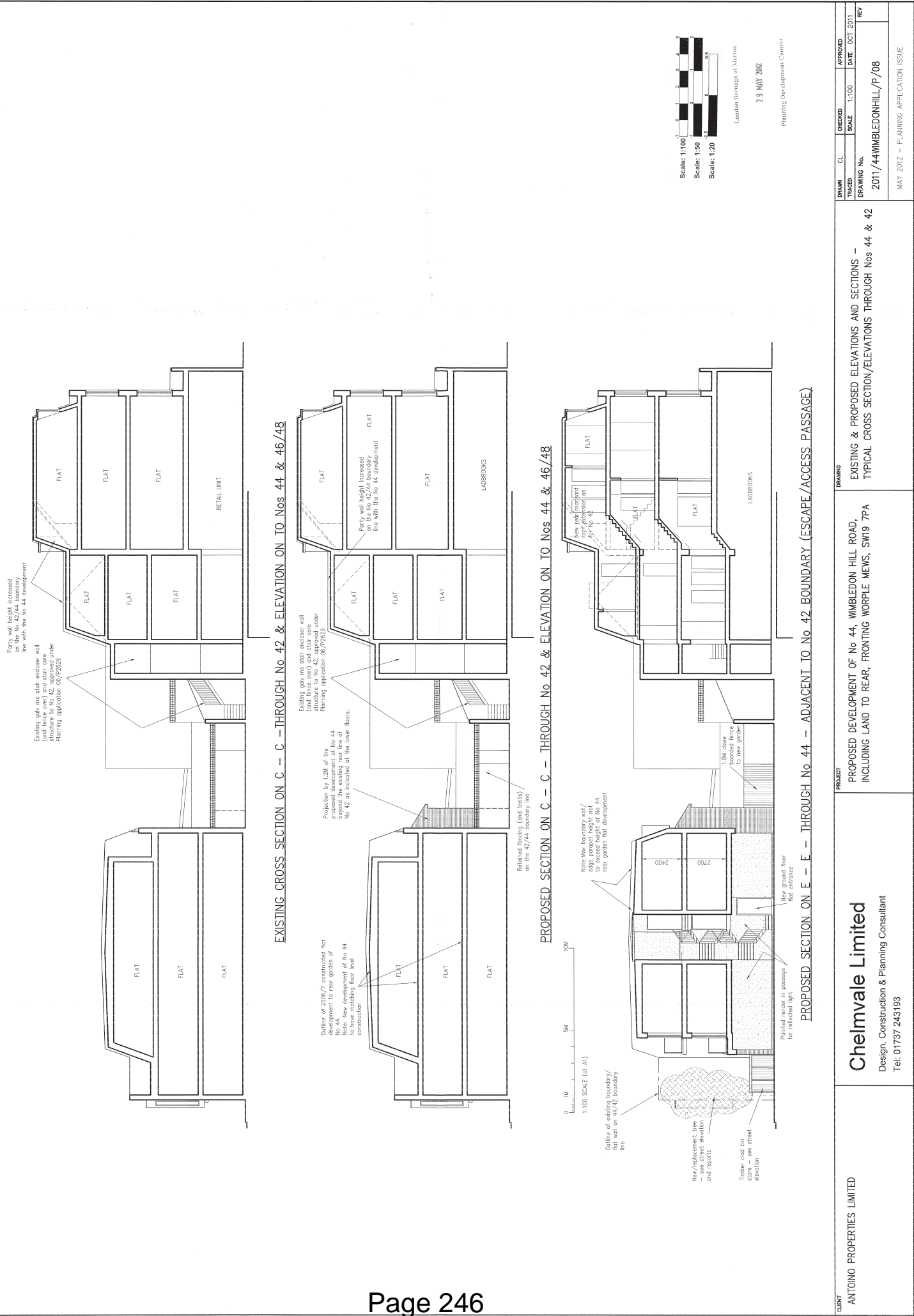


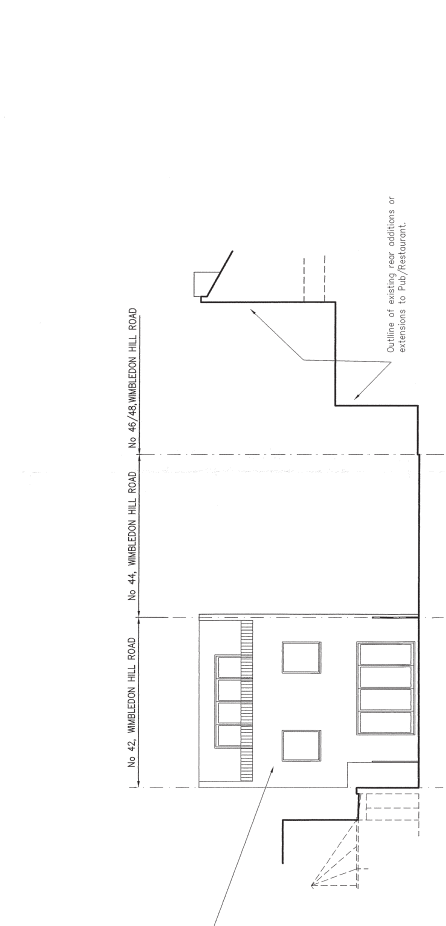
London Borough of Merton  
 29 MAY 2012  
 Planning Development Control

CLIENT ANTONIO PROPERTIES LIMITED	PROJECT PROPOSED DEVELOPMENT OF No 44, WIMBLEDON HILL ROAD, INCLUDING LAND TO REAR, FRONTING WORPLE MEWS, SW19 7PA	DRAWING EXISTING PLANS, SHEET 2 OF 2 - SECOND & THIRD FLOOR LEVELS	DRAWN	CL	CHECKED	APPROVED
			TRACED	SCALE	DATE	DATE
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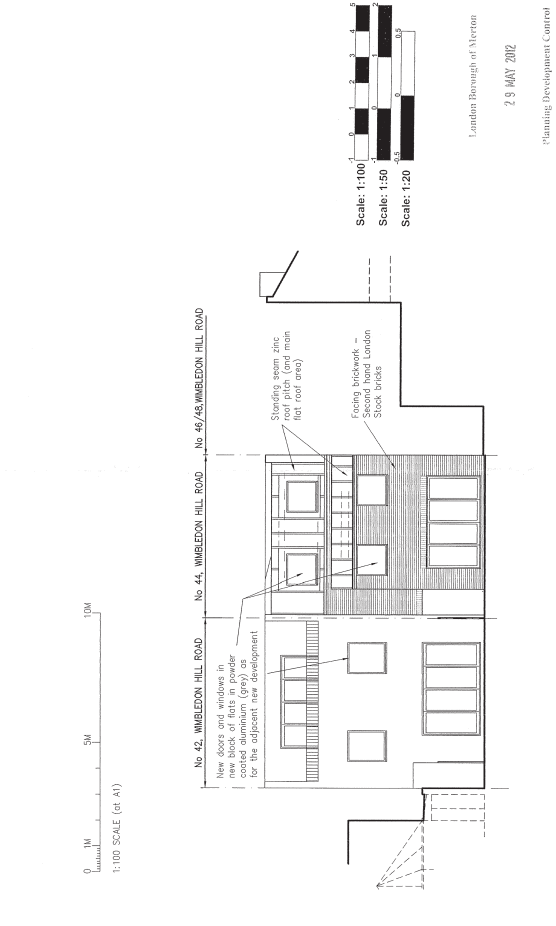








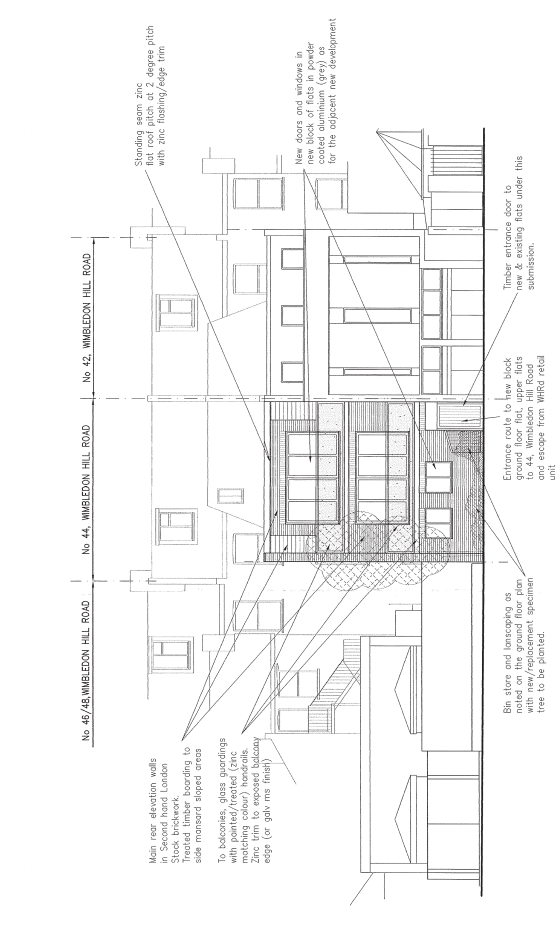
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PROPOSED CROSS SECTION ON D - D - D. (REAR ELEVATION TO WORPLE MEWS FLATS)



EXISTING FRONT/MEWS - STREET SCENE ELEVATION



PROPOSED FRONT/MEWS - STREET SCENE ELEVATION



London Borough of Merton  
23 MAY 2012  
Planning (Development Control)

CLIENT	ANTONIO PROPERTIES LIMITED
PROJECT	PROPOSED DEVELOPMENT OF No 44, WIMBEDON HILL ROAD, INCLUDING LAND TO REAR, FRONTING WORPLE MEWS, SW19 7PA
DRAWING	EXISTING & PROPOSED ELEVATIONS AND SECTIONS - STREET SCENE & REAR ELEVATIONS
DRAWING No.	2011/44WIMBEDONHILL/P/05
REV	MAY 2012 - PLANNING APPLICATION ISSUE
APPROVED	DATE OCT 2011
CHECKED	SCALE 1:100
TRACED	SCALE 1:50
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