

Agenda Item 6

PLANNING APPLICATIONS COMMITTEE 15 January 2015

Item No:

UPRN

APPLICATION NO.

DATE VALID

14/P3275

23/09/2014

Address/Site 42 Beulah Road, Wimbledon SW19 3SB

(Ward) Dundonald

Proposal: Demolition of existing garage/workshop building and erection of a mixed use three storey building comprising ground floor office space (Class B1), 3x 1 bed flats (2 at first floor and 1 at second floor) (Class C3).

Drawing Nos 207 P 0001, 0002, 0003, 0004, 0005, Design and Access Statement and Daylighting Report

Contact Officer: Richard Allen (8545 3621)

RECOMMENDATION

GRANT Planning Permission subject to conditions and completion of a S.106 Agreement

CHECKLIST INFORMATION

- Heads of agreement: Yes
- 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 – 8
- External consultants: None
- Density: n/a
- Number of jobs created: n/a
- Archaeology Priority Zone: Yes

1. **INTRODUCTION**

- 1.1 This application has been brought to the Planning Applications Committee due to the number of objections

2. **SITE AND SURROUNDINGS**

- 2.1 The application site comprises 145m² of land formerly used for motor vehicle repairs, situated on the east side of Beulah Road. There is a derelict single storey garage/workshop/office building wrapping around the rear and side boundaries of the site enclosing an open yard and the site is bounded by fencing and gates to Beulah Road. Beulah Road in the vicinity of the application site comprises a mixture of light industrial yard based activities, garage, workshops and storage buildings. To the rear of the site are two storey houses in Graham Road which have rear roof extensions on the main roof and rear wing providing accommodation at 2nd floor level. Opposite the site are the rear garden boundaries of two storey residential properties in Hartfield Crescent.
- 2.2 This part of Beulah Road has a transitional character with views looking north dominated by the taller buildings within the town centre and to the south by predominantly small scale residential houses. The application site is not within a conservation area. The site is located within a CPZ (W4). There is one tall but contorted poor quality tree within the site growing out from the wall of the rear office building.

3. **CURRENT PROPOSAL**

- 3.1 The current application involves the demolition of the existing buildings and the erection of a mixed use building with accommodation over 3 levels comprising ground floor office space (Class B1 use), 2x 1-bed flats at first floor and 1x 1bed flat at 2nd floor (Class C3 use).
- 3.2 The front elevation of the proposed building would be sited at the back edge of the footway in Beulah Road and the flank walls of the proposed building would abut each side boundary. At ground floor level, a single storey element of the office space would abut the boundary, as at present, but with two open areas providing a lightwell/open space on each side. Above this level, the building has been designed with a roof which slopes up from 4.2m towards a ridge of 9.15m towards the front of the site, sloping down again towards Beulah Road to give the impression of a 2 and a half storey building with an eaves height of 6.7m. The building is chamfered back on both sides at the rear with the sloping roof covering the 1st floor accommodation. The 2nd floor is contained within the front half of the building with a smaller footprint than the floor below and is partly within the roofspace.
- 3.3 At first floor level each apartment would be provided with a small terrace screened from properties in Graham Road by a 1.7m high wall. At second floor level, two terraces would be provided for the second floor apartment on the front elevation.

- 3.4 Secure cycle parking is provided within the internal entrance lobby and refuse/recycling and meters within the external lobby. A contemporary design approach has been adopted for the proposed development, whilst respecting site context with the use of brick as the main material and the adoption of a sloping roof form.

4. **PLANNING HISTORY**

- 4.1 In January 2002 planning permission was granted for the demolition of the existing garage and the erection of a part single/part two storey office/studio building with rear roof terrace (LBM Ref.01/P1378).
- 4.2 In May 2005, planning permission was granted for the demolition of the existing garage/workshop building and the erection of a two storey (Class B1) office building (Amendment to planning permission Ref.01/P1378) (LBM Ref.05/P0675). It comprised a flat roofed two storey building with a ground floor occupying the whole footprint of the site and a second floor recessed back 4.5m from the boundary, with a high wall to an external terrace set approximately 2.5m from the rear boundary.

5. **CONSULTATION**

- 5.1 The application has been advertised by site notice procedure and letters of notification to occupiers of neighbouring properties. In response 8 letters of objection have been received. The grounds of objection are set out below:-
- A three storey building would be out of keeping with the area being taller than neighbouring buildings and would set a precedent for other residential development which will significantly reduce privacy and increase noise and light pollution.
 - It would obstruct views, reduce light and result in loss of privacy to neighbouring residential properties in Graham Road
 - Most of the properties in Beulah Road are in commercial use - only occupied during working hours, and though untidy, they are mainly low level.
 - Previous scheme was for a two storey building and took note of concerns about sunlight, daylight and privacy. The current proposal is too big and bulky for the site.
 - will increase pressure on parking
 - loss of existing large tree on the site and proposed development leaves no space for greenery.
 - Construction work will cause inconvenience.

6. **POLICY CONTEXT**

- 6.1 The relevant policies are as follows:
- 6.2 Merton Core Strategy
CS8 (Housing Choice), CS9 (Housing Provision), CS14 (Design), CS15 (Climate Change) and CS20 (Parking).
- 6.3 Merton Plans and Policies Plan (July 2014)
DM D2 (Design Considerations in all Developments), DM D3 (Alterations and Extensions to Buildings),
- 6.4 The London Plan (February 2011)
3.3 (Increasing Housing Supply), 3.5 (Quality and Design of Housing), 3.8 (Housing Choice), 4.3 (Mixed Use Development and Offices), 5.7 (Renewable Energy), 7.4 (Local Character), 7.6 (Architecture).

7. **PLANNING CONSIDERATIONS**

- 7.1 The main planning considerations concern the loss of employment land, design issues, standard of residential accommodation, neighbour amenity, parking, sustainability and parking issues.
- 7.2 Principle of Redevelopment of Existing Site & Mixed Employment/Residential Use
Planning permission has previously been granted for the demolition of the existing garage/workshop building and erection of a two storey office building (LBM Ref.05/P0675 dated 25/5/2005). This maintained an employment use on the site and complied with policy E.6 (Loss of Employment Land Outside of Designated Industrial Areas) of the Adopted Merton UDP. The UDP has now been superseded by the Adopted Merton Core Strategy (July 2011) and the Plans and Policies Plan (July 2014) and policy DM E3 (Protection of Scattered Employment Sites) applies. The current proposal replaces the derelict workshop buildings with modern B1 offices at ground floor occupying the same floor area as the previous employment use, and therefore complies with policy DM E3. The applicants are Terry Pawson Architects, who wish to use the office space themselves to allow their practice to return within the Borough.
- 7.3 The proposed residential use above the office space is acceptable in terms of the principle of a mixed use in the context of the surrounding area, which is itself a mixture of commercial and residential uses..
- 7.4 Design Issues
The previously approved scheme was for a two storey building with a flat roof of contemporary design. Although floorspace is now proposed over 3 levels, the top level is of a reduced footprint, sitting largely within the roofspace, and sits within a pitched roof form with chamfered edges. This results in a building with a two storey appearance from Beulah Road. To the rear, the pitched roof slopes down to the height of the terrace screen above the ground floor. Although it would have an eaves line higher than houses to the south, there is

a substantial gap between the site and the nearest properties. The ridge line would be comparable to that of houses in Graham Road to the rear. The adjacent site at 40 Beulah Road comprises a large garage/workshop building approximately 1 ½ storeys in height, with other sites to the north of the application site containing an assortment of workshop buildings and garages. In terms of the street scene, there is no strong architectural context given the rundown nature of many adjoining buildings and the transitional location between the town centre to the north and predominantly residential areas to the south. The two storey residential properties at the rear of the site in Graham Road have large roof extensions which give the visual impression of a third floor and create a third floor of accommodation within the roofspace as extended and are of similar height to the proposed building. The buildings further north are of increasing scale providing a backdrop of up to eight storeys towards the Town Centre. The principal materials are red brick with a slate roof, with deep recessing and modelling of the front elevation. The design is simple, clean and contemporary whilst remaining respectful of its context through the palette of materials and sloping roof form. The massing and design of the building is considered to have been carefully and thoughtfully approached and to be acceptable in the context of the Council's policies.

7.5 Standard of Residential Accommodation

The proposed flats would comprise 3 x 1 bedroom 1 person units. They have a Gross Internal Area (GIA) of 39, 40 and 44 m², exceeding the London Plan minimum standard of 37m² set out in policy 3.5 (Quality and Design of Housing). In terms of amenity space, the first floor flats would each have access to a 5 sqm terrace and the 2nd floor flat would have two small terraces providing just over 8 sqm in compliance with the Mayor's housing SPG and Merton policy DM D2 (Design Considerations in all Developments).

7.6 Neighbour Amenity

The massing of the building and the internal layout has been considered to take account of the amenities of residents in the houses to the rear in Graham Road, whose rear gardens abut the existing office building wall. The building has been designed with a single storey element adjacent to the boundary, with upper levels set back 2m under a roof which slopes up and away from this boundary to a ridge height comparable with their own. The roof is cut away at both corners above the ground floor to reduce bulk. The rear windows to the first floor flats are screened by a 1.7m wall to the rear boundary to prevent overlooking and there are no other windows other than 2 above eye level roof lights above a living area and to the stairwell. In terms of outlook, the 2nd storey is set back between 5.25 and 2.5m from the rear boundary but this closer point is where the eaves slope down to only 4.2m so it is more of a 1 and a half storey element at this point than a 2-storey element. Although it is appreciated that the view from these properties will change significantly, on balance, the approach to the massing is considered to be acceptable, with the third storey accommodation being set towards the Beulah Road frontage.

RECOMMENDATION

GRANT PLANNING PERMISSION

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

1. The development is designated 'permit free'.
2. Payment of the Council's legal and professional costs in drafting, completing and monitoring the legal agreement.

and subject to 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. B.5 (Boundary Treatment)
6. C.2 (No Permitted Development Doors/Windows)
7. C.7 (Refuse and Recycling-Implementation)
8. D.9 (External Lighting)
9. D.11 (Construction Times)
10. H.7 (Cycle Parking Implementation)
11. H.9 Construction Vehicles)
12. J.1 (Lifetime Homes)
13. L.2 (Code for Sustainable Homes-Pre Commencement)
14. L.3 (Code for Sustainable Homes – Pre Occupation)
15. INF.1 Party Wall Act

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