

PLANNING APPLICATIONS COMMITTEE
27th March 2014

Item No:

UPRN

APPLICATION NO.

DATE VALID

13/P3169

06/12/2013

Address/Site:

46 Barham Road, West Wimbledon, SW20 0ET

(Ward)

Raynes Park

Proposal:

Demolition of existing house and erection of two detached, four bedroom dwellings with underground parking.

Drawing Nos:

RF35/02C, 03E, 04F, 05F, 06F, 07B, 08B, 09B, 10B, 11B, 12B, 13B, 14B, 15B, 16B, 17B, 18B, 19B, 20B & 30B.

Contact Officer:

David Gardener (0208 545 3115)

RECOMMENDATION

Grant Planning Permission subject to conditions and S106 Heads of Terms

CHECKLIST INFORMATION

- Heads of agreement: Affordable Housing, Education
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice: No
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 40
- External consultations: None

1. INTRODUCTION

- 1.1 This application is being brought before the Planning Applications Committee for determination due to the number of representations received.

2. SITE AND SURROUNDINGS

- 2.1 The application site comprises a detached house, which is located on the west side of Barham Road, West Wimbledon.

- 2.2 The application site has a wide frontage of approx. 23m, with the house located on the south side of the site and a double garage located on the north side of the site between the house and No.48 Barham Road. It should be noted that the site slopes downwards from front to rear, with Drax Playing fields located at the rear.
- 2.3 The surrounding area is residential in character with Barham Road featuring detached houses along its entirety. The application site is not located within a conservation area.

3. CURRENT PROPOSAL

- 3.1 The applicant seeks planning permission to demolish the existing house and double garage and erect a new pair of four bedroom detached houses with accommodation at lower ground, ground, first floor and roof level.
- 3.2 The proposed houses would have a neo georgian appearance and feature a crown roof with dormers located on the front and rear roof slopes. Facing materials would comprise yellow London stock brickwork, clay plain roof tiles, and timber windows.
- 3.3 Off-street car parking for two cars (each house) would be provided at the rear under the rear terraces, with a car access ramp located between the houses.
- 3.4 Plans have been amended since the application was first submitted with the gap between the houses reduced in width by 1.2m, which means the gap between the proposed houses and Nos. 44 and 48 is increased by 60cm. In addition, the front elevations of the houses have been moved forwards 1.6m with each houses depth also reduced by 625mm. The ridge heights have been slightly reduced and the staircase of each house has been moved inside the building envelope, significantly reducing the bulk.

4. PLANNING HISTORY

The following planning history is relevant:

- 4.1 87/P1268 - Erection of a two-storey three bedroom detached dwellinghouse with integral garage on land at side of property with a replacement parking space for existing dwelling. Allowed at appeal on 15/11/1988
- 4.2 93/P1372 - Erection of a two-storey three bedroomed detached dwellinghouse with integral garage on land at side of property with a replacement parking space for existing dwelling. (Renewal of previous permission 87/P1268 allowed on appeal on 15th November 1988). Granted, 06/01/1994
- 4.3 02/P1031 – Ground floor side and rear extension. Granted, 03/07/2002

5. POLICY CONTEXT

- 5.1 The relevant policies in the Adopted Unitary Development Plan (October 2003) are:
 BE.3 (Development Adjacent to a Conservation Area), BE.15 (New Buildings and Extensions; Daylight, Sunlight, Privacy, Visual Intrusion and Noise), BE.16 (Urban Design), BE.22 (Design of New Development), BE.25 (Sustainable Development), HS.1 (Housing Layout and Amenity), NE.11 (Trees; Protection)
- 5.3 The relevant policies in the Adopted Core Strategy (July 2011) are:
 CS.14 (Design)
 CS.20 (Parking, Servicing and Delivery)
- 5.3 The relevant policies in the London Plan (July 2011) are:
 3.3 (Increasing Housing Supply)
 3.5 (Quality and Design of Housing Developments)
 3.8 (Housing Choice)
 5.3 (Sustainable Design and Construction)
- 5.4 The following Supplementary Planning Guidance (SPG) are also relevant:
 New Residential Development (September 1999)

6. CONSULTATION

- 6.1 The application has been publicised by means of a site notice and letters to individual properties. In response, eight letters of objection have been received. The grounds of objection are as follows:
- Lack of information provided to inform decision making
 - Basement Impact Assessment should have been submitted
 - Arboricultural implications assessment should be provided
 - Impact on flooding
 - Loss of daylight/sunlight and overshadowing
 - Visually intrusive and overbearing
 - Loss of outlook
 - Loss of privacy
 - Proposed houses are out of character with other houses along road
 - Excessive depth of houses
 - Mass of proposed houses would contrast sharply with existing houses
 - Houses would dominate site, appear cramped and out of keeping
 - Roof profile is out of proportion
 - Dormer windows on front elevation are overscaled and do not respect traditional window hierarchies
 - Does not further the objectives of sustainable development
 - Impact on Metropolitan Open Land (MOL)
 - Harmful precedent
 - Does not comply with NPPF and local planning policies
 - Impact on wildlife

7. PLANNING CONSIDERATIONS

The main planning considerations concern the appearance of the dwellinghouses, the standard of accommodation to be provided, and effect of the development upon residential amenity. Parking and landscaping issues must also be considered.

7.1 Visual Amenity

- 7.11 Policy BE.22 of the UDP states that new development should have a high standard of design that will complement the character and local distinctiveness of the adjoining townscape/and or landscape, or of a high standard of design that will enhance the character of the area, where local distinctiveness or attractiveness is lacking.
- 7.12 The existing house is located to the south of the site and a detached double garage sits adjacent to the house to the north of the site. It is considered that the application site is capable of accommodating two houses in this instance given its very wide frontage. This was also established in an appeal, which was allowed in 1987 (LBM Ref: 87/P1268) for the erection of a house to the side of No.46. It is considered that the proposed houses would not be cramped given there would be a gap of 3.2m and 3.3m between the houses and Nos.44 and 48, and there would be a gap of approx. 3m between the houses themselves. It should also be noted that the gaps proposed would exceed the gaps between a number of other houses along the road including Nos. 40, 42 and 44.
- 7.13 The proposed houses, which are of a Neo Georgian style, featuring a crown roof, and brick facing materials are considered to be acceptable in terms of their appearance given the traditional style of houses along Barham Road. The houses are not excessive in terms of their size with the eaves of the roofs matching the eaves height at No.48. The top of the roof would be higher than No.48 but 20cm lower than the ridge of No.44. Although the houses have a vertical emphasis and are narrower than other houses along this part of Barham Road, which tend to have a horizontal emphasis this would not warrant a refusal of the application in this instance as it is not considered that it would have an unacceptable impact on the overall character of the road. It is considered that the proposal would therefore accord with policy BE.22 of the UDP and is acceptable in terms of its visual appearance and its impact on the Barham Road streetscene.

7.2 Standard of Accommodation

- 7.21 The London Plan was published in July 2011 and sets out a minimum gross internal area standard for new homes as part of policy 3.5. Previously, details on Merton's space standards for residential development were set out in Merton's New Residential Development SPG 1999. As the London Plan is part of Merton's development plan and is more up to date, the most appropriate minimum space standards for Merton are now found in the London Plan (July 2011), policy 3.5.
- 7.22 In addition, adopted policy CS.14 of the Core Strategy and HS.1 of the UDP encourages well designed housing in the borough by ensuring that all residential development complies with the most appropriate minimum space standards and provides functional internal spaces that are fit for purpose. New residential development should safeguard the amenities of occupiers by providing appropriate levels of sunlight & daylight and privacy for occupiers of adjacent properties and for future occupiers of proposed dwellings. The living conditions of existing and future residents should not be diminished by increased noise or disturbance.
- 7.23 As the proposed houses would comfortably exceed the minimum space standards set out in the London Plan, it is considered the proposal would provide a satisfactory standard of accommodation for occupiers in accordance with Policy 3.5 of the London Plan. Each habitable room would have good outlook, light and circulation. In addition, the proposed houses would comply with policy HS.1 of the UDP, as they would provide well in excess of 50 square metres of private amenity space.

7.3 Residential Amenity

- 7.31 Policy BE.15 of the UDP requires new buildings to protect amenities from visual intrusion and ensure good levels of privacy for occupiers of adjoining properties.
- 7.32 The existing house is located on the south side of the application site with a detached double garage located on the north side between the house and the side boundary the property shares with No.48 Barham Road. No.48 features a recently erected single storey rear extension, whereas No.44 has not been extended at ground floor level.
- 7.33 On the advice of Council Planning Officers, the plans of the proposed houses have been amended with the gap between the houses reduced in width by 1.2m, which means the gap between the proposed houses and Nos. 44 and 48 is increased by 60cm. In addition, the front elevations of the houses have been moved forwards 1.6m with each houses depth also reduced by 625mm.
- 7.34 No.44
It is not considered that the proposed houses would have an unacceptable impact on the amenity of the occupiers of No.44. The rear elevation of the houses would extend approx. 2m beyond the rear wall of this house, which is considered acceptable as it is rather modest. In addition, there is a gap of approx. 1.8m between the flank wall of the nearest house to this property and

the side boundary and 3.2m between the flank wall of No.44 and the nearest of the proposed houses. No.44 is also located south of the proposed houses, which means there would be minimal impact on daylight/sunlight levels received at this property.

7.35 No.48

It is also considered that the proposal would not have an unacceptable impact on the amenity of No.48. The proposed houses would not project beyond the rear wall of the recently erected extension at No.48. Whilst the proposed houses would project approx. 3.1m beyond the rear wall of this house at first floor level it is considered that this is acceptable given it is at first floor level and there is a gap of 3.3m between the flank wall of the nearest house and the flank wall of No.48. It is noted that the gap between the flank wall of the nearest house in this application is approx. 30cm wider than the gap between a new house between No.46 and No.48, which was granted planning permission at appeal in 1987 (LBM Ref: 87/P1268) and renewed in 1994 (LBM Ref: 93/P1372).

7.36 It is also considered that the rear dormer in each of the proposed houses would not result in an unacceptable level of privacy loss as it does not face any neighbouring windows. The proposed terrace would also project only a short distance beyond the terrace at No. 48 and there is dense foliage located along the boundary with No.44, which means this element is also considered to be acceptable in terms of its impact on privacy.

7.37 The proposed basements exploit the different levels of the application site, which slopes downwards from the front to the rear. This means that the floor of the basement would only be approx. 1m below the rear garden level. Given the topography of the site the amount of excavation required would therefore be reduced. Nevertheless conditions are attached requiring a site investigation into soil and hydrology conditions is carried out, and a detailed site specific Construction Method Statement, demonstrating how the stability of ground conditions will be maintained in relation to adjoining properties and details of a drainage strategy in relation to surface water and ground water flows is submitted and approved by the Local Planning Authority. In addition, a further condition will be attached requiring the submission and approval of a working method statement detailing the management of loading and unloading of plant and materials, parking for workers and visitors, and control of dust.

7.38 Overall, it is considered that the proposal would not be visually intrusive, overbearing or result in an unacceptable level of daylight/sunlight or privacy loss for occupiers of neighbouring properties. As such the proposal would accord with policy BE.15 of the UDP and is acceptable in terms of residential amenity.

7.4 Parking and Traffic

7.41 The development provides off street parking spaces that do not conflict with policy requirements. Two parking spaces would be located under the ground

floor terrace at the rear of each house and would be accessed from a shared ramp between the houses. It is considered that this is a more aesthetically pleasing solution as more space at the front of the houses can therefore be soft landscaped.

7.5 Trees and Landscaping

- 7.51 The proposal would result in the removal of five trees on the application site, including a Cypress tree, which is located close to the boundary with No.48. It is noted that there are trees located at Nos. 44 and 48 close to the boundary with the application site. It is considered that the proposal would not impact on the health and wellbeing of these trees. Nevertheless, conditions will be attached requiring a full tree survey and arboricultural implications assessment is provided before commencement of works. Planting would be located along each side boundary adjacent to the terraces to act as a screen.

8. SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

- 8.1 The application does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms of EIA submission.

9. MAYORAL COMMUNITY INFRASTRUCTURE LEVY

- 9.1 The proposed houses would result in a net gain in gross floor space and as such will be liable to pay the Mayoral Community Infrastructure Levy, the funds for which will be applied by the Mayor towards Crossrail.

10 MERTON'S COMMUNITY INFRASTRUCTURE LEVY

- 10.1 Merton's Community Infrastructure Levy will be implemented on 1st April 2014. This will enable the Council to raise, and pool, contributions from developers to help pay for things such as transport, decentralised energy, healthcare, schools, leisure and public open spaces - local infrastructure that is necessary to support new development. Merton's CIL will replace Section 106 agreements as the principal means by which developer contributions towards providing the necessary infrastructure should be collected.
- 10.2 The application will be subject to either the completion of a Unilateral Undertaking covering the S106 heads terms listed in the next section, or if the Unilateral Undertaking is not completed and a final decision is not issued prior to 1st April 2014, the application would be subject to a S106 on affordable housing only and Merton's Community Infrastructure Levy.

11. SECTION 106

11.1 Education

11.12 Adopted UDP Policy C.13 states that where new housing development will lead to a need for improved or additional educational provision, such provision, or financial contributions towards the facility, will be sought. The Supplementary Planning Document provides a formula for these obligations based on the likely number of children, supply and demand figures for each ward and the cost of education provision. There is an identified shortfall in funding of secondary and primary education provision in the borough, and in the light of the type of accommodation proposed and the location of the application site, an education contribution would be required in this instance. In this case the proposal would result in two additional units of three-bedrooms or more, which would be capable of accommodating a child likely to require educational provision. After applying this formula a figure of £3,516 would be sought as a S106 planning obligation.

10.2 Affordable Housing

10.21 In terms of affordable housing, Policy CS.8 of the Core Strategy requires developments of 1 – 9 units to make an off-site financial contribution for provision of affordable housing in the borough. The affordable housing contribution is calculated based on a formula using the median open market valuation of the completed development based on three independent valuations. The proposal would result in a net increase of one residential unit in this instance. After applying the formula a figure of £221,950 would be sought as a S106 planning obligation.

11. CONCLUSION

11.1 It is considered that the application site is capable of accommodating two houses, whilst the proposed houses, which are neo Georgian in style, are acceptable in terms of their design, proportions, and standard of accommodation. It is also considered that the proposed houses would not be visually intrusive, overbearing when viewed from neighbouring properties or would result in an unacceptable level of daylight/sunlight or privacy loss. The provision of off-street parking at the rear of the houses, which would be accessed by a shared ramp, would not conflict with policy requirements and it is considered that there would not be an unacceptable impact on trees.

RECOMMENDATION

GRANT PLANNING PERMISSION

Subject to the completion of:

Either a Unilateral Undertaking covering the following heads of terms:

1. Financial contribution for affordable housing (£221,950)
2. Financial contribution for education (£3,516)

3. The developer agreeing to meet the Council's costs of monitoring the Unilateral Undertaking.

Or a S106 agreement/unilateral undertaking covering the following heads of terms:

1. Financial contribution for affordable housing (£221,950)

And subject to the following conditions:

1. A.1 (Commencement of Development)
2. B.1 (External Materials to be Approved)
3. B.4 (Details of Site/Surface Treatment)
4. B.5 (Details of Walls/Fences)
5. B.6 (Levels)
6. C.1 (No Permitted Development (Extensions))
7. C.2 (No Permitted Development (Windows and Doors))
8. C.3 (Obscure Glazing (Fixed Windows))
9. F.1 (Landscaping/Planting Scheme)
10. F.2 (Landscaping (Implementation))
11. F.3 (Tree Survey Required)
12. F.5 (Tree Protection)
13. F.9 (Hardstandings)
14. D.11 (Construction Times)
15. J.1 (Lifetime Homes)
16. L.2 (Code for Sustainable Homes – Pre-Commencement (New Build Residential))
17. L.3 (Code for Sustainable Homes – Pre-Occupation (New Build Residential))
18. No development shall commence on site until a site investigation into soil and hydrology conditions has been carried out and the details have been submitted to and approved by the local planning authority, the findings of which shall inform the drainage details and detailed Construction Method Statement required by Condition 16.

Reason: In order to ensure that sufficient information is available to inform the proposed drainage strategy and construction method.

19. Prior to commencement of development, a detailed site specific Construction Method Statement, demonstrating how the stability of ground conditions will be maintained in relation to adjoining properties and details of a drainage strategy in relation to surface water and ground water flows, both informed by the site investigation required by Condition 18, shall be submitted to and approved by the Local Planning Authority. Works shall be carried out in accordance with the approved details.

Reason: To safeguard the special architectural or historic interest of the site and adjoining area and to comply with policies BE.1 of the Adopted Merton Unitary Development Plan 2003.

20. Development shall not commence until a working method statement has been submitted to and approved in writing by the Local Planning Authority to accommodate:
- (i) management of loading and unloading of plant and materials;
 - (ii) parking for workers and visitors;
 - (iii) Control of dust;
21. In accordance with paragraphs 186 and 187 of the NPPF, The London Borough of Merton (LBM) takes a positive and proactive approach to development proposals focused on solutions. LBM works with applicants/agents in a positive and proactive manner by:
- Offering a pre-application advice and duty desk service.
 - Where possible, suggesting solutions to secure a successful outcome.
 - As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

- The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.