

**PLANNING APPLICATIONS COMMITTEE**  
**19<sup>th</sup> June 2014**

**Item No:**

<b><u>UPRN</u></b>	<b><u>APPLICATION NO.</u></b>	<b><u>DATE VALID</u></b>
	14/P1171	28/03/2014
<b>Address/Site:</b>	1 Peek Crescent, Wimbledon, SW19 5ER	
<b>(Ward)</b>	Village	
<b>Proposal:</b>	Erection of front and side boundary walls, railings and gates	
<b>Drawing Nos:</b>	Site Location Plan PL001, Existing Street Scene PL201, Proposed Site Plan PL011, Proposed Street Scenes PL202A, Photographical survey, Arboricultural Assessment and Method Statement, tree survey and tree constraints plan, Design and Access Statement	
<b>Contact Officer:</b>	Sue Wright (0208 545 3981)	

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**RECOMMENDATION**

**Grant Planning Permission subject to conditions**

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**CHECKLIST INFORMATION**

- Heads of agreement: None
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice: Yes
- Site notice: Yes
- Design Review Panel consulted: no
- Number of neighbours consulted: 14

**1. INTRODUCTION**

- 1.1 The application is brought before the Planning Applications Committee due to the number of objections received.

**2. SITE AND SURROUNDINGS**

- 2.1 The application site originally comprised a two storey detached house and garden dating from the 1950's, with a frontage onto both Peek Crescent and Marryat Road. Planning permission has been granted to

demolish the existing house and provide a replacement. Works are underway, the house has been demolished and a hoarding has been placed around the site. The site is within Sub-Area 6 (Wimbledon House) of the Merton (Wimbledon North) Conservation Area.

- 2.2 The previously existing boundary treatment was a 1.6m high wooden fence on both the Marryat Road and Peek Crescent frontages with a small wooden gate providing pedestrian access from Marryat Road and an open vehicular access between 2 piers on Peek Crescent.

### 3. **CURRENT PROPOSAL**

- 3.1 The new replacement house for which planning permission has been granted will be orientated to have its front elevation and vehicular and main pedestrian entrance facing Peek Crescent.
- 3.2 On the Peek Crescent frontage, the proposal is to replace the existing 1.6m wooden fence with a 1.05m wall topped with 0.8m railings between 2.125m high piers with black metal railing vehicular and pedestrian access gates.
- 3.3 This boundary treatment is proposed to extend around the corner onto the Marryat Road frontage to just beyond the front elevation of the new house. At that point the wall becomes 1.275m height with 0.575 railings on top for a distance of 16m.
- 3.4 Beyond this, it is intended to provide greater privacy to the rear garden with a 1.85m high solid wall with decorative relief panels into which is inserted a black metal railing door with a privacy panel behind. This solid wall section would extend for 28.2m

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

- 4.1 12/p1813 & 12/P1815 Planning permission and Conservation area consent for demolition of existing house and erection of new house granted 2<sup>nd</sup> Oct 2012
- 4.2 13/P1213 & 13/P1206 planning permission and Conservation area consent for demolition of existing house and erection of new house with accommodation at basement and roof level approved 5 sept 2013
- 4.2 13/P3653 Non-material amendment reducing size of basement approved 2<sup>nd</sup> dec 2013
- 4.3 13/p3815 discharge of conditions 2, 3, 5, 7, 8, 9 10 and 11 attached to 13/P1206 granted 31 Jan 2014
- 4.4 14/P0468 non-material amendment for minor design revisions to doors, windows and eaves details and inclusion of T5 as shown on tree constraints plan granted 28<sup>th</sup> Feb 2014

- 4.5 14/p1758 non-material amendments for small increase in size of flank windows and removal of glazing bars granted 30 May 2014

## 5. **POLICY CONTEXT**

### 5.1 Saved policies - Adopted Unitary Development Plan (October 2003)

BE.1 (Conservation Areas, New Development, Change of Use, Alterations and Extensions), NE11 Trees: Protection.

### 5.2 Core Planning Strategy 2011

CS14 Design

### 5.3 Wimbledon North Sub- Area 6 (Wimbledon House) Character Assessment

### 5.4 Emerging policies within the Draft Sites and Policies Plan Feb 2014.

Paragraph 216 of the National Planning Policy Framework advises that a decision maker may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan and the extent to which there are unresolved objections to relevant policies. The London Borough of Merton draft 'Sites and Policies Plan' was considered by the independent Planning Inspector appointed by the Secretary of State at a public hearing in January 2014 and the final report was published on 4 June 2014. No changes are required to the February 2014 version 'Sites and Policies Plan (including all modifications) and the Plan is due to be formally adopted in July.

- 5.5 Relevant policies are DM D2 (Design Considerations in all developments), DM D3 (Alterations and Extensions to Existing Buildings) DM D4 (Managing heritage assets)

## 6. **CONSULTATION**

- 6.1 The application has been publicised by means of a site notice and letters to neighbouring occupiers.

- 6.2 The initial proposal was for a 2m high wall to the Marryat Road frontage, with wall and railing to Peek Crescent. The consultation elicited objections from 7 properties, most on Marryat Road, and also from Parkside Residents' Association

- 2m solid brick wall and metal door inappropriate, should be a low brick wall with railings, unsightly precedent, looks forbidding and soulless, defensive fortification, passing schoolchildren will feel insecure, high walls impact on the friendly character of the area, should be a lower wall topped with greenery
- Materials should be specified

- Assume still required to replace the trees to be removed with 4 semi-mature specimens
- Majority of neighbouring properties have low brick walls between 1.2 and 1.3m in height, boundary treatment should reflect styles of other houses in Marryat Road

### 6.3 Amended Plans

Amended plans were submitted which replaced one section of solid brick wall with 1.275m high wall topped with railing extending further around the corner and along Marryat Road, reducing the height of the solid wall panels from 2m to 1.85m and introducing decorative panels.

The original objections were reiterated by 5 properties and an additional objection was received from Wimbledon Society. Wimbledon Society have suggested that the low wall and railing be used throughout to be in keeping with other neighbouring properties.

## 7. PLANNING CONSIDERATIONS

7.1 The main planning consideration relates to the impact of the proposed boundary treatment on the character and appearance of the Conservation Area and the streetscene. The site is within Sub-Area 6 (Wimbledon House) of the Merton (Wimbledon North) Conservation Area.

### Height

7.2 The quality and detailing of boundary treatments, as well as boundary treatment heights, and views through to front elevations of houses, makes a major contribution to the quality of the Conservation Area, which is a designated heritage asset. The height of front boundary treatments also make a contribution towards a sense of safety and community by allowing informal surveillance of the street from active front elevations with main windows and entrances facing the street. It should be noted, however, that lower boundary treatments within the locality are generally confined to front gardens, and that where the boundary is between the pavement and private rear or side gardens, as is the case with parts of the boundaries of corner properties, fences and walls are generally of a greater height.

7.3 This approach to boundary heights is exemplified by the adjoining property at 3 Marryat Road. The private rear garden which has a boundary with High Street and Marryat Road is marked by a 1.85m high wall with taller piers and trelliswork on top. Where the front elevation of the house at no 3 directly fronts Marryat Road, the wall drops to a lower height with a hedge on top and an open framed timber front gate which permits views through to the front elevation.

7.4 On the opposite street corner to the application site is 2 Peek Crescent, which has a low wall along the front elevation, which then

rises to a 1.68m high brick wall where it adjoins the private rear garden. 3 Peek Crescent has a 1.7m wall to the front boundary and further along Peek Crescent, beyond the frontage of no.5 is a 1.85m close boarded fence.

- 7.5 The mixture of heights as they relate to front, side and rear boundaries ensures that there is generally a sense of openness and overlooking of the street from one side or another. In the case of that part of Marryat Road where the application proposal is for a 1.85m high wall alongside the rear garden (15cm higher than the original closeboarded fence), on the opposite side of the road, numbers 6, 8 and 10 Marryat Road directly face the street with 1.35m front walls topped with hedges and vehicular and pedestrian gates formed by see through metal railings.
- 7.6 The proposed height of the solid front boundary wall topped with 0.8m railings which adjoins the Peek Crescent street frontage and turns the corner into Marryat Road is 1.05m. This is 0.5m lower than the previously existing solid timber fence that has now been removed with the start of works on site. The pedestrian gate and vehicular access gates are open metal railings. The 1.275m high section which continues along most of the proposed flank elevation on Marryat Road with 0.575m railings on top is lower than the 1.35m high front boundary walls of the existing houses on the opposite side of the road. The proposed heights, allowing greater intervisibility than previously between the street and the front and side elevations, whilst providing greater privacy to the rear garden, is considered to be acceptable and compatible with the pattern of development within this part of the Conservation Area, and to preserve the character of the Conservation Area.
- 7.7 Detailing  
The wall will be of brickwork to match the new house (which has been approved as a Charnwood Wellfield blend) with a stone coping and the piers will also have a stonework cap. In response to neighbour comments, a decorative inset relief panel is proposed to add interest to the 1.85m high sections. The front elevation gates are black metal railing, compatible with gates in the vicinity. The side garden gate is proposed to be black metal railing with a solid privacy panel behind. The proposed materials are considered to be appropriate and an enlarged 1:20 detail of the railings and gates will be required to be approved prior to their installation.
- 7.8 Trees  
Although not directly related to this submission, concern has been expressed that the trees which have been removed due to their condition on the Marryat Road frontage will still be replaced as agreed when the new house was approved. The landscaping plan has been previously approved and shows their replacement with varieties of oak supplied as 3.5-4m high specimens.

## 8.0 CONCLUSION

- 8.1 The detailing, height and design of the proposed front and side boundary treatment is considered to preserve and enhance the character of the Conservation Area. The amended proposal with lower height walls for the front and part of the side boundary and the higher section where it encloses the private rear garden is considered to provide an acceptable balance between a sense of openness and informal surveillance, and the provision of privacy to the private

## **RECOMMENDATION**

**(A) GRANT PLANNING PERMISSION subject to the following conditions:**

1. A.1 (Commencement of Development)
2. A7 Approved plans
3. 1:20 details of gates, railings and decorative brick wall insets



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

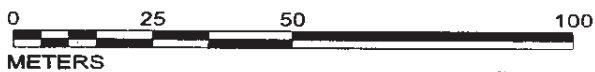
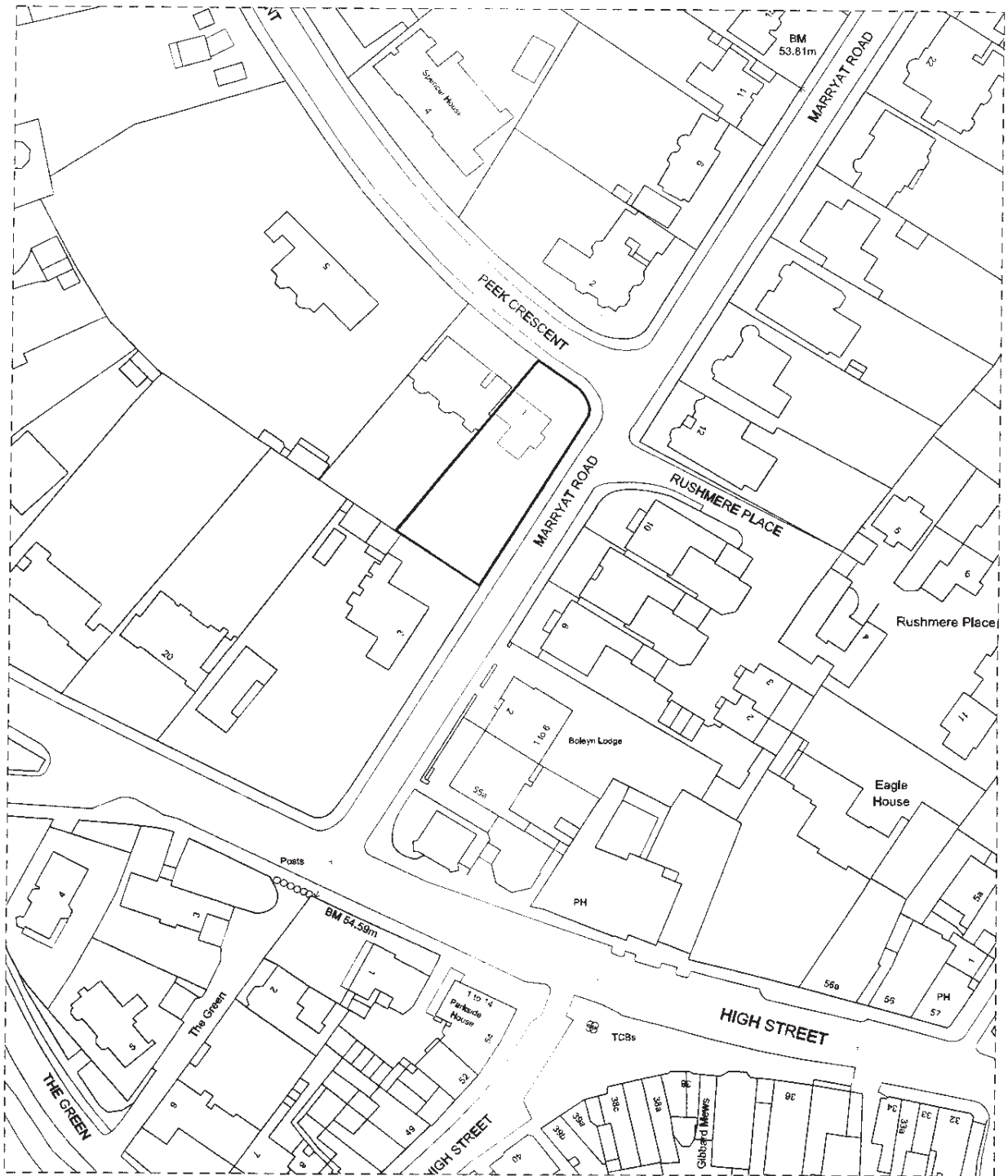
Scale 1/1250  
 Date 3/6/2014

**1 Peek Crescent**

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**DEVELOPMENT CONTROL**

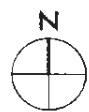
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DRAWING TITLE:  
 SITE LOCATION PLAN

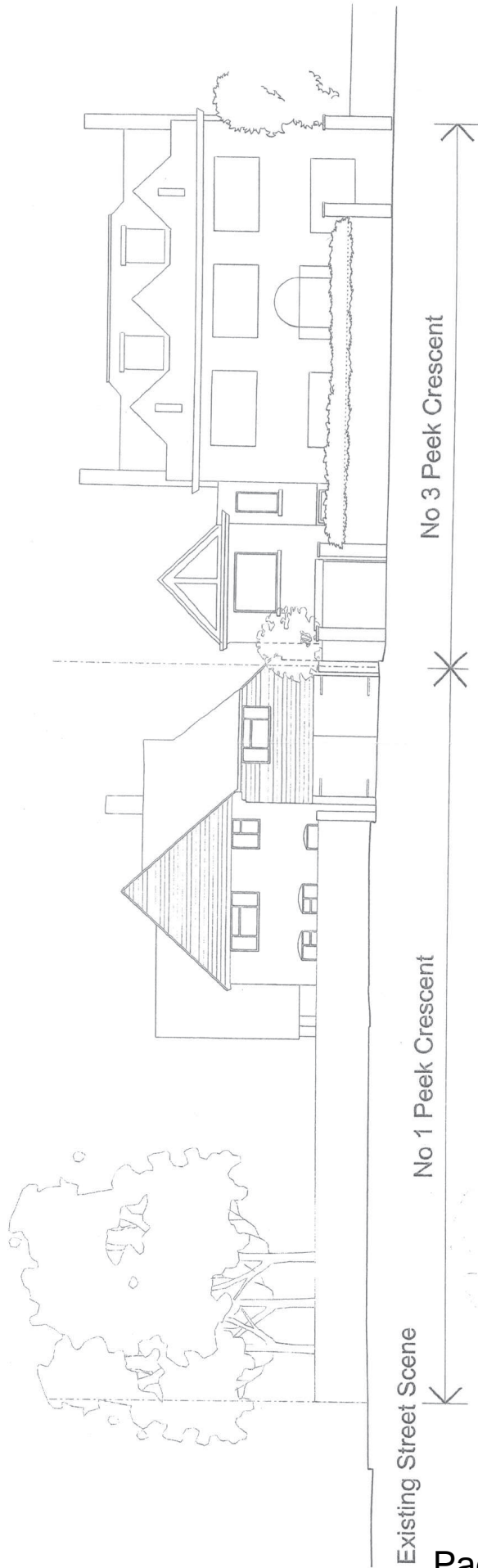
SCALE 1:1250 @ A4

DRAWING NO: P1001

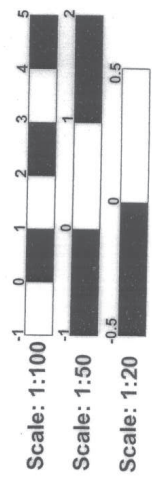


PROJECT:  
 1 PECK CRESCENT  
 WIMBLEDON  
 LONDON, SW19



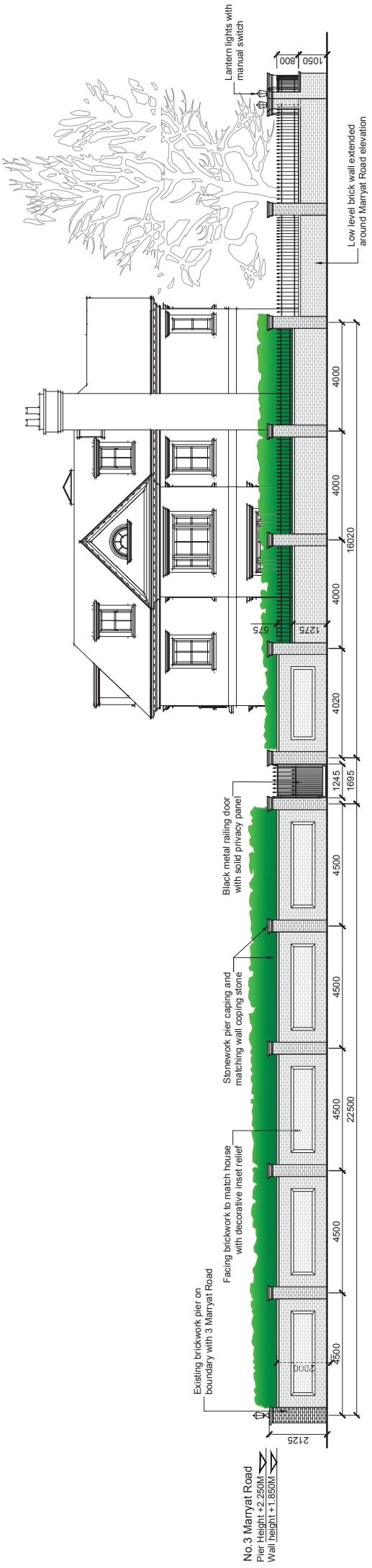


RECEIVED  
28 MAR 2014



SCALE: 0 2.5m 5m 7.5m 10m

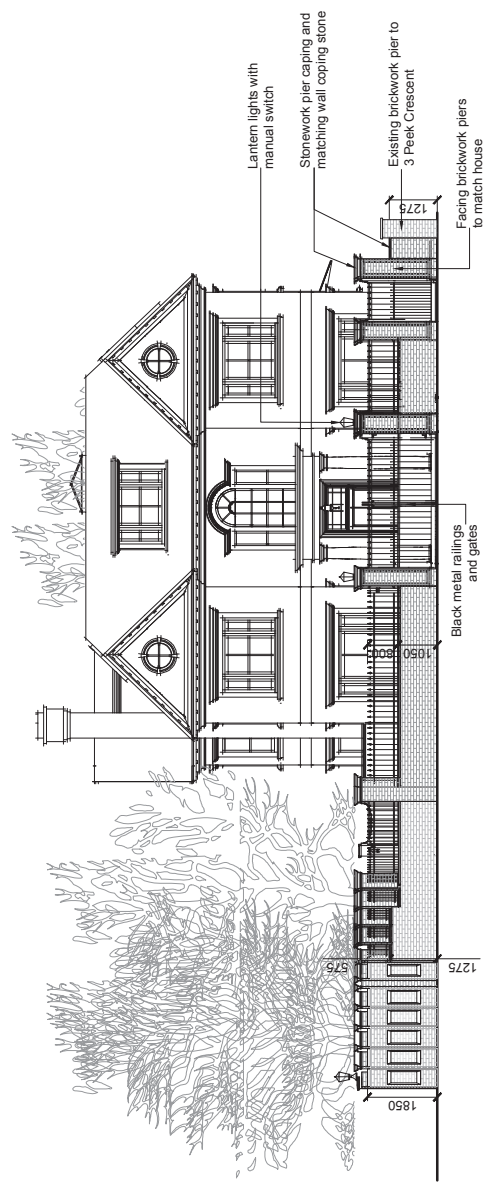
	<p>Drawing Title: <b>EXISTING STREET SCENE</b></p> <p>Drawing No: <b>P2.01</b></p>	<p>Intercon Design 2nd Floor, Woodcock House Gibbard Mews, High Street Wimbledon, SW19 5BY T: +44 (0)20 7183 9683 E: info@interconhomes.co.uk</p>	<p>Project 1 Peek Crescent, Wimbledon, London, SW19 Scale 1:100@ A2</p>
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SOUTH EAST ELEVATION (MARRYAT ROAD)



CGI INDICATIVE OF BOUNDARY WALL MATERIALS



NORTH EAST ELEVATION (FRONT)

NOTES

SCALE 0cm 5cm 10cm 20cm 50cm

A 19/05/14 Boundary wall amended following LA and Council comments

CLIENT NAME: BARRAN VALVEY

PROJECT: 1 PEAK CRESCENT, WIMBLEDON, SW16

ARCHITECTURE: INTERTECH DESIGN

DATE: 19/05/14

SCALE: 1:100 @ A2

REVISION: 1000714

DRAWING N: PL202A

DRAWING STAGE: PLANNING APPLICATION

CHECKED BY: [Signature]

DRAWING BY: [Signature]

PROPOSED STREET SCENE

INTERTECH DESIGN  
Newcombe Road, Churchfields, Weybridge, Middlesex, Surrey, TW20 9DF  
Tel: 0181 603 9893  
Email: design@intertechdesign.co.uk  
Website: www.intertechdesign.co.uk