

PLANNING APPLICATIONS COMMITTEE

11th December 2014

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>Item No:</u> <u>DATE VALID</u>
	14/P3337	29/08/2014

Address/Site 1 Homefield Place,
14B Homefield Road,
Wimbledon SW18 4QF

(Ward) Village

Proposal: Demolition of single storey rear extension and the erection of a part single and a part single/part two storey rear extension, installation of new doors and windows and repositioning of existing rear roof lights (total of 6 roof lights) and replacement of central section of roof with glazing and alterations to fenestration in connection with use of the building as 2 x 4 bedroom dwelling houses.

Drawing Nos A-099-HFP-PRO-LOC Rev P4, A-099-HFP-PRO-010 Rev P4, 011 Rev P4, 012 Rev P4, 013 Rev P4, 020 Rev P4, 030 Rev P4, 031 Rev P4 and Design and Access Statement

Contact Officer: Richard Allen (8545 3621)

RECOMMENDATION

GRANT Planning Permission subject to conditions

CHECKLIST INFORMATION

- Heads of agreement: No
- Is a screening opinion required: No
- Is an Environmental impact statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice- Yes
- Site notice-Yes
- Design Review Panel consulted-No
- Number neighbours consulted: 23
- External consultants: None

- The provision of new entrance doors to provide independent access to each dwelling. The existing entrance of the front elevation would be bricked up and two new entrances formed with doors and canopies designed to match the design of existing houses within the mews.
- The windows either side of the existing entrance will be enlarged to match the proportions of the existing windows on the front elevation.
- The proposed new entrances would align with the gable features at roof level.
- A number of alterations are proposed for the roof of the building including removal of a redundant roof light and the installation of four roof lights to the front roof elevation,.
- The existing flat roof section at the apex of the roof would be glazed to provide additional light to the rooms within the roof space.
- Fireplaces would be provided for each dwelling which would involve the provision of flues terminating 0.9 metres above the crown of the roof.

4. **PLANNING HISTORY**

- 4.1 In March 2001 planning permission was granted for the redevelopment of the site involving demolition of the existing building and the erection of a terrace of three houses on the north west boundary of the site and one detached house to the rear of the amenity area of 17 Homefield Road (3 X 4 Bedroom and 1 x 3 Bedroom) and a B1 Business floor space totalling 605m² within a part single/part two storey building (with business accommodation also at basement level) adjacent to the proposed terraced housing and extending alongside the remainder of the western boundary of the site. Vehicular access to the site from Homefield Road with the provision of nine parking spaces (6 residential and 3 business) and provision of pedestrian access to Wimbledon Village High Street (LBM Ref.00/P1333).
- 4.2 Prior approval given for a change of use from offices (Use Class B1 (a)) to Residential use (Class C3) in Aug 2014 under LBM Ref.14/P2533. The prior approval application involved the conversion of the existing office building arranged over three levels (including basement) and known as 'Wellington House' into 2 x 4 bedroom dwelling houses. Works to convert the building have commenced.

5. **CONSULTATION**

- 5.1 The application has been advertised by conservation area site and press notice and letters of notification to occupiers of neighbouring properties. In response 5 representations have been received from occupiers of properties in Lingfield Road, Haygarth Place and the Haygarth Place Residents association. The grounds of objection are set out below:-
- The proposal would have an adverse impact upon parking in the area.
 - There was no consultation on the change of use from office to residential use.

6.1 The relevant policies contained within the Adopted Merton Core Strategy (July 2011) are CS8 (Housing Choice), CS9 (Housing Provision), CS13 (Open Space, Nature Conservation Leisure and Culture), CS14 (Design) and CS20 (Parking).

6.1 The relevant policies contained within the Adopted Sites and Policies Plan (July 2014) are DM H2 (Housing Mix), DM DT3 (Car Parking), DM D2 (Design Considerations in all Developments), DM D3 (Alterations and Extensions to Existing Buildings) and DM D4 (Managing Heritage Assets).

6.2 The London Plan (February 2011)

The relevant policies within the London Plan are 3.5 (Design and Quality of Housing), 3.8 (Housing Choice), 7.4 (Local Character)

7. **PLANNING CONSIDERATIONS**

7.1 The main planning considerations concern the change of use from offices to residential use, Design and Conservation Issues, together with neighbour amenity and parking issues.

7.2 Change of Use

7.2.1 Recent temporary changes to the Town and Country Planning (General Permitted Development) Order allow for changes of use of existing offices to residential use without the need for formal planning permission subject to consideration of contamination, flooding and highways issues. Approval cannot be withheld on the basis of the loss of employment use. Prior approval was given for the change of use from office use to residential use on 6 August 2014 under LBM Ref.14/P2533. The prior approval application was advertised by site notice in accordance with the Council's normal practice. The use of the building as a residential (Class C3) use is therefore permitted development subject to the change of use being completed by 30 May 2016. Works to implement the change of use have commenced. However, the Prior Approval process does not include permitted development rights for any external changes to the building hence the submission of the current planning application for extensions and material changes to the appearance of the building

7.2.2 The changes provide increased amenity space and result in an overall reduction in floorspace for each of the houses (which would still exceed London Plan requirements for this size of dwelling). The changes result in an improvement to the quality of the proposed units.

7.3 Design and Conservation Issues

The alterations to the existing office building are sought in order to improve the internal arrangement and living conditions of the 2 x 4 bedroom dwelling houses. The alterations to the front elevation and provision of new entrance doors and porches would match those of the existing houses within the mews development. Concern however, has been raised by the occupiers of properties at the rear of the site in Haygarth Place concerning the number of roof lights within the rear roof elevation and the installation of skylights within

SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

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

10. **CONCLUSION**

10.1 Prior approval has been previously granted for the change of use from office (Class B1 use) to residential (Class C3 use) and this is being implemented, therefore the principle of loss of employment has been established. The main issue is therefore the impact of the proposed alterations to the building upon neighbour amenity. The concerns raised by residents of Haygarth Place regarding roof lights are noted. However, the replacement roof lights in the rear sloping roof plane would be high level, obscure glazed and would not therefore impact on privacy and the new skylights in the flat roofed top section of the main roof would only permit views upwards of sky. The rooflights and skylights have been reduced in number from that originally proposed. There are existing rooflights in the rear roof slope which are being replaced. Although the residential use of the building would result in lights being used later in the evening than the previous office use, this is not in itself a reason for refusal, and the impact of light from the windows, given their size and location, is not considered to be sufficient to warrant refusal. The proposed alterations and extensions to the building are considered to be acceptable in design terms and the proposal would preserve and enhance the character and appearance of the Merton (Wimbledon Village) Conservation Area. Accordingly it is recommended that planning permission be granted.

RECOMMENDATION

GRANT PLANNING PERMISSION

subject to the following conditions:-

1. A.1 Commencement of Development
2. A.7 Approved Plans
2. B.3 External Materials as Specified
4. D.11 Hours of Construction
5. INF1 Party Wall Act



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1 Homefield Place

Scale 1/1250

Date 26/11/2014

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DEVELOPMENT CONTROL