

PLANNING APPLICATIONS COMMITTEE
13 November 2014

Item No:

UPRN

APPLICATION NO.

DATE VALID

13/P3962

03/07/2013

Address/Site Crescent House, 113-115 Worple Road, SW20 8JD

(Ward) Hillside

Proposal: Removal of existing pitched roof and erection of a new recessed third floor to building providing 3 x 2 bedroom flats with installation of roof top balconies.

Drawing Nos PP-01, PPL-02 (B), PPL3 (B), PPL-04, PPL-05 (A), PPL-06 (A), PPL-07 (B), PPL-08 (A) and Design and Access Statement

Contact Officer: Richard Allen (8545 3621)

RECOMMENDATION

GRANT Planning Permission subject S.106 Agreement and conditions

CHECKLIST INFORMATION

- Heads of agreement: Permit Free, Affordable Housing and Education contributions.
- Conservation Area: No
- UDP site designation: None
- Is a screening opinion required: No
- Is an Environmental impact statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice-No
- Site notice-Yes
- Design Review Panel consulted-No
- Number neighbours consulted: 57
- External consultants: None
- Archaeology Priority Zone: No
- Controlled Parking Zone: Yes

3. **PLANNING HISTORY**

- 3.1 In 1961, planning permission was granted for the erection of a three storey block comprising nine flats and garages (Ref.WIM 5869).
- 3.2 In October 2001, planning permission was REFUSED under delegated powers for the removal of the existing roof and erection of a new third floor to provide 2 x 3 bedroom flats with roof terraces and a lift enclosure, new entrance barrier to car park and new bin store and two additional parking spaces (LBM Ref.01/P1518).

Planning permission was refused on the grounds that:-

‘The proposed extensions and alterations to the building to enable provision of two additional flat units at third floor level would place further burden on the limited accessible amenity space and by virtue of the height, bulk and massing constitute and incongruous form of development that would be detrimental to the Worple Road/Crescent Road street scene and the general surrounding area contrary to policies EB.23, H.12 and H.14 of the Adopted Merton UDP (April 1996) and policies HP.6, HS.2, BE.28 and BE.29 of the Second Deposit UDP (October 2000)’.

- 3.3 In August 2002 planning permission was REFUSED under delegated powers for the removal of the existing roof and erection of a new third floor to provide 2 x 3 bedroom flats with roof terraces and a lift enclosure, new entrance barrier to car park and new bin store and two additional parking spaces (LBM Ref.02/P1052).

Planning permission was refused on the grounds that:-

‘The proposed extensions and alterations to the building to enable provision of two additional flat units at third floor level would place further burden on the limited accessible amenity space and by virtue of the height, bulk and massing constitute and incongruous form of development that would be detrimental to the Worple Road/crescent Road street scene and the general surrounding area contrary to policies EB.23, H.12 and H.14 of the Adopted Merton UDP (April 1996) and policies HP.6, HS.2, BE.28 and BE.29 of the Second Deposit UDP (October 2000)’.

- 3.4 In August 2013 planning permission was REFUSED for the removal of the existing pitched roof and erection of a new recessed third floor to building, providing 3 x 2 bedroom flats with installation of rooftop balconies (LBM Ref.13/P0890).

Planning permission was refused on the grounds that:-

‘The proposed extensions to provide three flat units at third floor level, would by virtue of the scale, massing and design constitute an incongruous form of development that would be detrimental to the Worple Road/Crescent Road

- The provision of balconies would result in loss of privacy.
- The applicant has not consulted with existing residents and the proposal would be in breach of a covenant.
- The proposal will significantly restrict access to the grounds of the property by extending the planted area from the existing gate pier, along the rear wall of the property, with the resulting loss of the turning area for vehicles and therefore restricting manoeuvrability. The new line of the planted area has also removed the parking area currently enjoyed by residents and would reduce potential parking space by 6 or 7 vehicles.
- Residents oppose the installation of electronic vehicle gates as Crescent House does not suffer from improper access or use.
- The proposal is speculative to enhance the value of the freehold.

4.4 Amended Plans- 2nd Reconsultation

In order to address the concerns of residents regarding the loss of the 'informal' parking area at the side of Crescent House to landscaping, the architect has removed the extension to the landscaped area from the proposal and the 'informal' parking area is to be retained, in addition to the provision of an additional parking space adjacent to the bin store and two spaces adjacent to the north east boundary of the site, to give a total of 12 parking spaces. However, the electronic entrance gates to the parking area still form part of the current proposal. In response a further letter of objection has been received from the occupiers of flat 8, Crescent House who reiterate their previous objections, as set out in paragraph 4.3 above.

5. POLICY CONTEXT

- 5.1 The relevant policies contained within the Adopted Merton Core Strategy (July 2011) are CS8 (Housing Choice), CS9 (Housing Provision), CS14 (Design) and CS20 (Parking).
- 5.2 The relevant policies within the Plans and Policies Plan (July 2014) are DM 02 (Nature Conservation, Trees, Hedges and Landscape Features), DM D1 (Urban Design and the Public Realm), DM D2 (Design Considerations in all Developments), DM D3 (Alterations and Extensions to Buildings) and DM H2 (Housing Mix).
- 5.3 The relevant policies within the London Plan (July 2011) are 3.3 (Increasing Housing Supply), 3.4 (Optimising Sites Potential) and 3.5 (Quality and Design of Housing).

6. PLANNING CONSIDERATIONS

- 6.1 The main planning considerations concern the principle of the development given the planning history together with design, the standard of accommodation proposed, together with neighbour amenity and parking issues.

6.2 Principle of Development

6.3 Design and Appearance

The proposal involves the construction of an additional floor of accommodation at third floor level in place of the existing hipped roof. The overall height of the additional floor of accommodation would not exceed the existing ridge height -the extension would 'square off' the existing hipped ends of the roof and a large, mainly glazed flat roofed extension would replace the original roof form. The proposed additional floor of accommodation would be set back from the front elevation by 2 metres and would be constructed mainly of glass to give a 'light weight' appearance to the upper floor unlike the previously refused scheme which proposed a bulkier and heavier looking extension. The overhanging 'Brise Soleil' roof detail has been reduced in size and further reduces the visual impact of the extension, whilst given the 2 metre 'set back' on the front elevation together with its relatively low height, would not be intrusive when viewed from street level.

6.4 It should be noted that there is no prominent architectural style in this part of Worple Road which comprises a mixture of flatted developments, flat conversion and houses. Building heights range from four storeys at 117 Worple Road and three storey town houses adjacent to the application site at 111 Worple Road. Opposite the application site are three storey semi-detached dwellings together with the large four storey apartment block at 204-206 Worple Road. In terms of height and design the current proposal is considered to be acceptable and would not be detrimental to the Worple Road/Crescent Road street scene. It is also proposed to install a lift as part of the general upgrade of the building. Objections have been received concerning the provision of a lift as on the plans initially submitted the existing pedestrian access to the rear parking area would have been removed to accommodate the lift shaft. However, the lift has been repositioned to allow the existing entrance to the car park to be retained. This also assists in maintaining a separate means of escape from the building. The proposal is would therefore accord with policies CS14 (Design), DM D1 (Urban Design and the Public Realm) and DM D2 (Design Considerations in all Developments).

6.5 Standard of Accommodation

The proposal involves the provision of three x two bedroom flats and the flats would have a gross internal floor area of 64.5 m², 70m² and 71m² respectively which complies with the minimum space standards for a two bedroom three person flat (61m²) as set out in the London Plan. In terms of amenity space, the Mayor of London's Housing Supplementary Planning Guidance 2012 requires flatted developments to provide a minimum of 5m² of private outdoor space per habitable room and an extra 1m² is also required for each additional occupant. Amenity space would be provided by access to the roof terrace for each of the new flats. The roof terraces would be 33m², 27m² and 35m² respectively. The amenity space provision is therefore considerably in excess of the minimum requirement for two bedroom/four person flats. The proposal is therefore considered to be acceptable in terms of London Plan Policy 3.5 and Adopted Merton Core Strategy Policy CS8 (Housing Choice).

6.6 Neighbour Amenity

The concerns of the objectors are noted. However, the removal of the window adjacent to flat 6 to accommodate the lift would not affect daylight to a habitable room, but to the entrance lobby and the loss of a window at ground an first floor level has to be balanced against the provision of a lift and the resulting improvements to disabled access to the building. The large roof light would however benefit the new third floor only as the constraints of the layout of the existing building would preclude the addition of an atrium to light the stairwell. Concern has also been raised regarding the removal of the recesses in front of the entrances to flats 3, 6 and 9 and that the removal of the recesses would restrict access to the flats. However, the removal of the recesses to accommodate the lift would not result in a reduction in width of the existing corridor. The removal of the recess to accommodate the lift is also an internal alteration for which planning permission is not required. It is however noted that the provision of the communal bin store would result in the loss of communal landscaping to the Crescent road frontage. The loss of a small area of planting has also to be balanced against the desirability of upgrading the access and servicing of the existing and proposed flats. There is also scope for enhancing the existing planting to both the Crescent Road and Worple Road frontages. The current proposal for additional accommodation would maintain the existing ridge height unlike the previously refused scheme; the current proposal has an acceptable relationship to the existing building and neighbouring properties. The proposal would not result in any overlooking and/or loss of privacy to occupiers of neighbouring properties. The proposal is therefore considered to be acceptable in terms policy CS14.

6.7 Parking

The proposal would involve the provision of three additional parking spaces to give a total of 12 parking spaces. At present there is space adjacent to the side of Crescent House for 'informal parking' (i.e. with no formally marked parking bays). As originally submitted it was proposed to provide three additional parking spaces and enlarge the landscaped area at the side of Crescent House. This would have resulted in the loss of the existing informal parking area that could potentially accommodate approximately five cars. Following representations from residents the architect removed the extension to the planting area from the proposal and informal parking area at the side of Crescent House is retained. In terms of parking provision, the application site is within a CPZ and is on a bus route. The proposed parking provision (12 spaces) is considered to be acceptable in terms of policy CS20 (Parking) subject to the three additional flats being designated 'permit free' secured through a S.106 Agreement.

6.8 Section 106 Obligations

Core Strategy policy CS 8 requires that all sites capable of providing between 1-9 units (net) will be required to make provision for affordable housing as an off-site financial contribution. In this instance there will be a

net gain of 3 new units on the site and so a financial contribution will be required (£106,536).

6.9 Local Financial Considerations

The floor area of the proposed development is below the threshold required for payment of the Mayoral Community Infrastructure Levy, the funds for which will be applied by the Mayor towards the Crossrail project.

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

7.1 The proposed house would be meet the requirements of the code for sustainable homes.

7.2 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly there is no requirement for an EIA submission.

8. **CONCLUSION**

8.1 The current proposal is considered to be acceptable in terms of design, bulk and massing and would result in the provision of additional residential units. Accordingly, it is recommended that planning permission be granted.

RECOMMENDATION

GRANT PLANNING PERMISSION

Subject to completion of a S.106 agreement covering the following heads of terms:-

1. The development is designated 'permit free'.
2. That the developer makes a financial contribution towards affordable housing (£106,536).
3. That the developer pays the Councils costs of drafting, completing and monitoring the legal agreement.

and the following conditions:-

1. A.1 (Commencement of Development)
2. A.7 (Approved Drawings)
3. B.1 (Approval of Facing Materials)

4. B.4 (Site Surface Treatment)
5. Details of the design of the electronic entrance gates shall be submitted to and be approved in writing by the Local Planning Authority. The entrance gates shall be installed in accordance with the approved details.

Reason for condition: In the interest of neighbour amenity and to comply with Policy DM D2 (Design Considerations in all Developments) of the Plans and Policies Plan (July 2014).

6. C.7 Refuse and Recycling – Implementation)
7. C.8 (No Use of Flat Roof)
8. D.11 (Hours of Construction)
9. F.1 Landscaping
10. L2P (Code for Sustainable Homes -New Build Residential)
11. L.3 (Code for Sustainable Homes – Pre-Occupation)
12. J.1 (Lifetime Homes)