

PLANNING APPLICATIONS COMMITTEE
18th September 2014

Item No: 06

UPRN VALID	APPLICATION NO.	DATE
	14/P0253	14/08/14

Address/Site 2 Lawson Close, Wimbledon Park, London SW19 5EL

(Ward) Wimbledon Park

Proposal: Application for demolition of existing house and erection of a new dwellinghouse with a part basement.

Drawing No's: PO1, PO2A, PO3, PO4A, PO5A, PO6A, PO7A, PO8A, PO9A, PO10A and PO11A.

Contact Officer: David Thompson (0208 545 3116)

RECOMMENDATION

GRANT Planning Permission subject to conditions

CHECKLIST INFORMATION

- Heads of Agreement: No
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: Yes
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 7
- External consultations: No
- Controlled Parking Zone: No
- Area at Risk of Flooding (1 in 100 year flood zone) - No
- Within an Archaeological Priority Zone - Yes
- UDP Site Proposal Designation - No
- Public Transport Accessibility Level – 1b (Poor)
- Trees - Trees protected by Tree Preservation Order Ref: TPO 23 (1981) Parkside Area

1. **INTRODUCTION**

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

2. **SITE AND SURROUNDINGS**

- 2.1 The host site is a two storey detached property that is on the eastern side of Lawson Close, which is a cul-de-sac that extends southwards from Somerset Road. The houses in the Close are broad double fronted buildings set in large areas of amenity space that were developed in the 1970's. The host site is built in white rendered brickwork with red clay tile hanging at first floor level; it has a projecting front bay with a recessed entrance, a two storey side wing and a steeply pitched concrete tiled hipped roof with over hanging eaves. The property also has an integral garage on the southern boundary.
- 2.2 The site has a number of trees that are subject to a Tree Preservation Order, an arboriculture assessment has been submitted, which the tree officer has found to be satisfactory. The site it is also in an area that is designated as an Archaeological Priority Zone.

3. **CURRENT PROPOSAL**

- 3.1 The proposal is for the demolition of the existing detached property and its replacement with a new dwelling along with a part basement. The proposed development will have a full height of 9.1m, an eaves height of 5.9m, a depth of 11m (13.2m to the single storey rear wing family room) and a width of 17.8m. The existing building has a full height of 8.1m, an eaves height of 4.9m and a depth of 7.5m (8.1m to the front of the garage). The proposed basement will have a depth of 3.5m and an area of 134m², which is approximately the same area as the footprint of the existing property (136m²).
- 3.2 The proposed dwelling will be a six bedroom two storey property with rooms in the roof space and in the basement. It will be built in facing brickwork with York stone columns on the front bay, softwood timber casement windows, and sliding doors at rear ground floor level to take advantage of the southerly orientation of the property. Three small front dormers are proposed along with a larger dormer on the rear roof slope.

4. **PLANNING HISTORY**

- 4.1 there is no relevant planning history for the site, other than a number of applications for work to trees.

5. **CONSULTATION**

5.1 The application has been advertised by a site notice, and letters of notification to occupiers of neighbouring properties. A total of 6 representations were received one from the Somerset Road Residents Association objecting to the proposal on the following grounds:

- The proposal has created extreme concern amongst residents due to the impact that the development would have on the infrastructure of the area, in particular the excavation to provide a basement.
- The proposed development will be out of proportion to the scale of other properties in the Close. There is concern for the impact that the additional height, depth of the proposal and because it will be nearer to boundaries with adjacent properties than the existing building. Overlooking and loss of privacy will result from the three front dormers that are proposed on the front roof slope at a distance of only 10-12m facing 6 Lawson Close.
- There is concern for the impact that the construction phase would have on the area, in particular for the physical impact that excavation, piling and heavy construction vehicles will have on the foul drainage pipe that runs under the front of properties and supports the foul drainage for Greenoak Way and Lawson Close, the latter of which is maintained as a private road by residents. This has happened before, notably in January 2004 when no's 3 and 5 Lawson Close were being rebuilt.
- There are also fears for the health of trees in gardens near to the site, particularly some rare African Oak trees in the garden of 1 Lawson Close and the host site during construction of the proposed basement.

6. **POLICY CONTEXT**

6.1 The relevant policies contained within the Adopted Merton Sites and Policies Plan (July 2014) are

DM O2 (Nature conservation, trees, hedges and landscape features)

DM F2 (Sustainable urban drainage systems (SuDs) and; wastewater and water infrastructure.

DM T1 (Support for sustainable transport and active travel)

DM D1 (Urban design and the public realm)

DM D2 9Design considerations in all developments)

DM H4 (Demolition and redevelopment of a single dwelling house)

The relevant policies contained within the Adopted Merton Adopted Core Planning Strategy (July 2011) are

CS14 (Design)

CS15 (Climate Change)

CS18 (Active Transport)

CS19 (Public Transport)

CS 20 (Parking, Servicing and Delivery)

National Planning Policy Framework (2012)

6.2 The following Supplementary Planning Guidance Notes are also relevant;

New Residential Development (December 1999)

Design (September 2004)

Waste and Recycling Storage requirements for Commercial and Residential Premises in the London Borough of Merton – Guide for Architects (LB Merton Waste Services).

6.3 The relevant policies in the London Plan (July 2011) are:

3.5 - Quality and Design of Housing Developments

5.1 - Climate Change Mitigation

5.2 - Minimising Carbon Dioxide Emissions

5.3 - Sustainable Design and Construction

7. **PLANNING CONSIDERATIONS**

7.1 The principal planning considerations related to this application are the principle of the redevelopment of the site, the design and layout of the proposed dwelling, the impact they it would have on the streetscene of Lawson Close, the standard of accommodation provided and the impact upon neighbouring residential amenity, trees and parking/highways.

7.2 **Principle of Development**

The existing property is not a particularly distinguished design, having a low lying and functional appearance and its demolition would not have a harmful impact on the architectural character of the area. The buildings in the Close do not have any recognisable architectural

coherence and their chief characteristic is their similarity in size, scale and layout.

The proposed development has been carefully designed in the 'Arts and Crafts' architectural style that is a notable feature of development in north Wimbledon.

It is concluded therefore that in principle, the demolition of the existing property would not have a harmful impact on the area and that the redevelopment scheme would be a higher quality design that would enhance the appearance and character of the conservation area.

7.3 Design and Layout

The proposed development has been designed in a traditional manner, but with a better quality of detailing of the bay windows and eaves in the "Arts and Crafts" architectural style. The proposed house has a steeply pitched hipped roof, a projecting gabled bay frontage, large casement windows, but it retains the strong horizontal emphasis of residential development in the area. The palette of materials that are proposed and the treatment of the external surfaces of the buildings respect the architectural vernacular of the 'Queen Anne revival' movement of the late Victorian period through to the inter war era when much of north Wimbledon was developed.

- 7.4 The proposed development is also larger than the existing building; the essential difference is the greater depth that is proposed of an additional 3.5m to the rear building line, while on the south eastern elevation, a single storey wing is proposed to provide a family room, involving an increase in the depth of the overall building line of 2.2m. The proposed building is also taller than the existing property by 1m.
- 7.5 However, in order to ameliorate the impact of the proposed redevelopment on the amenity of No's 1 and 3 Lawson Close, the properties on the northern and southern boundaries of the host site, amended plans were sought that involved a reduction in the height of the roof ridge line of the proposed dwelling by 500mm and an increase in the distance between the proposed garage wall and the boundary with no 3 Lawson Close by 1m, to enable additional landscaping of the proposed development to be provided and to enhance the ratio of built form to setting.
- 7.6 The relationship between buildings and spaces in the proposed development is now considered to be satisfactory, with the existing spacious garden plots not greatly reduced, which is in keeping with the townscape of the locality. None of the existing trees are to be felled,

but they will be pruned subject to conditions recommended by the Council's Arboriculture Officer to ensure that the trees will be safeguarded during the construction phase of the development. Waste/refusal/ recycling storage would be at the front of the site with cycle storage sheds at the end of the rear gardens.

7. 7 It is concluded that the design and layout of the proposed development is satisfactory and that it is sympathetic in its form, scale and layout to the appearance and character of surrounding development in the area. Although the proposed development is larger than the existing building, it would still be in keeping with the scale of development in the locality, which is distinguished by the spaciousness of their layouts and the generous size of individual plots.
7. 8 Standard of Accommodation
7. 9 The proposed houses would provide a satisfactory standard for future occupiers in accordance with policy DM D2. The proposed houses would exceed the London Plan Policy 3.5 Gross Internal Area minimum standard of 113m² for a four bed x 6 person dwelling.
7. 10 Neighbouring Residential Amenity
7. 11 The proposed development extends rearwards beyond the footprint of the existing building at ground level by 3.5m on the northern building line with No 1 Lawson Close and by a further 2.2m on the south eastern boundary at 3 Lawson Close. However, given that there is a distance of separation on the boundary with that property of between 12.5m and 16.1m, it is considered that this property would not suffer undue loss of amenity in this relationship. Likewise, the difference in the height of the existing and proposed development of 500mm that is proposed would not give rise to concern for overlooking and loss of privacy for that property.
- A distance of 3.2m separates the footprint of the existing dwelling with the property on the northern boundary and this distance will be maintained in the proposed footprint. The first floor of the proposed development will be set in from the return wall by 2.5m and it is considered that in these circumstances the proposal would not result in an adverse impact on the existing living conditions of that property.
7. 12 It is considered that in these circumstances, the extension in depth of the footprint of the proposed development would not have any adverse impacts on the living conditions of either of the neighbouring properties in terms of loss of daylight and sunlight, loss of outlook or overlooking and loss of privacy.
- 7.13 The proposal involves excavation under the property to provide basement accommodation with an area of 134 m², which is similar to the area of the existing ground floor of the property, which is 136m². The applicants have submitted a basement construction method

statement and a drainage statement that have been found to be acceptable and complies with the criteria for basement development that is set out in Part (b) of Policy DM D2 of the Sites and Policies Plan. A Construction Method statement complies with part (c) as it deals adequately with the impact on ground conditions, structural stability, drainage and groundwater and is based on borehole investigation of the site. The basement will be confined within the existing footprint of the new dwelling and will not extend into the garden. Access will be via steps from the patio in the rear garden.

The Council's Arboriculture Officer is satisfied with the Arboricultural Impact Assessment that has been submitted, provided that the tree protection measures that are proposed are provided before works commence on site and this is secured by a condition that is recommended. In this way, damage to tree roots of the protected species in the garden will be avoided, as required by policy DM D2.

The main neighbour amenity issue would therefore concern potential noise nuisance during construction of the basement beneath the house. However, a planning condition is recommended to restrict hours of construction. In this regard the proposal would therefore be acceptable in terms of policies DM D2 and CS14.

7.14 Parking and Traffic

The host site has a PTAL rating of 1b and it is not located in a CPZ. The proposal is not providing any additional off street parking and it is concluded that the proposal would not result in an increase in vehicle movements, nor it would have a harmful impact on existing parking and traffic conditions in the area. It is considered therefore that the proposal would be consistent with existing parking layouts in the vicinity of the host site.

7.15 Local Financial Considerations

- 7.16 The proposed development is liable to pay the Mayoral Community Infrastructure Levy, the funds for which will be paid by the Mayor towards the Crossrail project. The CIL is non-negotiable and planning permission cannot be refused for failure to agree to pay CIL. The proposal would also be liable for payment of the Merton CIL at the rate of £220 per square metre, due to the additional floor space that is proposed in the redevelopment of the site.

8. Sustainability and Environmental Impact Assessment Requirements

- 8.1 The proposal is a minor residential development and an Environmental Impact Assessment is not required in this instance.
- 8.2 The application does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms of an EIA submission.

8.3 The applicants have submitted a sustainability statement which demonstrates how the development will include LZC (Low Zero Carbon) and other energy saving measures so that the property can achieve Code 4 level with a view to then achieving Code 5. A number of sustainable energy alternatives are considered in the statement, ranging from solar voltaic panels. Solar thermal panels, rainwater harvesting, grey water recovery, air source heat pumping, bioclimatic building design and green sedum roof design and the most energy efficient system will be taken into account as a requirement of a planning condition.

9.0 Other Planning Considerations

9.1 A refuse and recycling strategy has been submitted that outlines the location and capacity of waste and refuse storage for the development, which will be dealt with by a planning condition that is recommended.

9.2 The proposed development will be required to comply with Lifetime Homes standards, which will be dealt with by a planning condition that is recommended.

9. CONCLUSION

9.1 The proposal will provide a new residential unit of satisfactory design, size and appearance that will relate well to the appearance and character of the area. The development has been set out to achieve an acceptable relationship with neighbouring properties. The standard of residential accommodation proposed is considered to meet the needs of future occupiers, with appropriate levels of amenity space and room sizes with reasonable levels of outlook and light. There would be no undue impact upon neighbouring amenity, trees, and traffic or highway conditions. The proposal is in accordance with adopted Merton Sites and policies Plan, Core Planning Strategy and London Plan policies.

8.2 Accordingly, it is recommended that planning permission be granted subject to conditions.

RECOMMENDATION

(1) 14/P0698

GRANT PLANNING PERMISSION.

Subject to the following conditions:

1. A.1 Commencement of Development (Full Application)
2. A.7 Approved Plans

3. B1 External Materials to be Approved
4. B4 Details of Surface Treatment
5. B5. Details of Walls/Fences
6. B6P Levels
7. C6 Refuse and Recycling (Details to be Submitted)
8. D11 Construction Times
9. F1 Lansdscaping/Planting Scheme

9. F5P Tree Protection
10. F8 Site Supervision (Trees)
11. J1 Lifetime Homes
12. L2P Code for Sustainable Homes - Pre Commencement (New Build Residential)
13. K1P Archaeology
14. K2P Archaeology (Watching Brief)
15. H6P Cycle parking – Details to be Submitted
16. Non Standard Condition –

Before any part of the development commences a report on the daylight and sunlight conditions for the accommodation in the basement that is compliant with BRE guidance shall be submitted to and approved in writing by the Local Planning authority.

Reason: To safeguard the living conditions of future occupiers of the development in accordance with Merton Adopted Site and Policies Plan (July 2014) policy DM D2.

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