

Agenda Item 8

PLANNING APPLICATIONS COMMITTEE
10 July 2014

Item No:

UPRN

APPLICATION NO.

DATE VALID

14/P1250

07/04/2014

Address/Site:

95 Pepys Road Raynes Park SW20 8NW

Ward:

Raynes Park

Proposal:

Proposed replacement single storey rear extension;
excavation of basement with front and rear light wells and
a new wall to the front boundary.

Drawing No's:

PEP 2.004A, PEP 4.001A & Basement Impact
Assessment 19/06/14.

Contact Officer:

Joyce Ffrench (020 8545 3045)

Recommendation:

GRANT PLANNING PERMISSION subject to conditions

CHECKLIST INFORMATION.

- S106: N/A
- 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
- Archaeological Priority Zone: No
- Flood zone: No
- Controlled Parking Zone: No
- Conservation Area: Yes
- Trees: No trees will be affected.
- Number of neighbours consulted: 6
- External consultations – None
- PTAL: 3 [TFL Planning Information Database]
- Density: N/A
- Number of jobs created: N/A

1. INTRODUCTION

- 1.1 This application is brought before the Planning Applications Committee due to the large number of objections received from local residents.

2. SITE AND SURROUNDINGS

- 2.1 The application site is a 2-storey Edwardian end-of-terrace property located on the junction of Pepys Road and Kenwyn Road
- 2.2 The property has a fenced front garden which is used for off-street parking, a single storey rear extension with associated decking and a rear roof extension.
- 2.3 The site is within the Lambton Road Conservation Area and the house is not a listed building.

3. CURRENT PROPOSAL

- 3.1 This application proposes a replacement single storey rear extension, the excavation of a basement with front and rear lightwells and a new wall to the front boundary.
- 3.2 The rear extension would be full width with a length of 3m and would be located above the rearmost part of a basement extension that would run from the front of the house. The basement extension would provide 82 sq.m of additional accommodation; 15m. in length, 5.5m. width and 2.7m. depth.
- 3.3 The proposed front wall would be 1.4m. rising to 1.95m where it would adjoin the house. Timber gates would provide access onto the front hardstanding.
- 3.4 As a result of Officer and neighbour concerns plans revised plans have been submitted to illustrate a 1.1m railing with hedging around the front light well to the proposed basement.
- 3.5 The application is accompanied by a Basement Impact Assessment prepared by Chartered Civil Engineer on behalf of the applicant to which is appended a ground investigation report including information from carrying out a borehole on site. The purpose of the report is to assess the potential impact on surrounding structures, and hydrological and ground features and to be used as the basis for engineering design proposals. The assessment considers subterranean groundwater flow, slope and ground stability, surface flow and flooding. The report's assessment of each of the above criteria makes recommendations in respect of waterproofing the basement, the likelihood of the need, or not, for mitigation measures in respect of the expansion and contraction of clay soils, reinforcement of ground below any areas where excavation takes place below part walls, allowances for loading on the

forecourt where parking will take place, and the provision of an upstand around the front lightwell to form a barrier against excessive flow.

4. PLANNING HISTORY

4.1 06/P1380 – Planning permission granted for a vehicle crossover.

5. CONSULTATION

5.1 The application was advertised by means of site and press notices, and neighbour notification letters. A re-consultation was undertaken to advise of revisions to submitted plans.

5.2 30 representations have been received 25 of which object to the scheme and raise concerns as listed below:-

- Potential damage to foundations of adjacent properties;
- Out of character with surrounding area – it alters the uniform appearance of the terrace;
- Disruption as a result of building works;
- Will set a precedent;
- Inconvenience to pedestrians.

5.3 As a result of the re-consultation 5 letters have been received stating that the amended scheme does not address their concerns.

5.4 The Wimbledon Society. No hydrological report has been submitted and should be made available before the application is considered (a detailed basement impact assessment report has now been received).

5.5 Transport Planning & Highways - Transport Planning have raised concerns with regard to vehicle movements from the property as a result of the new wall/fence.

5.6 Future Merton Design and Conservation Officer has been consulted and has commented that the proposal for a basement could destabilise the property.

6. POLICY CONTEXT

Merton Unitary Development Plan (2003)

6.1 The relevant policies in the Council's Unitary Development Plan (October 2003) are:

BE.1: Conservation areas, new development, change of use, alterations and extensions.

BE.15: Privacy, Visual Intrusion and Noise

BE.16: Urban Design

BE.22: Design of new development

BE.23: Alterations & Extension to buildings

- Merton Local Development Framework Core Planning Strategy (2011).
6.2 The relevant policy in the Council's Core Planning Strategy 2011 is:
CS.13: Open Space, Nature Conservation, Leisure and Culture
CS 14:- Design

- Merton Sites and Policies Plan (2014).
6.4 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. The relevant policies include:
DM.D1: Urban Design and Public Realm.
DM D2: Design including b) Criteria i to ix regarding basement developments.

- Merton Supplementary Planning Guidance
6.3 Residential Extensions, Alterations and Conversions (2001).

7. PLANNING CONSIDERATIONS

- 7.1 The main issues to be addressed are design and the impact on the character and appearance of the conservation area and on the structure of surrounding properties.

Design & Appearance

- 7.2 LDF policy CS.14 states that the Council will conserve and enhance the Borough's heritage assets including conservation areas. Merton's Sites and Plans policies DM.D1 and DM.D2 provide a framework for ensuring high quality design and protecting amenity within the Borough while a number of more detailed criteria provide the basis against which the Council will assess proposals for basement extensions.
- 7.3 The proposed rear extension has not on its own been the subject of any objections and with a depth of 3m could be erected as permitted development.
- 7.4 The front wall and gates would be to a height of 1.4m. rising to 1.95m where it adjoins the house. The design of the wall and gates is considered satisfactory and notwithstanding the increased in height for the last (1.6m section) where it would rise to 1.95m would preserve the character and appearance of the conservation area.
- 7.5 While no objection is raised to the appearance of alterations to the front boundary wall, Transport Planning officers have raised concerns with regard to vehicle movements in and out of the property in relation to the raised boundary fence/wall. A condition is proposed to ensure that there is adequate visibility when exiting from the driveway.

Neighbour Amenity

- 7.6 Merton's Sites and Policies Plan policy DM.D2 provides more detailed planning criteria for assessing proposals for basements including safeguarding structural stability, not harming heritage assets, not harm the long term health of trees, and ensuring that externally visible elements such as lightwells, roof lights and fire escapes are sensitively designed and sited so as to avoid any harmful impact on neighbour or visual amenity.
- 7.7 While lightwells are not a feature of the conservation area amendments have been submitted to screen the lightwell to the front with a low railing surrounded by shrubs. Coupled with the higher section of boundary wall along the boundary with Kenwyn Road, once the planting becomes established the lightwell would have little or no visual impact on the area and as a matter of judgement would complement and enhance the character of the wider setting satisfying policy DM.D2. A requirement to install the railings and carry out planting may reasonably be conditioned as part of any planning approval.
- 7.8 With respect to the formation of the basement, policy DM D2 of the Sites and Policies plan requires the applicant to submit a structural assessment which has been carried out and a report submitted. Officers acknowledge the concerns raised by local residents and the Design and conservation Officer. However, notwithstanding the need to regulate hours of work, and to mitigate against the environmental impacts of excavation work during the construction phase, it is considered that the applicant has reasonably addressed concerns and have provided reassurance that there will be structural stability following the excavation.

8. SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

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

9. CONCLUSION

- 9.1 It is considered that the proposals would be acceptable in design terms and, suitably conditioned, impact on neighbour amenity may be ameliorated during construction and would not have any long term adverse impact on the structural integrity of it surrounds and nearby residential properties.

RECOMMENDATION

Grant planning permission subject to the following conditions:

1. A1 Commencement of development

2. A7 Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans: PEP 2.004A, PEP 4.001A & Basement Impact Assessment 19/06/14.

3. B1 External Materials to be approved

4. C2 No Permitted Development (Windows and Doors)

In flank walls of ground floor rear extension.

5. D.11 Construction Times

8am or after 6pm Mondays - Fridays inclusive, 8am or after 1pm on Saturdays and not on Sundays or Bank Holidays.

6. No development shall take place until there has been submitted in writing for approval to the Local Planning Authority full details of the size, species, spacing, quantities of shrubs to be located to the front of the railings of the front lightwell . No development which is the subject of this condition shall be carried out until this scheme has been approved. The development shall not be occupied until the details have been approved and carried out in strict accordance with the approved details. The approved scheme shall be completed before the occupation of any of the buildings that are part of the development. Reason: In order to preserve the character and appearance of the Lambton Road Conservation Area.

7. All soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of the basement and any shrubs which, within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased or are dying shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All means of enclosure shall be completed before the development is first occupied. Reason: In order to preserve the character and appearance of the Lambton Road Conservation Area.

8. The basement, hereby approved, shall be constructed according to the recommendations outlined in the applicant's Basement Impact Assessment report dated 19th June 2014 submitted as part of the proposals. Reason: To ensure the structural stability of the property, and to comply with policy DM.D2 of the Merton Site and Policies Plan (2014).

9. Prior to the commencement of development [including demolition] measures shall be in place to prevent nuisance from dust and noise to surrounding occupiers with these measures in accordance with a method statement that has previously been submitted to and approved in writing to the Local Planning Authority with the approved measures retained until

the completion of all site operations. Reason: To protect the amenities of occupiers of neighbouring properties.

10. Prior to the commencement of development [including demolition], a Construction Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority and all works shall take place in accordance with approved plan Reason for condition: In the interests of vehicle and pedestrian safety and the amenities of local residents to comply with policy CS20 of the Merton Core Planning Strategy 2011.

11. Notwithstanding the boundary treatment illustrated on plan PEP 2.004A, 2 metre x 2 metre pedestrian visibility splays shall be provided either side of the vehicular access to the site. Any objects within the visibility splays shall not exceed a height of 0.6 metres. Reason. In the interests of safeguarding highway and pedestrian safety.

Informatives.

1. Works affecting the highway. Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be co-ordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Merton. Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with the London Borough of Merton, Network Coordinator, (telephone 020 8545 3976). This must take place at least one month in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are co-ordinated to take place wherever possible at the same time.

NOTE to Applicant on Approved Schemes

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.

