

PLANNING APPLICATIONS COMMITTEE
July 2021

AGENDA ITEM 13

APPLICATION NO.
21/P1233

DATE VALID
26/03/2021

Address/Site: 35 Florence Avenue, Morden SM4 6EX

Ward: Ravensbury

Proposal: ERECTION OF 2 x 2 BEDROOM DWELLINGHOUSES AT THE REAR SECTION OF LAND AT 35 FLORENCE AVENUE, MORDEN. ALONG WITH ASSOCIATED PARKING, EXTERNAL PLANT, REFUSE AND CYCLE STORAGE, AND LANDSCAPING.

Drawing No.'s: 2109-PL-104; 2109-PL-102 Rev A; 2109-PL-101 Rev A; 2109-PL-103 Rev A

Contact Officer: Jourdan Alexander (020 8545 3122)

RECOMMENDATION

Grant planning permission subject to conditions

CHECKLIST INFORMATION

- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: No
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 9
- External consultations: 1
- Conservation area: No
- Listed building: No
- Archaeological priority zone: No
- Tree protection orders: No
- Controlled Parking Zone: No
- Flood Zone: Zone 1
- Designated Open Space: No
- Town Centre: No

1. INTRODUCTION

- 1.1 This application is being brought to the Planning Applications Committee for determination due to number of objections received. It was also requested to

be heard at Committee should planning officer's be minded to recommend approval by Cllr Stephen Alambritis.

2. SITE AND SURROUNDINGS

- 2.1 The application site is a plot located on the southern side of Florence Avenue, in Morden. Fronting the street is a two storey, detached dwelling house with a driveway to the side of the property that provides access to the site's rear. The rear of the site contains a large (approximately 560sqm) rectangular shape piece of land that is undeveloped, and forms the subject of this application. This part of the site is surrounded by houses on three sides, Johns Lane to the east, Williams Lane to the west and Florence Avenue.
- 2.2 The site is not located within a conservation area, nor does the site comprise designated open space or a green corridor. The site has a public transport access level (PTAL) of 1b/2 (0 being the lowest and 6b being the best), and is therefore not considered well connected by public transport. The site is not within a controlled parking zone (CPZ).

3. CURRENT PROPOSAL

- 3.1 The application seeks planning permission for the erection of a pair of 2 x 2 bedroom single storey, semi-detached houses. Each of the houses would have an identical design, utilising the same arrangement of openings, materials and internal layout. The houses would be accessed from the side elevations, with bedrooms at the front (northern end) and main living spaces at the rear (southern end). Each house would have its own private external garden, and new fences would be erected to subdivide the land into two individual units. In addition, external plant (air source heat pumps) are proposed within the rear corners of the site.
- 3.2 The combined external footprint of the 2 new dwellings is 186m², being approx. 14.5m length by 12.5m width. The buildings would have a height of 3.4m with a flat roof profile with roof lights set within a sedum green roof. In terms of materials, elevations would be finished with alternating timber / sand brickwork sections. Three parking spaces would be provided at the front along with refuse storage and secure cycle storage. Paved areas would be established providing a footway around the houses, with a patio areas at rear. Soft landscaping is also proposed, along with trees to be planted, flowerbeds and hedgerow.
- 3.3 The proposed buildings would have a longer but narrower footprint within the site than the previous scheme. In terms of height, the proposed buildings are 3.4m compared to the 4m height of the previous approved scheme. The subject proposal is across a single level, rather than ground floor and basement as per the 2017 scheme.
- 3.4 Another key difference between this scheme and the scheme granted previously is that two x two bedroom dwellings are proposed, rather than a one x four bedroom dwelling. The external footprint of the two houses before

committee is 186m². In contrast, the external footprint of the previously approved scheme was 190m², inclusive of lightwells

4. RELEVANT PLANNING HISTORY

- 4.1 MER259/84 Outline planning permission REFUSED for the erection of a bungalow and two domestic garages in rear garden, involving demolition of existing garage at side of dwellinghouse.
- 4.2 06/P1155 Application for demolition of existing house and the erection of a 5 bed detached house fronting Florence Avenue, and a terrace of 4 x 1 bed dwellings to the rear with access onto Florence Avenue. REFUSED
The proposed development would:
(a) have adverse implications for biodiversity due to the large amount of back garden land and open space that would be lost to built development;
(b) result in the living conditions and privacy of occupiers of existing neighbouring residential properties being diminished by increased noise and disturbance, including due to use of the new access road to the rear;
(c) fail to respond to or reinforce the locally distinctive patterns of development; and
(d) fail to respect the siting, rhythm, scale, proportions, materials and massing of surrounding buildings;
all contrary to policies NE.10, BE.15, BE.16 and BE.22 of the Adopted Unitary Development Plan (October 2003). APPEAL DISMISSED
- 4.3 07/0696 Application for a certificate of lawfulness in respect of a proposed single storey building in rear garden for use as stables, tack room, store and garage. the proposals entail the demolition of an existing garage and the formation of a driveway to access the building REFUSED.
On the basis of the information submitted as part of the application the Council consider that the proposed structure and the use for which it is intended is not incidental to the enjoyment of the dwellinghouse and would therefore fall outside of the definition of permitted development as set out in Class E of Part 1 of Schedule 2 to the Town & Country Planning (General Permitted Development) Order 1995. Planning permission is therefore required.
- 4.4 07/P1650 Application for planning permission for the demolition of existing house and erection of a new 5 bedroom house with accommodation on three floors with top floor in roofspace and a parking space to front, and three dwellings to rear (one detached, two semi-detached- one 3 bedroom house, one two bedroom and 1 one bedroom) with accommodation on two floors with top floor in roofspace. Three parking spaces to be provided to rear of replacement dwelling on Florence Avenue frontage, with access provided by

proposed driveway between replacement dwelling and 37 Florence avenue
REFUSED

The proposed development would:

(a) have adverse implications for biodiversity due to the large amount of back garden land and open space that would be lost to built development;

(b) result in the living conditions and privacy of occupiers of existing neighbouring residential properties being diminished by increased noise and disturbance, including due to use of the new access road to the rear;

(c) fail to respond to or reinforce the locally distinctive patterns of development; and

(d) fail to respect the siting, rhythm, scale, proportions, materials and massing of surrounding buildings; all contrary to policies NE.10, BE.15, BE.16 and BE.22 of the Adopted Unitary Development Plan (October 2003). **APPEAL DISMISSED** - Inspectors letter concludes that there was no evidence to suggest that the proposals should be refused on grounds of impact on biodiversity

- 4.5 09/P1909 Planning application for construction of a three bedroom detached dwelling arranged over two levels on garden land to the rear of 35 Florence Avenue

REFUSED

The proposals by reason of their design, siting, height, bulk and massing, would result in an unduly prominent and unneighbourly form of development, which would:

a) fail to respond to or reinforce the locally distinctive pattern of development within the area resulting in a building that would be unduly visually intrusive to neighbouring occupants,

b) result in an undue loss of privacy to the rear gardens of the 35 and 33 Florence Avenue, and would be contrary to policies BE.15, BE.16 and BE.22 of the Adopted Unitary Development Plan (2003) and the Adopted Supplementary Planning Guidance Notes: New Residential Development (1999).

And

The proposed development would generate additional pressure on educational facilities, public open spaces and children's play spaces in the area. In the absence of a legal agreement securing a financial contribution toward education provision, the upgrade of local public open space and children's play spaces and the costs of monitoring the S106 obligations, the proposal would fail to offset this impact, and would be contrary to policies C.13, L.8 & L.9 of the Adopted Unitary Development Plan (October 2003) and the Council's Supplementary Planning Guidance: Planning Obligations (2006).

- 4.6 10/P2614 Planning application for the erection of a large one and half storey dormer bungalow on this plot of land at the rear of 35 Florence Avenue.

REFUSED;

The proposal by reason of its design, siting, height, bulk and massing, would result in an unduly prominent and unneighbourly form of development, which would:

a) fail to respond to, or reinforce the locally distinctive pattern of development

b) result in the loss of garden land with implications for biodiversity, trees and wildlife habitats

c) result in a loss of amenity for nearby properties and their rear gardens in terms of loss of privacy and visual intrusion, including light pollution;

contrary to policies BE.15, BE.16, BE.22, NE.10, NE.12 and P.3 of the Adopted Unitary Development Plan (2003) and the Adopted Supplementary Planning Guidance Notes: New Residential Development (1999).

And

The proposed development would generate additional pressure on educational facilities, and on local public open space and children's play spaces. In the absence of a planning undertaking to provide a financial contribution toward education provision, the upgrade of local public open space and children's play space and the costs of monitoring the S106 obligations the proposal would fail to mitigate the impacts of the proposals and would be contrary to policies C.13, L.8 & L.9 of the Adopted Unitary Development Plan (October 2003) and the Council's Supplementary Planning Guidance: Planning Obligations (2006).

APPEAL DISMISSED

- 4.7 12/P1665 application for a lawful development certificate in respect of the proposed erection in rear garden of a detached single storey outbuilding, a detached single storey double garage/workshop on rear boundary with associated resurfacing of back garden with permeable paving. Certificate **REFUSED** The proposed larger outbuilding, by reason of being within 2m of the boundary of the curtilage of the dwellinghouse and exceeding 2.5m height, would exceed the permitted development tolerances set out in Schedule 2, Part 1, Class E of the Town & Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008. Planning permission would therefore be required.

And

The proposed new buildings exceed what may be reasonably considered as incidental to the enjoyment of the dwellinghouse. The floorspace of the two buildings would be much larger than the house itself, even including the upper floor. Although the activities designated on the plans of the new buildings fall into categories that, individually, may be acceptable as incidental to the enjoyment of the dwelling house, taken together they occupy an unreasonable amount of space and as a matter of fact and degree it is considered that the proposals do not come within the terms of Class E of Part 1 of GPDO.

- 4.8 12/P2505 Application for a lawful development certificate in respect of the proposed erection of an ancillary detached single storey double garage and

storage building, plus ancillary detached single storey leisure building, with permeable paving allowing vehicular access to garage.

REFUSED

The proposed new buildings exceed what may be reasonably considered as incidental to the enjoyment of the dwellinghouse. The floorspace of the two buildings would be much larger than the house itself, even including the upper floor. Although the activities designated on the plans of the new buildings fall into categories that, individually, may be acceptable as incidental to the enjoyment of the dwellinghouse, taken together they occupy an unreasonable amount of space and, as a matter of fact and degree, it is considered that the proposals do not fall within the terms of Class E, Part 1, Schedule 2 of the GPDO (as amended).

- 4.9 15/P4482 - APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE IN RESPECT OF THE PROPOSED ERECTION OF A SINGLE STOREY OUTBUILDING FOR USE AS A GARAGE. CERTIFICATE ISSUED.
- 4.10 15/P1202 - APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE IN RESPECT OF THE PROPOSED ERECTION OF A DETACHED SINGLE STOREY GARAGE WITH COMBINED WORKSHOP/LEISURE ROOM, INCIDENTAL TO THE MAIN DWELLINGHOUSE. CERTIFICATE ISSUED.
- 4.11 15/P4482 - APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE IN RESPECT OF THE PROPOSED ERECTION OF A SINGLE STOREY OUTBUILDING FOR USE AS A GARAGE. CERTIFICATE ISSUED.
- 4.12 17/P1555 - ERECTION OF A TWO STOREY DWELLING (INCORPORATING A SINGLE STOREY STRUCTURE ABOVE GROUND WITH BASEMENT LEVEL ACCOMMODATION) PROVIDING 4 X BEDROOMS AND A SINGLE STOREY CAR PORT/CYCLE STORE WITH ROOF MOUNTED SOLAR PANELS. GRANT PLANNING PERMISSION (UNIMPLEMENTED)

6. CONSULTATION

- 6.1 Public consultation was undertaken by way of site notice and by post sent to neighbouring properties.
- 6.2 13 letters were received objecting to the proposal for the following reasons as summarised:
 - The air source heat pumps will create unacceptable levels of noise
 - The houses would be close to the boundary fence and this would become intrusive
 - The privacy and enjoyment of my garden would be compromised.
 - The lighting within the scheme would cause severe light pollution to all adjacent properties.
 - The scheme will compromise security issue of existing houses
 - Emergency vehicles would not be unable to reach the site
 - The proposal is an overdevelopment of a back garden

- The proposal would result in additional noise being generated.
- We would like to have a high fence put up behind our fence at the end of our garden to stop disruption and security issues.
- No provision is made for soft verges or boundary planting along boundary
- The access is too narrow and there would be safety issues due to low visibility
- The proposal would increase traffic
- The proposal would result in a loss of habitat for wildlife
- The proposal would detract from the area's garden character
- The building works would create noise to the detriment of neighbours living conditions
- The developer could extend the proposal further through permitted development rights.
- Surfaces would need to be water permeable.
- Works would increase surface and flood risk to neighbours
- The access road would not have pedestrian pavement
- The proposal would appear unduly dominant

- 6.3 A petition objecting to the scheme was also received and signed by 26 individuals. These objections are summarised:
1. The scheme entails over development, the backland habitat should be preserved
 2. The proposal would compromise living conditions, due to loss of privacy because the two building would be close to boundaries.
 3. The air source heat pump would result in noise disturbance
 4. The access would not allow safe entry for emergency and service vehicles.
 5. The proposal would comprise security of neighbouring houses, and therefore high fences would need to be installed
 6. The proposal would cause light pollution.

- 6.4 Planning officer's comments – The matters raised in the objection have been covered within the delegated report. In terms of noise created during the building work, these matters are controlled and monitored by the Council's Environment and Health Team. All works would be expected to adhere to the Council's Construction Code of Practice. The proposal has been conditioned removing permitted development rights for extensions and alterations of the dwelling. The Council has no evidence to suggest that the proposal would cause any security issues for neighbours.

Consultees

- 6.5 Environment Agency: No objection.
- 6.6 LBM Transport Officer: No objection. The submitted layout is acceptable, subject to transport and highway's conditions (these conditions can be found at the end of this report).

7. POLICY CONTEXT

- 7.1 National Planning Policy Framework (2019)
5. Delivering a sufficient supply of homes

- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places

7.2 London Plan (2021)

Relevant policies include:

- GG1 Building strong and inclusive communities
- GG2 Making the best use of land
- GG3 Creating a healthy city
- GG4 Delivering the homes Londoners need
- GG6 Increasing efficiency and resilience
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D8 Public realm
- G6 Biodiversity and access to nature
- H1 Increasing housing supply
- H2 Small sites
- SI2 Minimising greenhouse gas emissions
- SI5 Water infrastructure
- SI13 Sustainable drainage
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6.1 Residential parking
- T7 Delivery servicing and construction

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

Relevant policies include:

- CS 8 Housing choice
- CS 9 Housing provision
- CS 12 Economic development
- CS 13 Open Space, Nature Conservation, Leisure and Culture
- CS 14 Design
- CS 15 Climate change
- CS 17 Waste management
- CS 18 Active Transport
- CS 19 Public transport
- CS 20 Parking servicing and delivery

7.4 Merton Sites and Policies Plan – 2014 (SPP)

Relevant policies include:

- DM H2 Housing mix
- DM H3 Support for affordable housing
- DM D1 Urban Design
- DM D2 Design considerations
- DM F2 Sustainable urban drainage systems
- DM O2 Nature conservation, trees, hedges and landscape features
- DM T2 Transport impacts of development

DM T3 Car parking and servicing standards
DM T4 Transport infrastructure

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

8. PLANNING CONSIDERATIONS

8.1 Material Considerations

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

- Principle of development.
- Design and impact upon character and appearance.
- Impact upon neighbouring amenity.
- Standard of accommodation.
- Transport and parking.
- Refuse storage and collection.
- Cycle storage.
- Sustainable design and construction.
- Site landscape and drainage.

Principle of development

- 8.2 Paragraph 1.4.5 of the London Plan (2021) states that to meet the growing need, London must seek to deliver new homes through a wide range of development options. Policy H1 'Increasing housing supply' marks an increase to Merton's 10 year targets for net housing completions, with the new target set at 9,180 or 918 homes per year. Policy D3 – 'Optimising site capacity through the design-led approach', states that incremental densification should be actively encouraged by Boroughs to achieve a change in densities in the most appropriate way. Core Strategy policies CS8 & CS9 seek to encourage proposals for well-designed and conveniently located new housing that will create socially mixed and sustainable neighbourhoods through physical regeneration and effective use of space.

- 8.3 Policy CS 13 in the Core Strategy requires proposals for new dwellings in back gardens to be justified against;

- " Local context and character of the site
- " Biodiversity value of the site
- " Value in terms of green corridors and green islands
- " Flood risk and climate change impacts

- 8.4 As the planning history demonstrates, outline planning permission has been granted for the erection of a one bedroom, single storey dwelling on the application site. Furthermore, full planning permission was granted in 2017 for a new dwelling over ground and basement levels. The site does not form part of either a green corridor or open space. Biodiversity impact is not considered an issue and was supported by the findings of an Inspector on an earlier

appeal. It is also within an area at low risk of flooding. In view of the above, and given the development seeks to add additional residential units, increasing density, the principle of development is considered to be acceptable. The proposal would still be subject to compliance with other relevant policies within the: London Plan, Merton Local Development Framework Core Strategy, Merton Sites and Policies Plan and supplementary planning documents, these matters are discussed beneath.

- 8.5 The scheme now before Committee shares a number of similarities with an earlier scheme granted in 2017 to construct a single dwelling at rear (ref: 17/P1555). The Council's Local Plans used to assess the planning merits of the scheme (Core Strategy 2011 and the Sites and Policies Plan 2014) have not been updated since granting of this application. The earlier planning approval establishes the principle of erecting a new residential dwelling on the site. It should be further noted that the external footprint of the two houses before committee is 186m². In contrast, the external footprint of the previously approved scheme was 190m², inclusive of lightwells.

Design and impact upon character and appearance

- 8.6 The NPPF section 12, London Plan policies D2, D3 and D4, Core Strategy policy CS14 and SPP Policies DMD1 and DMD2 require well designed proposals which would optimise the potential of sites, that are of the highest architectural quality and incorporate a visually attractive design that is appropriate to its context, so that development relates positively to the appearance, scale, bulk, form, proportions, materials and character of their surroundings, thus enhancing the character of the wider area.
- 8.7 The proposal would introduce two semi-detached, single-storey houses that have a low profile being 3.40m high. Each of the dwellings would be set back from the boundary of the site by 1.35m along the east and 3.2m along the west. At these proportions the proposal would not appear visually imposing from neighbouring houses, and would have less visual bulk compared to the previously approved scheme.
- 8.8 The elevations would be finished with alternating timber / sand brickwork sections. The roof would be constructed with an integrated sedum roof with varying planting types. It is considered that the applicant's lightweight, contemporary response towards design, using good quality materials, responds positively to the site and surrounding area. The use of a green sedum roof is considered a particularly beneficial approach which would serve to minimise the visual impact of the proposed buildings, whilst providing environmental benefits including sustainable urban drainage.
- 8.9 Overall the layout, scale and design of the buildings are considered thoughtfully planned and sympathetic to the surrounding properties. The buildings would not appear obtrusive from external views, and the materials selected assisted by the green roof would act to preserve the 'natural' character of the existing site.

Impact upon neighbouring amenity

- 8.10 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.
- 8.11 The planning history of the site has relevance in consideration of the impact upon neighbouring amenity. The permitted dwelling granted in 2017, was not considered to cause unacceptable loss of privacy and visual intrusion. The current proposal would have comparable proportions and positioning within the site to that of the previous approved development.
- 8.11 The adjoining houses closest to the site are those formed along the western side of Williams Lane, and positioned approximately 13m from the subject site's boundary, with No. 4 & No 8 Williams Lane being slightly closer as they have rear ground floor extensions. The scheme's flank walls would be setback a further 3.2m from the Williams Lane boundary. The distance between the new dwellings and adjoining neighbours along Williams Lane, coupled with the low profile height of the development, would create an acceptable relationship between the new houses and adjoining neighbours, and serve to protect existing levels of amenity. The proposal would not appear dominant from neighbouring views, cause a sense of enclosure nor would it block daylight/sunlight to neighbour's that could be considered harmful in planning terms.
- 8.12 In terms of privacy to houses along Williams Lane, there would be only one window within each flank wall. At ground floor level the vantages created would not create overlooking opportunities, and views towards neighbours would be largely screened by boundary fencing. Although it noted that the existing boundary fencing enclosing the site is in various condition, heights and permeability. A condition has therefore been imposed requiring full details of boundary fences and walls to ensure that the new houses would be satisfactorily screened from adjoining houses.
- 8.13 The adjoining houses along the other flank boundary (west) at Johns Lane, are separated from the development by a distance of approximately 23m. This separation between the proposal and neighbours would be more than adequate to ensure that there is no harm to the habitable spaces of adjoining occupants. Impacts upon neighbour's private garden spaces would also not be unduly harmed by the proposal, subject to appropriate boundary fencing / walls being erected
- 8.14 The other houses along Florence Avenue and Leominster Road would not be harmed by the proposal given that the distance between the new houses and these existing houses would be sizeable (+20metres). It is acknowledged that the proposal would entail accessing the site using the driveway between 35 Florence Ave and neighbour at No. 37. The movements between these properties in terms of vehicle movements or pedestrian movements would not be intense, given that only two small houses are proposed. The use of the

access would not create noise or disturbance considered excessive or materially harmful. Conditions are in place requiring that the existing driveway is upgraded along with new access driveway with parking. Upgrading the driveway is expected to help mitigate sound produced from vehicle movements entering or exiting the site.

- 8.15 It is not considered that the density of development would create any undue additional noise or disturbance. This is because the increased density created by the development is relatively minor, and within an established residential environment. Officer's note that the applicant seeks to install two air source heat pumps with the site's southern corners. However, details concerning the appearance of this plant and noise created from their use is limited. The acceptability of the external plant has been adequately addressed through a condition, requiring full details of the plant along with a noise assessment to be submitted to the Council prior to installation. This condition will allow the Council to control this part of the development and ensure that neighbour's living conditions are safeguarded both in terms of noise and visual impacts.
- 8.16 The proposal has been conditioned requiring that no light is spilled over the boundary. In addition a further condition restricts the building's flat roof being used as a terrace.
- 8.17 Overall the proposal with recommended conditions, would safeguard the living quality of adjoining neighbours, and thereby comply with relevant local plan policies.

Standard of accommodation

- 8.18 London Plan policy D6 states that housing development should be of high quality design and provide adequately-sized rooms, with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners. The Sites and Policies Plan policy DM D2 seeks to ensure good quality residential accommodation with adequate levels of privacy, daylight and sunlight for existing and future residents, the provision of adequate amenity space and the avoidance of noise, vibration or other forms of pollution.
- 8.19 Each house has been designed with two double bedrooms for four person occupancy. The dwelling's Gross Internal Floor Area ('GIA') of approx. 90sqm would comfortably exceed the 70sqm GIA required under the London Plan.
- 8.20 All habitable rooms are served by windows which are considered to offer suitable natural light, ventilation and outlook to prospective occupants.
- 8.21 SPP policy DMD2 seeks for new houses to have a minimum of 50sq.m as a single, usable, regular amenity space. The proposed dwellings would each have private gardens of 64sqm and 68sqm respectively, therefore exceeding policy standards.

- 8.22 Overall, the scheme offers a unique approach to developing a constrained site, offering acceptable quality living accommodation for the two x two bedroom houses.

Transport and Parking

- 8.23 Core Strategy policy CS20 and SPP policy DM T3 require that developments would not adversely affect pedestrian or cycle movements, safety, the convenience of local residents, on street parking or traffic management.
- 8.24 The application has been consulted with the Council's Transport Officer who raised no objections towards the scheme. The proposed quantum of parking is in-line with maximum standards for outer London. The parking and access area would have sufficient space for cars to turn within the site, and therefore enter and exit in a forward gear. The refuse storage is also appropriate, with provision in place for bins to be placed near the roadside on bin collection day.
- 8.25 In terms of access for emergency services, the applicant is advised to contact the relevant fire authority and ambulance services in order to conduct a fire and safety audit for the site. (Officers note that following similar issues being raised in respect of a recently approved backland scheme for dwellings at Leafield Road and Robinson Road, in both cases officer's attached a suitable condition requiring fire safety measures to be prepared and for these to be reviewed in consultation with the London Fire Brigade before occupation). Subject to this it is not considered reasonable for the Council to withhold planning permission.
- 8.26 Given the restricted nature of the site and the scope of works, it is recommended to include a condition which would require details of the construction arrangements including a Construction Management Plan prior to commencement.

Cycle storage

- 8.27 In accordance with London Plan policy 6.9 and table 6.3, 4 cycle storage spaces would be required for the development.
- 8.28 4 cycle storage spaces are proposed near the site's car parking area, these provisions are considered to be acceptable.

Sustainable design and construction

- 8.29 London Plan policies SI2 and SI5, and CS policy CS15 seek to ensure the highest standards of sustainability are achieved for developments which includes minimising carbon dioxide emissions, maximising recycling, sourcing materials with a low carbon footprint, ensuring urban greening and minimising the usage of resources such as water.

- 8.30 As per CS policy CS15, minor residential developments are required to achieve a 19% improvement on Part L of the Building Regulations 2013 and water consumption should not exceed 105 litres/person/day. It is recommended to include a condition which will require evidence to be submitted that a policy compliant scheme has been delivered prior to occupation.

Site landscaping and drainage

- 8.31 The submitted plans show that soft landscaping including new trees, plant beds and hedgerow would be established through development. Full details of the landscaping have been conditioned. Full details of the green roof including associated maintenance have also been conditioned to lock-in the sustainable urban drainage, biodiversity and appearance benefits produced through this feature. The site is located in a low risk flood area (Flood Zone 1) and therefore further flooding and drainage features, over and above the green roof, are not considered necessary.
- 8.32 Overall the impacts of erecting a pair of houses on the site would in part be mitigated through the landscaping and green roof proposed.

9. CONCLUSION

- 9.1 The proposal is considered to be acceptable in principle, providing two new residential homes, in line with planning policy. The proposal is considered to be well designed, appropriately responding to the surrounding context in terms of massing, heights, layout and materials. The use of timber to facades, a green roof and landscaping are especially beneficial and help offset the impacts of development on a backland site.
- 9.2 The proposal has been sensitively designed to not unduly impact upon neighbouring amenity. The proposal would offer acceptable quality living standards for prospective occupants. The proposal would not materially impact upon the highway network, having adequate parking provisions. It is also considered that the proposal could achieve appropriate sustainable design and construction standards.
- 9.3 The proposal is considered to accord with the relevant National, Strategic and Local Planning policies and guidance and approval could reasonably be granted in this case. It is not considered that there are any other material considerations which would warrant a refusal of the application.

RECOMMENDATION

Grant planning permission subject to the following conditions.

Conditions:

1. The development to which this permission relates shall be commenced not later than the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town & Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: [Refer to the schedule on page 1 of this report].

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

3. 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 D3 and D4 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

4. No development shall commence until details of the proposed vehicular access to serve the development, including upgrading of the existing driveway, have been submitted in writing for approval to the Local Planning Authority. No works that are subject of this condition shall be carried out until those details have been approved, and the development shall not be occupied until those details have been approved and completed in full.

Reason: In the interests of the safety of pedestrians and vehicles and to comply with the following Development Plan policies for Merton: policies CS18 and CS20 of Merton's Core Planning Strategy 2011 and policies DM T2, T3, T4 and T5 of Merton's Sites and Policies Plan 2014.

5. The development shall not commence until details of the provision to accommodate all site workers', visitors' and construction vehicles and loading /unloading arrangements during the construction process have been submitted to and approved in writing by the Local Planning Authority. The approved details must be implemented and complied with for the duration of the construction process.

Reason: To ensure the safety of pedestrians and vehicles and the amenities of the surrounding area and to comply with the following Development Plan policies for Merton: policy T4 of the London Plan 2021, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.

6. Construction Management Plan - Prior to the commencement of the development hereby permitted, a Construction Management Plan, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on occupiers of the building and adjoining owners or occupiers will be mitigated, shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented upon commencement of the

development and shall be so maintained for the duration of construction, unless the prior written approval of the Local Planning Authority is first obtained to any variation.

Reason: To ensure the safety of construction and the amenities of the surrounding area and to comply with the following Development Plan policies for Merton: policy T4 of the London Plan 2021, policy CS20 of Merton's Core Planning Strategy 2011, and policy DM D2 and DM T2 of Merton's Sites and Policies Plan 2014.

7. No development shall commence until details of the proposed green roof (including: species, planting density, substrate, a section drawing at scale 1:20 demonstrating the adequate depth availability for a viable green roof; and a maintenance plan) shall be submitted to and approved in writing by the Local Planning Authority. The green roof shall be completed in accordance with the approved details prior to occupation, and be permanently retained as such thereafter.

Reason: In order to conserve and enhance biodiversity and wildlife habitats, provide a suitable visual appearance, and provide sustainable drainage benefits, in accordance with the provisions of policies CS 13 and CS 14 of Merton's Core Planning Strategy 2011, policy DMF2 of Merton's Sites and Policies Plan 2014.

8. No development shall take place until details of all walls and/or fences are submitted in writing for approval to the Local Planning Authority. No works which are the subject of this condition shall be carried out until the details are approved, and the development shall not be occupied until the works to which this condition relates have been carried out in accordance with the approved details. The walls and/or fencing shall be permanently retained thereafter.

Reason: To ensure a satisfactory and safe development in accordance with the following Development Plan policies for Merton: policies D3 and D4 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D1 and D2 of Merton's Sites and Policies Plan 2014.

9. No development shall take place until full details of a landscaping and planting scheme has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved before the occupation of any buildings hereby approved, unless otherwise agreed in writing by the Local Planning Authority. The details shall include on a plan, full details of the size, species, spacing, quantities and location of proposed plants, together with any hard surfacing, means of enclosure, and indications of all existing trees, hedges and any other features to be retained, and measures for their protection during the course of development.

Reason: To enhance the appearance of the development in the interest of the amenities of the area, to ensure the provision sustainable drainage surfaces and to comply with the following Development Plan policies for Merton: policies G6 of the London Plan 2021, policies CS13 and CS16 of Merton's Core Planning Strategy 2011 and policies DM D2, DM F2 of Merton's Sites and Policies Plan 2014.

10. The external plant labelled 'ASHP' on the approved plans shall not be installed until full details of the plant have been submitted to and approved in writing by the local planning authority. These details shall include drawings that show the position, materials and proportions of the proposed plant. The submitted details shall also include a noise report demonstrating that noise produced by the plant would not cause disturbance to

neighbouring occupiers, and includes appropriate noise mitigation where necessary. The external plant shall be completed in accordance with the details so approved.

Reason - To safeguard the living conditions of neighbouring occupiers, and to comply with policy DM D2 of the Sites and Policies Plan 2014.

11. No dwelling shall be occupied until the application has provided written confirmation as to the installation of a fire hydrant (or otherwise agreed fire management and safety plan), and that such measures have been agreed by the London Fire Brigade.

Reason: To ensure the development delivers measures for use by emergency services or suitable alternative measures for the development and to comply with the objectives of Merton Core Planning Strategy policy CS20 and Merton Sites and Policies Plan policy DM.D2.

12. Notwithstanding the potential for an air source heat pump to improve the energy efficiency of the building, evidence confirming that the development has achieved CO2 reductions of not less than a 19% improvement on Part L regulations 2013, and internal water consumption rates of no greater than 105 litres per person per day shall be submitted to and approved by the local planning authority before the development is occupied.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with the following Development Plan policies for Merton: Policy SI2 and SI5 of the London Plan 2021 and Policy CS15 of Merton's Core Planning Strategy 2011.

13. The vehicle parking area shown on the approved plans shall be provided before the commencement of the buildings or use hereby permitted and shall be retained for parking purposes for occupiers and users of the development and for no other purpose.

Reason: To ensure the provision of a satisfactory level of parking and comply with the following Development Plan policies for Merton: policy T6.1 of the London Plan 2021, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T3 of Merton's Sites and Policies Plan 2014.

14. The development hereby permitted shall not be occupied until the cycle parking shown on the plans hereby approved has been provided and made available for use. These facilities shall be retained for the occupants of and visitors to the development at all times.

Reason: To ensure satisfactory facilities for cycle parking are provided and to comply with the following Development Plan policies for Merton: policy T5 of the London Plan 2021, policy CS18 of Merton's Core Planning Strategy 2011 and policy DM T1 of Merton's Sites and Policies Plan 2014.

15. The development hereby approved shall not be occupied until the refuse and recycling storage facilities shown on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times. In addition, refuse bins shall not be placed on the public highway at any time either during or after collection.

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

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

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

17. Access to the flat roof of the development hereby permitted shall be for maintenance or emergency purposes only, and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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 D4 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3.

18. Any external lighting shall be positioned and angled to prevent any light spillage or glare beyond the site boundary.

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

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellings hereby approved other than that expressly authorised by this permission shall be carried out without planning permission first obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area and for this reason would wish to control any future Development plan policies for Merton: policy D3 and D4 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.