

Agenda Item 7

PLANNING APPLICATIONS COMMITTEE
10th July 2014

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>Item No:</u> <u>DATE VALID</u>
	14/P0738	03/03/2014
Address/Site	67 Murray Road, Wimbledon, London, SW19 4PF	
Ward	Village	
Proposal:	Erection of a single storey rear extension, excavation of basement and alteration to the roof pitch.	
Drawing Nos	P96_GASP_0.01, P96_GA_0.00.C, 0.01.C, 0.02.B, 0.03, 0.04, 0.05, 006, 0.07, 008, 00.9 and Construction Method Statement	
Contact Officer:	Stuart Adams (0208 545 3147)	

RECOMMENDATION

GRANT Planning Permission subject to conditions.

CHECKLIST INFORMATION.

Heads of agreement: - N/A

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 – 3

External consultations – No.

PTAL score – 2

CPZ – VO_s

1. **INTRODUCTION**

- 1.1 The application has been brought before the Planning Applications Committee for consideration in light of the high number of objections against the proposal.

2. **SITE AND SURROUNDINGS**

- 2.1 The application site comprises a two storey detached house located in Murray Road, Wimbledon. The road is characterised by large detached houses.
- 2.2 The site is located within the Village ward of the London Borough of Merton and is also located within the Wimbledon West Conservation Area.

3. **CURRENT PROPOSAL**

- 3.1 Erection of a single storey rear extension, excavation of basement and alteration to the roof pitch.
- 3.2 The proposed single storey rear extension would have a modern appearance with its glass box design. The extension would have a depth of 2.8m, width of 9.5m and flat roof height of 3.2m.
- 3.3 The proposed basement would be sited predominantly beneath the original house with the exception of the front light well, sunken terrace to side and rearward projection into the rear garden area. The proposed basement would be lit with a front light well (covered with grill), sunken terrace at side and glass skylight at the rear (situated beyond the proposed single storey rear extension).
- 3.4 The proposed alteration to the roof pitch of the original dwellinghouse would involve bring part of the existing roof forward to create a new flat roof section between the existing twin pitched roof features of the main roof. The existing tiles will be retained and reused on the new roof pitch to match the existing roofs.

4. **PLANNING HISTORY**

- 4.1 92/P0481 - Erection of dormer window on north west elevation – Grant - 28/08/1992

5. **CONSULTATION**

- 5.1 The application has been advertised by conservation area site and press

notice procedure and letters of notification to the occupiers of neighbouring properties.

5.1.1 In response to the consultation, 10 letters of objection were received (including one from Murray Road (North) residents association and one from the Wimbledon society). The letters of objection raise the following points:

- Permanent stream on this side of street. Are dealing with this with pimps in the cellar
- Flooding of existing cellars
- Disruption during works
- Too many applications relate to underground extensions to existing houses which interfere with water courses and water levels
- If repeated this will spoil the feeling of an important conservation area
- Extensive works will lose the character of this arts and craft house
- The modern rear extension is out of keeping
- Extensions too extensive to retain the character and appearance of the house
- Another example of increased massing of an already sizeable house which, along with others already approved and under construction nearby, will completely change the whole area (not in the best interest of conservation area)
- Far too big basement (structural implications)
- Basements impact on drainage affecting both properties and gardens
- Impact upon trees (altered ground water levels)
- Set precedent
- Basement would cause damp problems for adjacent houses

5.1.2 Murray Road (North) Residents Association

- Enormous basement and huge displacement of earth and interference with water courses.
- Drainage affecting both properties and gardens with mature trees requiring a balanced water supply
- New basement policy to deal with precisely these type of concerns in the light of similar applications (urge the Council to place the same requirements as a matter of good or proper practice)
- Request that proposal does not involve simultaneous excavations effectively adjacent (no 64) to take place at the same time.
- Disruption during construction, noise, parking and construction activity for many months

5.1.3 The Wimbledon Society

- Valued and unique arts and crafts characteristics. Comprehensive changes would compromise its structure and character.
- Merton's policy DMD2 (B)iii specifically states that excavation of basements under listed buildings is to be opposed (note: the building is not listed)
- Basement should be accompanied by a detailed study of the method of removal of spoil and protection of neighbouring properties and amenities.

6. **POLICY CONTEXT**

6.1 Adopted Core Planning Strategy (July 2011)

CS8 – Housing Choice
CS9 - Housing Provision
CS14 - Design
CS18 – Active Transport
CS19 – Public Transport
CS20 - Parking, Servicing and Delivery

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

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 on July 9th, 2014, superseding all remaining saved UDP policies.

- 6.3 Relevant policies are
DM D2 (Design Considerations in all developments)
DM D3 (Alterations and extensions to existing buildings)
DM D4 (Managing heritage assets).

7. **PLANNING CONSIDERATIONS**

- 7.1 The principal planning considerations relates to the design of the proposed extensions and impact upon the original building, Murray Road street scene, West Wimbledon Conservation Area, neighbouring amenity, trees and associated concerns with the proposed basement (drainage, flooding and structural integrity of adjoining buildings).

7.2 Amendments

- 7.2.1 One of the front light wells (right hand side) has been removed from the scheme due to concerns regarding its proximity to the root protection area of the adjacent tree within the frontage.

7.3 Single Storey Rear Extension

7.3.1 Design

- 7.3.2 The proposed single storey rear extension would have a modern design approach with its glass box appearance. Whilst it is noted that this design approach would not follow the arts and crafts character and appearance of the original dwellinghouse, nevertheless there is no objection in this situation to the modern design approach of the extension. The extension would have a lightweight appearance with its glass walls and roof, is modest in size and located at ground floor level to the rear of the property (not visible from the public realm). The proposed extension is therefore considered to be an acceptable addition to the property for the reasons stated above.

7.3.3 Neighbouring Amenity

- 7.3.4 The proposed ground floor rear extension is a lightweight structure that is modest in depth, form and height. In addition, the proposed extension would be set away from both of the adjoining neighbouring boundaries which would assist in preserving light and outlook from adjoining properties and rear amenity spaces. Given the modest size of the extension, it's siting and choice of lightweight materials, there would be no undue loss of neighbouring amenity. It should also be noted that the size of the proposed rear extension would normally comply with permitted development rights.

7.4 Roof Alterations

7.4.1 Design

The proposed new section of flat roof between the properties existing twin pitched roof features would not be clearly evident from street level due to the set back position from the frontage at roof level and its siting between the existing roof forms. Even though flat roofs are not a characteristic of an arts and craft design, from street level the proposed new flat roof section would have very little impact upon the character and appearance of the original building.

7.4.2 Neighbouring Amenity

The proposed new roof extension would be situated between existing roof forms and therefore there would be no undue loss of neighbouring amenity.

7.5 Basement

7.5.1 The proposed basement would have a limited impact upon the visual amenities of the area with the only elements visible from the public realm being the proposed front light well and sunken terrace at side. The light well would be covered with a flush grill and is modest in size. The proposed sunken terrace to the side of the property is set 8.6m back from the road frontage. Therefore from a visual perspective, the light well and sunken terrace would have a limited impact upon the visual amenities of the street scene. The Councils tree officer has confirmed that there are no trees with public amenity value that would be affected by the excavation of the land.

7.5.2 Neighbours have expressed concerns in relation to the proposed basement and its impact upon flooding, drainage and the structural stability of adjacent properties. The appellant has commissioned an independent structural engineer (Green Structural Engineering) to produce a Construction Method Statement which provides a detailed assessment for the preparation and construction of the basement. The relevant extracts from the report are as follows:

7.5.3 Geology and Hydrology Conditions

The British Geological Survey website indicates the ground conditions to be Black Park Gravels overlying London Clay. A site specific borehole has been conducted determining the strata to be Black Park Gravels from 1.6-4.7 meters followed by London clay beneath as expected.

7.5.4 A water strike was encountered at a depth of 2.90 meters, thus adequate sumps and pumps will need to be designed for. Monitoring of ground water levels is recommended before the construction stage as well as a de-watering system designed for the construction phase. A “relatively modest” amount of overburden pressure will be released by the required excavation, this may be countered by the self-weight of the new structure. Otherwise, heave will need to be designed and accounted for in the permanent works design. Furthermore to heave forces, the permanent works design will account for upwards forces caused by the ground water table.

- 7.5.5 The site lies outside the floodplain of the River Thames and more than 100 meters away from surface water and Lost Rivers.
- 7.5.6 The Environmental Agency flood maps show no risk of flooding due to rivers or reservoirs etc to the area. The site is however within the 1000 year flood return zone.
- 7.5.7 The new foundations will be designed for the ground conditions encountered and be formed in the gravel formation. A maximum allowable bearing pressure of 200kN/m² will be used in design following Chelmer's professional guidance within the site investigation report.
- 7.5.8 Thus the existing geology at the depth of the proposed lowered floor level will be capable of supporting the new imposed loads.
- 7.5.9 Potential Impact on 67 Murray Road and Adjoining Properties

The proposed basement under the existing property will be formed using an underpinning method, constructed in sections each no wider than 1000mm, with no adjacent underpins constructed within a 48 hour period. This method of construction reduces the amount of potential ground movement and so minimises the effects of settlement of the adjacent structures.

- 7.5.10 Expected settlement is minimal provided an experienced contractor is appointed who undertakes the works using good practice in accordance with the structural design and follows all agreed method statements, installing all necessary temporary vertical and lateral supports required. In practice some settlement is possible but this should be no worse than 'aesthetic', according to the BRE's definition. If these conditions are met, any settlement that occurs is likely to be negligible and is likely to be accommodated in the elasticity of the superstructure. This has been borne out in the vast majority of past projects on similar properties.
- 7.5.11 The design and construction methodology, as described above, deals with the potential risks and ensures that the excavation and construction of the proposed basement will not affect the structural integrity of the property and adjoining properties.
- 7.5.12 The site is located on ground that is relatively flat and so slope instability can only be initiated in the temporary condition as the basement is being built. This would be via a collapse of the partially formed underpinning. This is highly unlikely due to the construction sequence and implementation of temporary works and is covered by the statement above on the impact on adjoining properties.

7.5.13 Slope Stability

The site is located on ground that is relatively flat and so geological slope instability is not an issue. The only issue of ground stability is in the temporary condition as the proposed underpins are being constructed when the risk is associated with a local collapse of a partially formed underpinning. If the methods and temporary support outlined above are used this is highly unlikely. All temporary propping will be designed for the loading present.

7.5.14 Potential impact on drainage, sewage, surface and ground water levels and flows including suds

All existing drainage and sewage connections will be maintained throughout the construction works so there will be no impact on these existing systems.

7.5.15 The proposed development will not alter the current state of the property, which will remain as part of a single residence; therefore there will be no significant change in discharge to the existing drainage and sewage systems and there will be little or no impact on the foul drainage.

7.5.16 Surface water will not be greatly altered as the proposed drawings show that the current ratio of flower beds and hard surfacing will be maintained and therefore no loss of infiltration to the underlying aquifer is expected. The proposed basement is not expected to have any effect on the hydrology of the site.

7.5.17 The new basement will be constructed within the relatively permeable Black Park Gravel Member and therefore, it is considered unlikely that the new basement will create a significant 'cut off' obstruction to groundwater flow beneath the site. The new basement is therefore expected to have a relatively limited effect on the hydrological flows below this site and the adjacent properties. As a cut off to the ground flow will not occur due to the ground water being able to flow around and underneath the proposed basement, any damming effect will be negligible and indeed as previously mentioned any effect on hydrological flows will be negligible from the proposed works.

7.5.18 Basement Conclusion

The proposed basement would have a limited impact upon the visual amenities of the area and would have no undue impact upon trees. Technical construction methods would mitigate potential harm to neighbouring properties and flooding in the area. It should also be noted that the structural stability of adjacent properties may be properly dealt

with by means of a party wall agreement under the Party Wall Act 1996. The proposal does not exceed 50% of the garden area and therefore complies with policy DM D2 (b) of the Sites and Policies Plan.

7.8 Archaeological

The application site is located within an Archaeological zone as identified on the UDP proposals map. It is therefore considered necessary to impose a planning condition relating to the implementation of a programme of archaeological works which would be secured prior to works on site.

7.9 Parking and Traffic

- 7.9.1 The site has a PTAL rating of 2 and is located within CPZ- VOs. Whilst the size of the existing house has been enlarged, suitable amount of car parking is provided within the frontage and given the small scale nature of the proposal it is not considered that the proposal create adverse harm to traffic conditions in and around the area.

7.10 Trees

The Council's tree officer has confirmed that there would be no undue impact upon trees. However the tree officer has requested a number of planning conditions to ensure that there is no undue impact upon trees and replacement trees are satisfactory.

7.11 Local Financial Considerations

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

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

- 8.1.1 The proposal is for minor householder development and an Environmental Impact Assessment is not required in this instance.

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

9. **CONCLUSION**

9.1.1 The proposed extensions and alterations would respect the original dwelling, would preserve the character and appearance of the Wimbledon West Conservation Area and would have no undue impact upon trees or neighbouring amenity. The proposal is in accordance with Adopted Unitary Development Plan, Core Planning Strategy and London Plan policies. The proposal is therefore recommended for approval subject to conditions.

RECOMMENDATION

GRANT PLANNING PERMISSION subject to the following conditions:

1. A1 Commencement of Development (full application)
2. A7 Approved Plans
3. B3 Materials as Specified
4. No Use of Flat Roof
5. F4 – Tree Survey Approved
6. F5P – Tree Protection
7. Design and Construction of Foundation; No work shall be commenced until details of the proposed method of excavation and construction of the basement to be constructed within 8.4 metres radius of the Cedar tree shall be submitted to and approved in writing by the LPA and the work shall be carried out in accordance with the approved details. Such details shall have regard to the BS 5837:2012 and shall also form part of the Arboricultural Method Statement and Tree Protection Plan.

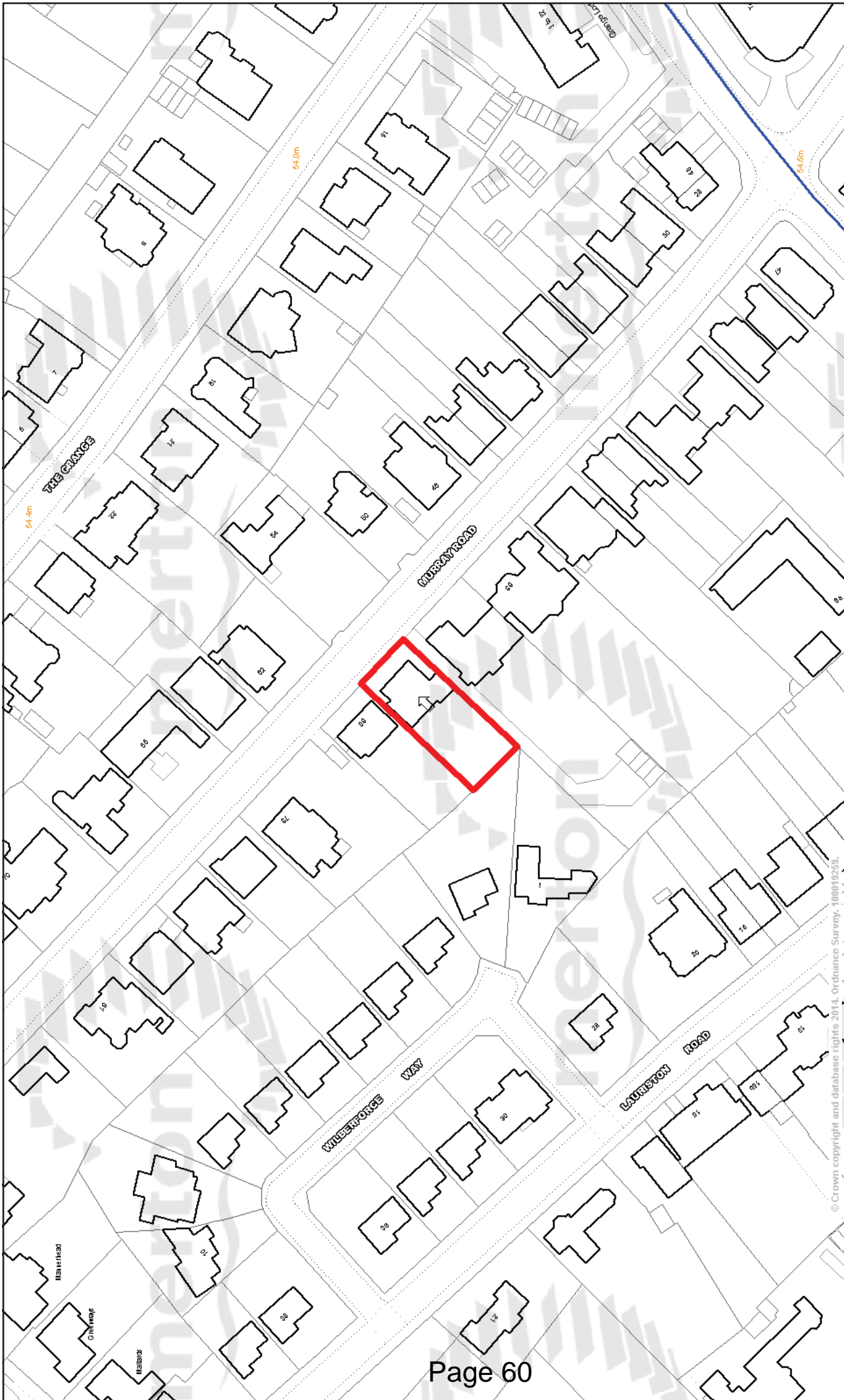
Reason; To protect and safeguard the existing Cedar tree located in the neighbouring garden in accordance with policy CS13 of the AMCPS 2011;
8. F8 – Site Supervision
9. Replacement trees: No development shall take place until there has been submitted in writing for approval to the LPA details of the size, native species, and location for 2 replacement trees. The planting shall be carried out in accordance with the approved details. The planting shall be carried out at the conclusion of site works or within the first available planting season, whichever is the sooner, If either tree within a period of 5 years from the completion of the development dies, is removed or becomes seriously damage or

diseased or is dying shall be replaced in the next planting season with another tree of the same specification, unless the LPA gives written consent to any variation.

Reason: To enhance the appearance of the development in the interest of the amenities of the area and to comply with policy CS13 of the AMCPS 2011.

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Implementation in accordance with construction method statement



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

Scale 1/1250

Date 25/6/2014

67 Murray Road

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DEVELOPMENT CONTROL