

PLANNING APPLICATIONS COMMITTEE

20 AUGUST 2020

APPLICATION NO.

20/P1701

DATE VALID

27/05/2020

Site Address:

3 Alan Road, Wimbledon, SW19 7PT

Ward:

Village

Proposal:

NEW BASEMENT EXTENSION, SINGLE STOREY REAR EXTENSION WITH ROOF LANTERN, REPLACEMENT OF SIDE GARAGE, REPLACEMENT WINDOWS ON FRONT AND REAR ELEVATION, NEW WINDOWS IN SIDE ELEVATIONS, ERECTION OF DORMER ON FRONT ROOF SLOPE, REPLACEMENT OF ROOF LIGHTS, REPLACEMENT OF TWO STOREY REAR BAY WINDOWS AND FORMATION OF NEW ORIEL WINDOW.

Drawing Nos:

PL401 (Rev B), PL402, PL403, PL405, PL406, PL407, PL407, PL411 (Rev A).

Contact Officer:

Calum McCulloch

RECOMMENDATION

GRANT Planning permission subject to conditions

CHECKLIST INFORMATION

Is a screening opinion required	No
Is an Environmental Statement required	No
Press notice	Yes
Site notice	Yes
Design Review Panel consulted	No
Number of neighbours consulted	10
External consultations	0
Internal consultations	2
Controlled Parking Zone	Yes - VOn

1. INTRODUCTION

- 1.1 This application is being brought to Planning Applications Committee due to the number and nature of objections received.

2. SITE AND SURROUNDINGS

- 2.1 The application site comprise a large detached dwelling on the north side of Alan Road, Wimbledon Village. Permission was obtained in September 2017 to convert the flats back to one dwelling. The property is within the Merton (Wimbledon North) Conservation Area and the building is locally listed. A former air raid shelter was located at the rear of the property but has already undergone demolition.

3. CURRENT PROPOSAL

- Alterations to the roof including:
 - Replacement of like for like roof lantern
 - Installation of skylight serving the hall
 - Replacement of three rooflights located on the front and rear roofslope with conservation grade rooflights
 - New dormer on front roof slope
 - New chimney pots
- New and replacement windows including:
 - East elevation - three new timber windows and one replacement window at first floor level
 - North elevation – New oriel window replacing existing casement window, replacement bay window with French doors beneath.
 - West Elevation – replacement first floor windows reduced in size.
- Single storey rear extension with roof lantern finished in brick, crittal windows
- Replacement side extension with pitched roof running from front to rear. Involves retention of the wall on boundary of no. 1 but raising this 150mm to the rear and 600mm toward the front. The ridge height would measure 6.23m from front to rear.
- Excavation of Basement extension partly under the house, and under the rear terrace and new extensions.

4. PLANNING HISTORY

- 4.1 19/P0415- ERECTION OF FRONT GARDEN WALL, PEDESTRIAN AND VEHICULAR GATES-Grant Permission subject to Conditions- 20/03/2019
- 4.2 17/P3899 - ERECTION OF A SINGLE STOREY REAR EXTENSION AND TWO STOREY SIDE EXTENSION-Refuse Permission-15/12/2017. Reasons for refusal:

- The proposed single storey rear extension by virtue of its bulk, scale and positioning is an incongruous addition which would result in material harm to the appearance of the locally listed building and the Wimbledon North Conservation Area.
- The proposed two-storey side extension, by virtue of its bulk, scale, form, design and positioning would result in an obtrusive and incongruous form of development that would detract from the appearance of the original building and be out of keeping with, and detrimental to the visual amenity of Alan Road as a whole, and the Wimbledon North Conservation Area.

4.3 17/P3898-ERECTION OF A SINGLE STOREY REAR EXTENSION-Grant Permission subject to Conditions-25/01/2018

4.4 17/P1610 - REVERSION OF 3 X FLATS INTO 1 X DWELLINGHOUSE AS ORIGINALLY BUILT INCLUDING THE REPLACEMENT OF WINDOWS TO MATCH ORIGINAL HOUSE - Grant Permission subject to conditions - 13/09/2017

5. CONSULTATION

External

5.1 A total of 6 objections were received on the proposed application, including objections from the adjoining occupiers nos. 1 and 5 Alan Road. Below summarises the main points made by neighbours and the Wimbledon Society.

Neighbours

- The Heritage Statement included in the application is of poor quality and factually incorrect:
 - Inaccurate description of chronological development of Alan Road
 - Unlike number 1, and the other original properties in Alan Road, number 3 Alan Road is not 'a very good example of the arts and crafts style of architecture but rather an example of domestic revival style architecture likely designed by Amos Faulkner or Ernest Newton. The architecture of 3 Alan Road bares strong similarities to the Grade II listed 8 Belvedere Avenue designed by Amos F Faulkner. There is, arguably, a very good case for it to be placed on the National Register and Grade II listed.
- Errors in Design and Access Statement:
 - The assertion that 'No. 1 has a gap to (its east) side for rear access (it touches the corner building on Belvedere Road' on page 3. No. 1 does not have a 'gap' because the space was enclosed by a single-storey flat -roofed garage in the 1930s.
 - The front part of this is a still a garage, but the back is a gym that was added in 2008 and is accessed from the back garden. The corner house referred to is on Belvedere Avenue. Belvedere Road does not exist.
- Adverse impact on heritage assets, conservation area and streetscape, with the following concerns:

- Development would result in the loss of the original 1909 motor car house, a rare example of its type.
 - o The original motorcar house is 4.5m wide, it is 4.8m tall to the highest point of its gable, (but lower to the shallow roofline) and is 5.4m long. The nearby 1908-built suburban motor house at Good Hope, 2 Highbury Road (parallel to Alan Road) was considered so exceptionally rare and important that it was Grade II listed by English Heritage.
 - o The demolition of the original motor house means it is both disingenuous and wrong for the applicant to claim that 'these proposals make a very positive contribution to the heritage asset and the conservation area. 'No harm is done, minimal historic material is lost and the functioning, plan, form and public views all remain unchanged'. It is also incorrect to state that, if permission is granted 'the front façade is improved and unsightly alterations are removed.' (Heritage Statement). The front façade would be damaged irrevocably.
- Scale and form of the proposed side extension
 - o Proposed side extension would be 1.5m higher than the apex of the original, however, and more importantly, unlike the shallow roofs of motor house at one end and the outbuilding at the other, this would run unbroken along the entire length of the boundary and beyond, into the garden.
 - o The building would be bulky and more than twice the height the existing boundary wall (which runs for two thirds of the length of the boundary and which (currently only 2.5metres). It would be an enormous double-height brick construction extending into the garden beyond the end of the original house. It is also proposed that the massive roof structure be studded with nine new top-hung Velux rooflights (presumably powder-coated aluminium frames), five of which will face directly onto our property. These rooflights are architecturally insensitive and the roof will obstruct the space between no. 1 and 3 Alan Road. It is strongly suspect the applicant plans to insert a floor into the 'garage' at a larger date and thereby create a second storey 'attic space'. The side extension would effectively eliminate the important 'gap' that exists between our properties and is referenced in the Character Assessment. The rhythm of the streetscape would be ruined.
 - o The proposed side extension is bulkier and is disproportionately large if it is only a garage.
- The proposed rear extension has no architectural merit. The roof lantern would be a dated pastiche feature and the choice of building materials, especially the juxtaposition of huge industrial-style crittal garden doors with traditional stone mullions surrounding them is architecturally absurd and completely inappropriate for an ornamental and decorative heritage asset.
- This application proposes numerous alterations (widening some and shortening others) that will change the character of the property. Furthermore it includes the addition of several 'new' windows on the east

elevation that are unnecessary and without architectural merit, and would damage irreparably the fabric of the building.

- Objection to demolition of four original gateposts. Although it does not form part of this application, It is very sad that permission to demolish and replace the four original gateposts to the property, one bearing the name 'Cranmore' was granted by Merton Council in 19/P0415 on 20 March 2019. We were unaware of that application and would have objected to it if we had been because of the proximity of one to our property and their historical importance.
- The development would remove the gaps between properties and the associated sense of spaciousness which is important for the character of the Conservation Area.
- Adverse impact on neighbour amenity:
 - The proposals are excessive in bulk, scale and massing that would have an overbearing impact and resulting in a sense of enclosure at 1 Alan Road.
 - Adverse impact on light. Number 1 Alan Road has 12 windows facing the boundary where construction of this 6 metre high 'garage' is proposed. There is only one window on the east so it depends on that elevation for light. No Daylight and Sunlight assessment or Right of Light Assessments have been made to calculate its impact on amenity of 1 Alan Road. We believe these plans are in contravention of policies DM D2 and D3. The applicant should provide these reports.
 - Failure to provide section drawings creates a false impression of impact of sense of enclosure on 1 Alan Road (the boundary wall will be 3.5 metres tall and NOT 2.5metres along its whole 15 metre length). The false impression of height, bulk and mass of this 'garage' disguises the overbearing impact and sense of enclosure that would make 1 Alan Road feel cramped, dark and overlooked. It would ruin our privacy and damage our mental health.
 - Addition of 9 metal roof lights and reduction in size of originals. The metal Velux roof lights would be over 5 meters above ground (too tall to open or close), overlook our property, enable us to look into theirs and are architecturally insensitive.
 - Proposed basement would have a negative impact from drilling and dust - neighbouring windows could not be opened nor gardens enjoyed for, we understand, 24 months, two years. Proposed full-height basement at 1250sq ft, under the whole house, is huge (not 'modest'), would create approximately 500 cubic metres of waste/soil. No Traffic Construction Management Programme is provided, but additional traffic horrendous on a residential road with a serious 'rat-running' problem already. Huge lorries would cause unacceptable pollution, noise and dirt affecting the physical and mental health of neighbours We strongly urge that this proposal be rejected and no basement of any size under this listed asset be allowed in future.
 - The occupier of no. 5 Alan Road expresses concern that the developer shall not take due care when it comes to i) damage to the environment; and ii)) the negative affect on neighbouring properties.
 - Concern over the extent of vibration and noise from the construction of the basement, particularly on the ability of the occupiers' very young children to sleep.

- The single storey rear extension will have an adverse impact on the outlook of no. 5. The occupier of no. 5 note they currently have a clear view of the sky and the landscape will be compromised by the bulk of the building.
- The proposed windows on the east side elevation.
- Sustainability:
 - These plans do not include an Environmental Impact Assessment or any reference to plans to mitigate their impact on the environment or of climate change by meeting the carbon reduction requirement of the London Plan.
 - There does not appear to be an attempt to upgrade the house in energy terms.
- Justification of basement:
 - The occupiers of no. 5 question the need for a proposed basement in a property that is already 7000 square foot. It seems to go beyond the needs of a family and aimed towards maximising floor space and thus the value of the property.
- Concern over supporting material:
 - Basement Impact Assessment by Ground and Water at Appendix C appeared to be missing.
 - The Arboriculture Report at annex D of the report makes comment about the large Magnolia tree at the front out property that site near the east boundary. Occupiers of no. 5 object to the RPA being adjusted on the basis of a presumption particularly as the roots of this tree may be at grave risk given its proximity of the area that is intended to be excavated for the proposed basement.
- Traffic and noise:
 - Concern the development will end up with even more traffic and blockages on Alan Road particularly the removal of soil in digging the basement along, which will result in numerous heavy load vehicles frequenting the property. Concern that the path of no. 5 will be blocked up, particularly in times of emergent.
 - Noise and disruption will have an adverse impact on health of surrounding residents.

Wimbledon Society

- Character and appearance:
 - The high garage overfills the important street gap and appears to have a first floor: the height should be significantly reduced. Additionally, the garage eaves side wall on the site boundary is some 3.5m high and over 16m in length: this could be considered very oppressive to the adjoining property. Normal design guidance would limit this height to 2.5m (as now exists).
 - The placing of new windows in the boundary side wall, and facing directly onto the neighbour property seems to be a gross invasion of privacy and should never be countenanced.

- Proposed garage structure fails to respect the form of the main house on the front elevation. The garage face should be set back a metre from the front façade.
- Any rear/side extension should also keep the important rear corner clear, so that the character of the main 'heritage' building is fully evident and not compromised.
- The large proposed rear extensions is not convincing stylistically and does not pick up on the more exuberant arts and crafts character of the building.
- Basement construction
 - Introducing a basement to a Local List building raises major issues some of which are set out in the Council's policy DM D2 (b) and (c).
 - No cross sectional drawings were provided noting the basement levels and how this relates to the buildings main structural elements.
 - Sustainability:
 - There is no attempt to upgrade the house for energy efficiency e.g. PV panels, triple standard glazing, heat pumps and energy plan.

Internal

5.2 Environmental Health Officer: no objections subject to conditions

5.3 Conservation Officer:

- Supportive of aspects of the application including the restoration of timber windows and conservation rooflights. They note the design of the rear extension is good as it only goes partly cross the rear elevation noting this is different to what has been proposed before.
- Concerns over other aspects. They note the set back of the garage is positive but would benefit from being set back 30cm more to be more subservient. They have concern over the height of the garage roof which is rather dominant and will have an impact on the neighbours. No mention is made with regard to the air raid shelter. The CO tried to get this Listed but it was not interesting enough for Historic England. CO Officer requests a recording condition put on the air raid prior to demolition.

5.4 Flood Risk Officer: no objections subject to conditions

5.5 Tree Officer: no objections subject to conditions

6. POLICY CONTEXT

London Plan (2016)

- Policy 5.12 Flooding
- Policy 7.4 Local Character
- Policy 7.6 Architecture

Merton Core Strategy (2011)

- CS 14 Design
- CS 16 Flood Risk Management

Merton Sites and Policies Plan (2014)

- DM D2 Design considerations
- DM D3 Alterations and extensions to existing buildings
- DM D4 Managing heritage assets
- DM F1 Support for flood risk management
- DM F2 Sustainable urban drainage systems (SuDS) and; Wastewater and Water Infrastructure

National Planning Policy Framework (2019)

- Chapter 12 Achieving well-designed places
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 16 Conserving and enhancing the historic environment

7. PLANNING CONSIDERATIONS

- 7.1 The key planning considerations for the proposed development include the impact on the character and appearance of the Conservation Area, host building, impact on neighbouring amenity, basement construction and trees.

Basement Construction

- 7.2 Merton Sites and Policies Plan DM D2 (Design Considerations in all Developments) outlines the following criteria for basement and subterranean developments. Basements must:
- Be wholly confined within the curtilage of the application property and be designed to maintain and safeguard the structural stability of the application building and nearby buildings;
 - Not harm heritage assets;
 - Not involve excavation under a listed building or any garden of a listed building or any nearby excavation that could affect the integrity of the listed building, except on sites where the basement would be substantially separate from the listed building and would not involve modification to the

foundation of the listed building such as may result in any destabilisation of the listed structure;

- Not exceed 50% of either the front, rear or side garden of the property and result in the unaffected garden being a usable single area;
- Include a sustainable urban drainage scheme, including 1.0 metre of permeable soil depth above any part of the basement beneath a garden;
- Not cause loss, damage or long term threat to trees of townscape or amenity value;
- Accord with the recommendations of BS 5837:2012 'Trees in relation to design, demolition and construction recommendations';
- Ensure that any externally visible elements such as light wells, roof lights and fire escapes are sensitively designed and sited to avoid any harmful visual impact on neighbour or visual amenity;

7.3 With regard to the above criteria, the proposed basement would be located within the curtilage of the application site. The applicant has provided a construction method statement which demonstrates there would not be damage to adjoining structures or public road as a consequence of the proposed works with the use of competent contractors.

7.4 The basement would be positioned under the existing footprint and to the rear and would not exceed more than 50% of the front, rear or side garden of the property. The Council's Flood Officer is satisfied that the basement would not have an adverse impact on flooding subject to surface and foul water drainage scheme, and a drainage and groundwater management plan submitted and approved by the Council prior to commencement.

7.5 The Council's Tree Officer is satisfied that the proposed development would not harm important trees onsite subject to conditions met.

7.6 Overall, the basement would remain largely concealed from view and the light well is of a modest size located to the rear. Therefore, once complete, the basement is not considered to cause undue harm to the appearance of the locally listed building or the visual amenity in the wider context.

7.7 Whilst basement excavations are restricted under statutory listed buildings they are not restricted under locally listed buildings.

7.8 For the points outlined above, the proposed basement is considered compliant with the criteria set out in Policy DM D2 and is deemed acceptable.

7.9 Case officers are sympathetic to objections regarding potential disturbance from noise associated with the basement development. However, Officers are mindful that there is no development plan policy barrier that can refuse basement development on the basis of disturbance associated with construction. A construction management plan is conditioned to minimise disruption to neighbouring properties, along with standard condition restricting hours and days of construction.

Heritage, Character and appearance

- 7.10 Policy DM D2 and DM D4 of Merton's Sites and Policies Plan requires development to relate positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings and existing street patterns, historic context (including conservation areas), urban layout and landscape features of the surrounding area and to use appropriate architectural forms, language, detailing and materials which complement and enhance the character of the wider setting. The requirement for good quality design and protection of heritage assets is further supported by the London Plan London Plan Policies 7.4 and 7.6, 7.8 and Merton's Core Strategy Policy CS14. Policy DMD4 specifically requires developments not to adversely impact the significance of heritage assets and their settings.
- 7.11 No. 3 Alan Road is locally listed and is located in the Wimbledon North Conservation Area. The dwelling is a handsome early 19th century building with ornate features but has been somewhat let down by unsympathetic alterations, notably the white PVC windows. The wider area is characterised by similarly sized detached two storey dwellings with accommodation in the roof and gaps between dwellings. The Conservation Area Appraisal notes "Predominant design features are the hipped and ridged roofs, some with curved pitches, the tall chimneys, gable projections and bay windows. Dormers, barge-boards, raked buttresses, porches and attached garages also feature, although the latter are not always sympathetic in design terms. Again, there are varied sizes and styles of windows, including arched, angled, square and curved bays, mullion and small paned windows, and the use of leaded and stained glass" (Wimbledon North Conservation Area Appraisal: Sub-Area 4: Belvedere).
- 7.12 The key elements of the proposal are discussed in turn below with regard to their impact on heritage, character and appearance.
- 7.13 As noted above, the proposed basement would not have a significant impact on the visual amenity of the dwelling itself or the wider conservation area and a modestly sized single lightwell is proposed at the rear of the site.
- 7.14 Particular concern has been made with regard to the addition of the two-storey side extension which will replace the existing garage. The proposed garage would have a gable roof. The height of apex would be 6.23m with a parapet wall height of 4.12m on the front elevation. As such, the height of the garage would be 1.39m higher than the existing when viewed from the street. The proposed garage would be set back by approximately 0.4m. The front elevation of the garage would be finished in brick with stone coping to match the existing dwelling. Unlike the existing garage, the ridge height would be consistent from front to rear and a rear gable would project roughly 3.2m beyond the rear elevation of the main dwelling. From front to rear, the eaves height would vary from 3.41m at the front (for 5.35m in length) to 3.27m in height at the rear.
- 7.15 The architectural style would appear sympathetic to the appearance of the surrounding area and the ridge height would retain suitable airspace above so that a legible gap would remain between no. 1 and 3 Alan Road. The projection of the roof to the rear would result in some change to character but given its design and the fact that the rear elevation would not project beyond the building

line of the existing side extension, this change is not considered harmful. Taking into consideration the above, the overall scale, form and design of the side extension would not cause material harm to the character and appearance of the locally listed dwelling or the wider Conservation Area.

7.16 The single storey rear extension features brick façade (to match existing), a roof lantern and crittal windows. The extension would have an eaves height of 4.39m, depth of 6.81m and width of 6.95m. The proposed extension is considered acceptable in respect of its appearance and given it would only adjoin just under half the length of the rear elevation would appear subservient to the proportions of the original dwelling.

7.17 The remaining alterations proposed comprise:

- Replacing a number of UPVC windows with traditional timber windows with leaded casements on all elevations
- Four new windows on east elevation
- New dormer window on the front elevation
- New bay window and French doors, as well as new window above single storey rear extension on rear elevation.

7.18 The above alterations are considered sympathetic to the appearance of the locally listed building and acceptable in respect of heritage character and appearance.

7.19 For the reasons above the proposed development is not considered to cause material harm to the character and appearance and heritage significance of the host dwelling or Wimbledon North Conservation Area. The proposal is therefore compliant with Policy DM D2 and DM D4 of Merton's Sites and Policies Plan.

Impact upon neighbouring amenity

7.20 SPP Policy DM D2 states 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 loss of light, quality of living conditions, privacy, visual intrusion and noise.

Impact on No. 1 Alan Road

Proposed side extension

7.21 As noted above, the side extension would have a ridge height of 6.23m running from front to rear projecting approximately 3.2m beyond the rear of the main dwelling. From front to rear, the eaves height would vary from 3.41m (for 5.35m in length) to 3.27m in height.

7.22 Effort has been made to keep the eaves broadly similar to the existing garage, although they would still be higher with the existing eaves which currently measure 3.18m towards the front and 2.7m towards the rear. The increasing in massing towards the boundary with no. 1 will primarily result from the new gable roof which replaces a part gable, part flat, part hipped roof (please refer to existing and proposed west elevation).

- 7.23 During the site visit, both 1 and 3 Alan Road were visited allowing officers to gain a thorough understanding of the conditions along the boundary. There is currently a gap between the eastern side elevation of no. 1 and the boundary with no. 3. There are four windows located along the east side elevation of no. 1. Two of these windows serve a WC and Utility Room. Officers have no particular concern over these windows given they serve non-habitable rooms. The two remaining windows serve a TV/Study room. There would be some increased sense of enclosure and loss of light here from the increase in massing of the proposed roof. However, some consideration has to be made to the fact these side windows are enclosed to some extent already by the main block of no. 3 and by the existing side extension. Furthermore, No. 1 benefits from a principle living room space in the south western part of the house. Taking this in to consideration with the proposed eaves height and pitched roof, the impact on light and outlook is not considered significant enough to warrant refusal of the application and is not considered materially harmful.
- 7.24 At first floor level no. 1 Alan Road has four east facing windows along its eastern side elevation. Three of these windows serve a laundry room, linen room and landing. The remaining window serves a first floor bedroom which benefits from dual aspect with an additional window facing the rear. The side extension would result in a change in outlook in respect of the first floor side facing bedroom window. However, the proposed pitch roof would maintain a suitable degree of openness at first floor level and given the bedroom is dual aspect, there is not considered to be any material harm to the amenity in respect of these first floor rooms. There will similarly be some change in outlook for the two second floor side facing windows at no. 1. These windows would be located above the ridge line of the side extension therefore would not be significantly impacted by the side extension.
- 7.25 Five rooflights are proposed on the pitched roof of the proposed side extension facing number 1. Given the side extension shall be used as a garage and is single storey, the rooflights are not considered to cause a harmful overlooking relationship. That said, case officers recognise concerns over the potential to incorporate a second storey within the building. The application can be judged on proposed plans only, however should a second storey be incorporated this could change the overlooking relationship in respect of the rooflights. Therefore a condition is attached which requiring the occupier to obtain planning permission from the council for such a change.
- 7.26 Two replacement side facing windows are proposed within the ground floor of the side extension. A condition is attached requiring these to be obscure glazed to match the existing obscure windows and maintain the existing overlooking relationship.
- Proposed single rear extension*
- 7.27 The proposed single storey rear extension would be set 5.25m away from the boundary no. 1 and although it would cause some change in outlook, due to the gap to the boundary, there would be no material harm to the amenity of no. 1 from the rear extension.
- 7.28 There remaining alterations in proximity to no. 1, including the replacement windows and lightwell would not have any significant impact on the amenity of

no. 1.

Impact on no. 5 Alan Road

Proposed new windows on eastern side elevation of no.

- 7.29 Three new windows and one replacement window are proposed at first floor level on the proposed eastern side elevation. Two of these new windows would serve a first floor bedroom and the remaining two would serve a dressing room. Given the use of these rooms, a condition is attached to ensure the bottom panels of all four windows would be obscure glazed thereby avoiding a harmful overlooking relationship with the adjoining neighbour.

Proposed single storey rear extension

- 7.30 The proposed basement would cause some change in visual outlook from the rear of no. 5 however, given the distance of the rear extension from the boundary with no. 5 of approximately 12m, this impact is not harmful.

Impact on other surrounding properties

- 7.31 The proposed alterations to the front and rear of the dwelling would increase overlooking towards the rear of properties on Church road and towards the front of properties on the opposite side of Alan Road. This is a common relationship already and this impact is not considered harmful. The restoration to front elevation will likely benefit the outlook of residents on Alan Road and improve the street scene.

Sustainability and Flooding

- 7.32 Policy CS15 requires developments creating new dwellings to implement specific measures to address climate changes e.g. by meeting energy and water efficiency targets. However, there are no sustainability requirements required for householder applications of this type, with the exception of demonstrating suitable sustainable drainage in relation to the construction of basements in accordance with SPP DMD2, DMF1 and DMF2. This is addressed by way of condition in accordance with guidance received from the Council's Flooding Officer. Therefore, the proposal is acceptable in respect of sustainability and flooding.

Trees

- 7.33 London Plan Policy 7.1 and Policy 7.21, Merton Core Strategy Policy CS1 and Sites and Policies Plan Policy DMO2 require development proposals to conserve and enhance biodiversity and trees.
- 7.34 An arboricultural report was submitted with the application. Two ornamental hedges are proposed to be removed at the front of the site to facilitate works which has been approved already (18/T3134). The tree officer has reviewed the supporting arboricultural information and is satisfied the proposals would not cause material harm to trees of value subject to conditions met.

8. CONCLUSION

- 8.1 The proposed development would serve to improve the overall aesthetic of the locally listed building which has, over the years, been subject to unsympathetic alterations. The proposed basement is compliant with Council's policies in this regard. The proposals are considered to be acceptable in respect of character and appearance, neighbouring amenity, sustainability and flooding and trees. Therefore it is recommended to grant planning permission, subject to conditions.

9. RECOMMENDATION

- 9.1 Grant permission subject to conditions

Conditions

1. **A1 Commencement** of development (full application)
2. **A7 Approved Plans:** The development hereby permitted shall be carried out in accordance with the following approved plans: PL401 (Rev B), PL402, PL403, PL405, PL406, PL407, PL407, PL411 (Rev A)

Reason: For the avoidance of doubt and in the interests of proper planning

3. **B1 External Materials:** No development shall take place until details of particulars and samples of the materials to be used on all external faces of the development hereby permitted, including window frames and doors (notwithstanding any materials specified in the application form and/or the approved drawings), have been submitted to the Local Planning Authority for approval. No works which are the subject of this condition shall be carried out until the details are approved, and the development shall be carried out in full accordance with the approved details.

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. **D11 Construction Times:** 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.

5. **Obscure Glazing:** Before the development hereby permitted is first occupied, the bottom panels of the first floor windows in the eastern side elevation, with the exception of the sidelights serving the rear bay window, shall be glazed with obscured glass and shall be maintained as such thereafter.

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

6. **Demolition and Construction Method Statement:** No development shall take place until a Demolition and Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the demolition and construction period.

The Statement shall provide for:

- hours of operation
- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- the erection and maintenance of security hoarding including decorative - displays and facilities for public viewing, where appropriate
- wheel washing facilities
- measures to control the emission of noise and vibration during construction.
- measures to control the emission of dust and dirt during construction/demolition
- a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To protect the amenities of future occupiers and those in the local vicinity.

7. **Tree Protection:** The details and measures for the protection of the existing trees as specified in the hereby approved document 'Trees and Construction BS5837:2012 Tree Survey, Arboricultural Implications Assessment and Method Statement and Tree Protection Plan' reference '20171/A2_AIA AMS' and dated 'March 2020' shall be fully complied with. The methods for the protection of the existing trees shall fully accord with all of the measures specified in the report and shall be installed prior to the commencement of any site works and shall remain in place until the conclusion of all site works.

Reason: To protect and safeguard the existing retained trees in accordance with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2015, policy CS13 of Merton's Core Planning Strategy 2011 and policies DM D2 and 02 of Merton's Sites and Policies Plan 2014;

8. **F8 Site supervision:** The details of the approved 'Trees and Construction BS 5837:2012 Tree Survey, Arboricultural Implications Assessment and Method Statement' shall include the retention of an arboricultural expert to monitor and report to the Local Planning Authority not less than monthly the status of all tree works and tree protection measures throughout the course of the demolition and site works. A final Certificate of Completion shall be submitted to the Local Planning Authority at the conclusion of all site works. The works shall be carried

out in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Reason: To protect and safeguard the existing retained trees in accordance 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.

- 9. Surface and foul water drainage scheme:** Prior to the commencement of development, a detailed scheme for the provision of surface and foul water drainage shall be submitted to and approved in writing by the local planning authority for both phases of the development. The drainage scheme will dispose of surface water by means of a sustainable drainage system (SuDS) at the agreed runoff rate (no more than 2l/s), in accordance with drainage hierarchy contained within the London Plan Policy (5.12, 5.13 and SPG) and the advice contained within the National SuDS Standards

Reason: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DMF2 and the London Plan policy 5.13.

- 10. Drainage and groundwater scheme:** Prior to the commencement of development, the applicant shall submit a detailed proposal on how drainage and groundwater will be managed and mitigated during and post construction (permanent phase), for example through the implementation of passive drainage measures around the basement structure.

Reason: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DMF2 and the London Plan policy 5.13

- 11. C02 No Permitted Development (windows and doors):** 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 window, door or other opening other than those expressly authorised by this permission shall be constructed in the side elevations without planning permission first being obtained from the Local Planning Authority.

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

- 12. First floor restriction:** A first floor shall not be installed within the side extension hereby permitted containing the garage and scullery unless first otherwise approved in writing by Local Planning Authority.

Reason: To safeguard the amenities and privacy of the occupiers of nearby properties and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2016, policy CS14 of Merton's Core Planning

Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

13. **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).
14. **Informative:** No waste material, including concrete, mortar, grout, plaster, fats, oils and chemicals shall be washed down on the highway or disposed of into the highway drainage system.
15. **Informative:** The applicant is advised to check the requirements of the Party Wall Act 1996 relating to work on an existing wall shared with another property, building on the boundary with a neighbouring property, or excavating near a neighbouring building. Further information is available at the following link:
<http://www.planningportal.gov.uk/buildingregulations/buildingpolicyandlegislation/currentlegislation/partywallact>

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