

PLANNING APPLICATIONS COMMITTEE
16th October 2014

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>Item No:</u> <u>DATE VALID</u>
	14/P1719	06/05/2014
Address/Site	3 Wilberforce Way, Wimbledon, London, SW19 4TH	
Ward	Village	
Proposal:	Demolition of existing house and erection of new detached dwellinghouse with basement and accommodation within the roofspace	
Drawing Nos	Drainage Strategy (Ref 3456-DR001), Basement Construction Methodology Statement (Ref 3456-ST001 P4), 588-P02 Rev C, 588-P03 Rev A and 588-P04	
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 – 5
External consultations – No.
PTAL score – 1b
CPZ – VO_s

INTRODUCTION

- 1.1 The application has been brought before the Planning Applications Committee in light of the number of objections received.

2. **SITE AND SURROUNDINGS**

- 2.1 The application site comprises a two storey detached house in Wilberforce Way, Wimbledon. The existing building is of a conventional design, with a two storey front gable with a catslide roof to one side, which is a common feature in this part of Wilberforce Way. The surrounding properties are predominantly two storey detached houses set within generous plots.
- 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 The proposal is to demolish the existing house and erect a new detached dwellinghouse. A traditional design approach would be employed, with a hipped roof, front bay feature, front/rear dormers, brickwork facades to match existing, timber casement windows and a clay tile roof.
- 3.2 The footprint of the proposed house would broadly follow the footprint of the existing dwelling at the front of the site. In terms of rearward projection, the proposed house would project 4.5m beyond 4 Wilberforce Way at ground floor level. The upper levels project no further than the existing house adjacent to the boundary, then step in 4.2m from the boundary before projecting to 6.6m. In terms of its relationship with 2 Wilberforce Way, the proposed rear building line would align with the rear corner of 2 Wilberforce Way.
- 3.3 The house would have a basement sitting under the ground floor footprint comprising a gym and games room, plant room and bedroom lit by a lightwell. The main habitable rooms would be at ground floor with 3 bedrooms at first floor and a bedroom and study room within the roofspace.

4. **PLANNING HISTORY**

- 4.1 01/P0669 - Erection of a ground floor rear extension, a dormer window extension to the west side of the roof, new two metre high boundary walls to the side and new 0.8 metre close boarded fencing on top of existing brick wall on frontage (total height approx 1.5M). – Grant - 04/06/2001
- 4.2 98/P1493 - Formation of additional bedroom and playroom in roof involving installation of two dormers and two roof windows on rear

elevation and four roof windows on side elevation – Grant - 17/02/1999

- 4.3 98/P0056 - Retention of extensions previously approved under ref 97/P0911 without compliance with condition 3 which required that the new bathroom window in the rear elevation at first floor level should be obscure glazed – Grant - 17/04/1998
- 4.4 97/P0911 - Erection of a two storey front extension and two storey side extension – Grant - 05/12/1997

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, 6 letters of objection were received. The letters of objection raise the following points:

- Loss of light and privacy to adjoining properties
- Large increase in bulk and density of the building on an already small plot is overdevelopment, overbearing and dominant, out of character, will overpower surrounding houses, will change the spacious, green and semi-rural feel of Wilberforce Way, undesirable terracing effect, negative precedent, lowering of house below ground level would look odd and unattractive
- Change in building line sets an undesirable precedent
- Construction of basement and proximity to neighbouring property and boundary , basement impact upon water table, water courses, damp and structural impact upon neighbouring houses (houses are located close together)
- Request that any pumps be located within the building rather an external areas (concern with noise)
- Disruption during construction
- No information about possible non-demolition options within submission

5.1.2 Neighbours were re-consulted following the submission of additional information relating to basement construction, drainage strategy and sun/daylight and overshadowing issues. No additional responses received.

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 Adopted Sites and Policies Plan (July 2014)

DM D2 (Design Considerations in all developments)
DM D4 (Managing heritage assets).
DM H4 (Demolition and redevelopment of a single dwelling house)
Given that Policy DM H4 'demolition and redevelopment of a single dwelling house' is a completely new policy, requiring CSH Level 5 for CO2 emissions and fabric efficiency which would fundamentally affect the design of a new house, it has been agreed by the Planning Policy and Development Control Managers that it will apply to new applications submitted after formal adoption of the Sites and Policies Plan on 9 July 2014.

7. PLANNING CONSIDERATIONS

7.1 The principal planning considerations relate to the principle of demolition of the existing house, design of the replacement house and impact upon the visual amenities of the Wilberforce Way street scene and West Wimbledon Conservation Area, construction implications of the proposed basement (drainage, flooding and structural integrity), impact upon neighbouring amenity, trees and highway considerations.

7.2 Amendments

The rearward projection of the proposed house beyond 4 Wilberforce Way has been reduced from 5.2m to 4.5m at ground floor level and from 7.2m to 6.6m at first floor level. In addition, the proposed first floor rearward projection has been inset a further 0.6m from the boundary with 4 Wilberforce Way (now inset 4.2m from boundary).

7.2 Demolition of Existing House

7.2.1 In exercising conservation area controls, local planning authorities are required to pay special attention to the desirability of preserving or enhancing the character and appearance of the area in question and this should be the prime consideration in determining demolition of a dwelling house. Account needs to be taken of the part played in the architectural or historic interest of the area by the building for which demolition is

proposed, and in particular of the wider effects of demolition on a building's surroundings and on the conservation area as a whole.

7.2.2 The Wimbledon West Conservation Area character describes the character of the houses in Wilberforce Way as:

“...a disappointing suburban intrusion into the varied historic character of this part of the Conservation Area. Since they were erected before the advent of conservation areas, the sensitivity of their setting appears to have been disregarded”.

7.2.3 The appraisal goes onto to describe numbers 1 – 10 Wilberforce Way as:

“...ten detached two storey double fronted houses continue the design of Nos. 30 to 40 Lauriston Road. They include minor variations and, being smaller than many of the other houses in the vicinity, several of them have been extended in various ways. For example, Nos. 6 and 9 have similar timber framing to that of No. 36 Lauriston Road, and No. 2 has had an extension added over most of the front elevation which includes an asymmetrical hipped roof surmounted by a tiny timbered gable. Applications for extending and/or rebuilding continue”.

7.2.4 The Council must take into consideration the published character area appraisal of the Wimbledon West Conservation Area, which makes it clear that the host property does not have any outstanding architectural merit. It would be difficult to resist the principle of demolition of the existing house on this basis, although this is subject to the provision of a suitable replacement house that respects the context of the site and preserves or enhances the character and appearance of the Wimbledon West Conservation Area.

7.3 Design

Aesthetics-The proposal is for a traditional house with brick elevations, traditional roof form, front bay feature and fenestration detailing. A traditional house in this location, which includes a single front bay feature, is considered to be an acceptable approach that would respect the visual amenities of the area and fit into the pattern of development in the street. The proposed building would be lowered 0.3m below natural ground level. The modest nature of the level change is considered to be acceptable.

Bulk and massing -The bulk and massing of the proposed replacement house are considered to satisfactorily relate to the context of the site and pattern of development within the vicinity. When viewed from the public realm, the proposed house has been designed to work broadly within the footprint of the existing building. The main increase in floorspace is

through formation of a basement under the new footprint and additional rearward projection.

Siting -The proposed building would broadly follow the existing front building line. The first floor flank walls would be inset 1.2m and 1.65m away from the side boundaries. The existing house directly abuts the boundary with 2 Wilberforce Way, with a gap between the side elevation and the boundary with no.4. The proposed house provides a slightly greater gap at all levels between the flank wall and no.4 and a new 1.65m gap is provided at first floor level which does not currently exist between the proposed house and no.2, increasing visual separation (and thus reducing any terracing effect within the street scene compared to the existing situation).

Although the proposed building would project further into the garden at the rear than the existing house, given the size of the plot and the siting of the projection, with a reasonably sized rear garden being retained, it is not considered to constitute overdevelopment or to adversely impact on the character of the Conservation area.

Height - Given the proposed slight reduction in ground levels, the eaves height would be broadly comparable with its neighbour at no.4. The proposed ridge height would be 8.9m compared to an existing ridge height of 8.12, a difference of 0.78m, which, when taking into account the 0.3m decrease in site levels, would be 0.48m higher taken from existing ground levels and relative to its neighbours. Given the varying ridge heights and spaces between properties, it is not considered that the proposed house would be particularly noticeably higher than its neighbours. The lower eaves and ridge height of the front bay would also assist in ensuring that the increase height of the main ridge does not appear unduly prominent.

The proposed replacement house for the reasons given above is considered to preserve the character and appearance of the Wimbledon West Conservation Area.

7.4 Basement

7.4.1 The only elements of the basement visible from the public realm would be the proposed front light well, which would be covered with a flush grille and is modest in size. From a visual perspective, therefore, the light well would have a limited impact upon the street scene. It sits under the footprint of the proposed house, with only the lightwells extending beyond and does not necessitate any tree removal, according with the requirements of policy DM.D2.

7.4.2 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 qualified structural engineer to produce a Basement Construction Methodology Statement and Drainage Strategy which provides a detailed assessment for the preparation and construction of the property and basement.

- 7.4.3 The reports conclude that based on site investigation, there would not be a significant impact on the groundwater flow regime at or in the vicinity of the site. It confirms that temporary retaining structures will be required which is likely to be provided by a bored pile wall which would cause minimal vibration compared to other methods. Any groundwater seepage occurring during construction could be adequately controlled with the use of conventional sump pumping techniques.
- 7.4.4 Permanent retention to the basement structure is to be provided by a reinforced concrete foundation slab and walls designed to act independently from any temporary support. The temporary piles will be left permanently in the ground. The detailed design and installation of any temporary works measures will be undertaken by specialist contractors using best practice, relevant construction standards, design parameters contained within the site investigation report by Southern Testing, and Structural Engineers advice to minimise the risk of movement or damage to the adjoining owner's buildings, boundary walls and supporting soil.
- 7.4.5 The Construction Method Statement sets out a suitable construction sequence which is as follows:
- Demolish the existing house and clear the site of obstructions.
 - Install the piling platform across the footprint of the basement.
 - Install the cantilever or propped piled retaining wall to the perimeter of the proposed basement, to provide temporary support to the surrounding soils during the basement excavation.
 - Construct reinforced concrete capping beam along the tops of the piles.
 - Install temporary propping between the tops of the piles, if specified by the specialist designer.
 - Excavate soils within the basement footprint, installing any further temporary propping as required and as works progress. Utilise dewatering measures within the excavation, as required.
 - Prepare the formation in preparation for constructing the new reinforced concrete basement floor slab. These works are to be inspected and approved by the Building Control Officer prior to the pouring of concrete. Pour the basement slab.

- Construct the reinforced concrete walls to the perimeter of the basement.
- Remove temporary propping when the permanent reinforced concrete structure reaches the required strength.
- Commence low level masonry walls and construct the suspended concrete ground floor.
- Basement construction complete. Commence construction of the superstructure above.

7.4.6 Basement Conclusion

The report concludes that there is a safe and effective method of excavating and constructing the basement without significant impact on the public highway or neighbouring properties. A planning condition requiring the development to be carried out in accordance with the Basement Construction Methodology Statement and drainage strategy would ensure a suitable construction.

7.4.7 Drainage Strategy

7.4.8 Due to the increase in building footprint, resulting in an increased impermeable area contributing to the public sewer, it is proposed to attenuate the new discharge to a maximum rate of 5.0l/sec, or to a rate agreed with Thames Water based on previous site discharge. Discharge will be controlled by a vortex flow control device i.e. Hydro Brake, and an attenuation tank of modular construction provided on site to accommodate the resulting storage requirements which will be designed to serve storm return periods of up to and including 1in100year + 30% allowance for climate change without surface flooding. There is sufficient space beneath the drive to the front of the property to accommodate the attenuation tank.

7.4.9 Foul drainage points within the basement will be served by a pump chamber located in one of the rear light wells with a rising main discharging to the gravity network at ground level which in turn

outfalls to the public sewer. Surface water run-off within the new

staircase/light wells serving the basement located to the front and rear of the property will be served by a pump chamber, located in the other light well, with a rising main discharging to the gravity network at ground level which in turn outfalls to the public sewer. Foul and surface water pump installations will each be provided with 2No pumps.

7.4.10 The drive to the front of the property is currently a porous gravel construction and it is proposed to keep this or provide a comparable

porous construction allowing disposal of surface water run-off via

infiltration.

7.4.11 Drainage Conclusion -The drainage strategy demonstrates that a SUDS compliant scheme is achievable for the proposed development.

8. Standard of Accommodation

8.1 The proposed house would provide a satisfactory standard of accommodation for future occupiers. The proposed house would be well in excess of the London Plan's required minimum Gross Internal Area and, each habitable room has good outlook, levels of light, storage spaces and circulation areas. The house would have direct access to well over 50m² of private amenity space which would meet the Council's requirements in relation to policy DM D2.

9. Neighbouring Amenity

9.1 2 Wilberforce Way

This neighbouring property was originally sited further back from the highway compared to the application site due to its corner plot position. Recent extensions to the front of the house have brought its frontage into a closer alignment with 3 Wilberforce Way. Due to the original siting of the house, the rear corner of the proposed house is broadly in line with the rear corner of this neighbouring house. Its only flank window is obscure glazed and serves a non-habitable room. There is not, therefore, considered to be any unacceptable impact on the amenities of this property in terms of privacy, daylight, sunlight, outlook or overshadowing.

9.2 4 Wilberforce Way

9.2.1 The proposed house would broadly follow the footprint of the existing house at the front of the site and is therefore not considered to be materially different than the existing situation relative to no.4.

9.2.2 At the rear of the site, the proposed house would project 4.5m beyond this neighbouring property at ground floor and 6.6m at the upper levels. The proposed ground floor element would be inset 1.2m from the boundary with this neighbouring property and the upper levels would be inset 4.2m from the boundary. This level of separation from the boundary is considered to sufficient to reduce the impact of the increased depth and and massing of the building to an acceptable level when viewed from this

neighbouring property and rear garden area.

- 9.2.3 The agent has submitted an independent sunlight and daylight report which concludes that the proposed house would not breach BRE guidelines in relation to impact on daylight and sunlight received by no.4. It is also well within BRE parameters in relation to additional overshadowing of the garden area.

8. Trees

- 8.1.1 Only 1 tree is to be removed, which is unclassified. The Council's tree officer has confirmed that there would be no undue impact upon trees subject to a number of planning conditions being imposed.

7.8 Archaeology

The application site is located within an Archaeological zone as identified in the Sites and Policies Plan. It is therefore considered necessary to impose a planning condition relating to the implementation of a programme of archaeological works.

7.9 Parking and Traffic

- 7.9.1 The site has a PTAL rating of 1b and is located within CPZ- VOs. Whilst the size of the existing house has been enlarged, a 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 Local Financial Considerations

- 7.10.1 The proposed development is liable to pay the Mayoral Community Infrastructure Levy (CIL), the funds for which will be applied by the Mayor towards the Crossrail project and Merton's CIL. The CIL amount is non-negotiable.

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

- 8.1.1 The proposal is for minor residential 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 on EIA submission.

8.1.3 Given that Policy DM H4 'demolition and redevelopment of a single dwelling house' is a completely new policy, requiring CSH Level 5 for CO2 emissions and fabric efficiency which would fundamentally affect the design of a new house, it has been agreed by the Planning Policy and Development Control Managers that it will apply to new applications submitted after formal adoption of the Sites and Policies Plan on 9 July 2014. This application predates the adoption of this policy, having been submitted in May 2014, therefore it will be required to be designed to Code 4. It will also be required to meet Lifetime Homes standards

9. **CONCLUSION**

9.1.1 The proposed development will provide a new family dwelling which is considered to respect the visual amenities of the Wilberforce Way streetscene and would preserve the character and appearance of the Wimbledon West Conservation Area. The standard of residential accommodation proposed is considered to meet the needs of future occupiers, with an appropriate level of amenity space and room sizes with good outlook and light levels. There would be no undue impact upon neighbouring amenity, trees, traffic or highway conditions and the proposal accords with the Council's basement policy. The proposal is considered to be in accordance with Adopted Sites and Policies Plan, Core Planning Strategy and London Plan policies and is 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. B1 External materials to be approved
4. B4 Details of surface treatment
5. B5 Details of walls/Fences
6. C1 No permitted development (extensions)
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer, rooflight or door in the upper levels of

the flank elevations than those expressly authorised by this permission shall be constructed without planning permission first being obtained from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties and to comply with policies BE.15 and BE.23 of the Adopted Merton Unitary Development Plan 2003.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer, rooflight or door other than those expressly authorised by this permission shall be constructed in the upper levels of the flank elevations without planning permission first obtained from the Local Planning Authority.
9. C4 Before the development hereby permitted is first occupied, the windows in the side elevations of the upper levels shall be glazed with obscured glass and shall be maintained as such thereafter.
10. C6 Refuse and Recycling (Details to be submitted)
11. C7 Refuse and Recycling (Implementation)
12. C8 No Use of Flat Roof
13. D11 Construction Times
14. F1 Landscaping/Planting Scheme
15. F2 Landscaping (Implementation)
16. F4 Tree Protection: The details and measures of the approved document 'Development Site Tree Report' Ref: JL/3159/R/SH dated 10 April 2014, together with the approved drawing 'Tree Protection Plan' ref: JL/R3159/R/dlm (also titled 'Land survey' plan) shall be fully complied with. The approved details and measures shall be installed prior to the commencement of site works and shall be retained and maintained until the completion of all site operations.

Reason: To protect and safeguard the existing retained trees in accordance with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2011, policy CS13 of Merton's Core Planning Strategy 2011 and policy 02 of Merton's Sites and Policies Plan 2014;

17. F8: Site Supervision (Trees):
- 18 Development in accordance with Basement Construction Methodology Statement and Drainage Strategy
19. Construction Management Plan
20. J1 Lifetimes Homes
21. L2 Code for sustainable homes (Code 4) – Pre commencement (New build residential)
22. L3 Code for sustainable homes (Code 4) – Pre Occupation (New build residential)
23. K1P Archaeology
- 24 The approved basement shall be constructed by the installation of a piling wall to the perimeter of the basement.
- Reason: To protect and safeguard the existing retained trees in accordance with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2011, policy CS13 of Merton’s Core Planning Strategy 2011 and policy DM.02 of Merton’s Sites and Policies Plan 2014;
25. No plant installed prior to submission of noise report

Planning Informative

- 1 INF 12 Works affecting the public highway

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