

PLANNING APPLICATIONS COMMITTEE

26 MARCH 2015

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>Item No:</u> <u>DATE VALID</u>
	15/P0045	22/12/2014

Address/Site 25 Belvedere Drive, Wimbledon SW19 7BU

(Ward) **Village**

Proposal: Demolition of existing two storey house and erection of 2 x detached houses with basement, ground, first and second (attic) levels with alterations to existing vehicular crossover on Belvedere Drive (Amendment to LBM planning permission 14/P1901 dated 16/10/2014 -addition of dormer windows to side roof elevations).

Drawing Nos P01, P02, P03 Rev A, P04 Rev A, P05, P06, P07, Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan, Design and Access Statement, Code for Sustainable Homes Pre-Assessment Report and Basement Construction Methodology.

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- No
- Site notice-Yes
- Design Review Panel consulted-No
- Number of neighbours consulted: 7
- External consultants: None
- Density: n/a

- Number of jobs created: n/a
- Archaeology Priority Zone: No

1. **INTRODUCTION**

- 1.1 This application has been brought to the Planning Applications Committee at the request of Councillor Badenoch. Objections have also been received.

2. **SITE AND SURROUNDINGS**

- 2.1 The application site comprises a two storey semi-detached dwelling house situated on the north-western side of Belvedere Drive, adjacent to the junction with St Mary's Road. The application site is located within the Merton (Wimbledon North) Conservation Area (Sub-Area 4 Belvedere). The existing house is not statutorily or locally listed.

3. **CURRENT PROPOSAL**

- 3.1 Members resolved to grant planning permission in October 2014 for the demolition of the existing house and the erection of a pair of detached houses, subject to completion of a legal agreement in relation to affordable housing. The permission was issued in January 2015 and is therefore extant and still capable of implementation.
- 3.2 The current application the subject of this report is identical in all respects to planning permission 14/P1901 except for the replacement of a roof light with a dormer on each of the 2 new houses above the staircase, on the roof flanks facing towards the side boundaries with adjoining properties. The dormer windows would be 2.3 m in width and 1.270 m in height.

4. **PLANNING HISTORY**

- 4.1 14/P1901 Members resolved to grant planning permission at Planning Applications Committee in Oct 2014 subject to a legal agreement. This was subsequently completed and planning permission was issued in January 2015.
- 4.2 In November 2014 tree works were approved for works to tree within the front garden; Beech tree to be crown reduced by 2 metres, Birch tree to be removed and Cherry tree to be crown reduced by 2 metres to previous reduction points (LBM Ref.14/T/3869).

5. **CONSULTATION**

- 5.1 Conservation Area site and press notice procedure.
Notice displayed.
Letters to occupiers of neighbouring properties.
3 letters of objection have been received neighbouring properties and one from Belvedere Estate Residents Association. The grounds of objection are set out below:-

- 6.5 Wimbledon North Conservation Area Character Appraisal (Sub-Area 4)
Paragraph 14.2.3 of the appraisal.

7. **PLANNING CONSIDERATIONS**

- 7.1 The existence of an extant planning permission, 14/P1901, capable of implementation, is a strong material planning consideration. Given that the current development plan policies were in place when this application was considered, including the adopted Merton Sites and Policies Plan (July 2014), there has been no change to the policy background (other than central government changes to policy guidance in relation to affordable housing on sites of 10 or less, referred to later in the report).
- 7.2 It is confirmed that the current proposal is identical in all respects to that previously approved, including the overall height, with the main ridge at 15.51 and top of gable at 15.91 AOD (Above Ordnance Datum) and that the access arrangements also remain unchanged, with no new second vehicular access proposed (the design and access statement has been amended to confirm this). The existing crossover would be increased in width to provide one parking space per property as per the previous proposal. The report will therefore concentrate on the impact of the proposed replacement of 2 side rooflights with 2 dormers in relation to visual amenity and the impact on the Conservation Area, as well as impact on neighbouring amenity.
- 7.3 **Impact on visual amenity and the Wimbledon North Conservation Area**
The dormer windows are of modest size, are set well up from the eaves and are set behind the proposed chimneys, 5 metres back from the front elevations. One of the key contributions that the properties along this part of Belvedere Drive make to the character of the conservation area is a sense of spaciousness, with gaps through to mature planting beyond. There is no change to the size of the proposed gaps between the flank walls of the proposed houses and their neighbours compared to the approved application. Given the size and positioning of the dormers, any change to the views between properties at roof level compared to the approved scheme is considered to be marginal, and it is considered that a sufficient sense of space is maintained around the buildings to preserve the character of the Merton (Wimbledon North) Conservation Area. The design of the dormers is considered to be acceptable and to comply with the aims of Policies DM D3 and DM D4.
- 7.4 **Neighbour Amenity**
The concerns of the objectors relating to potential overlooking/ loss of privacy to windows and gardens are noted. The proposed additional dormer windows serve staircases and can be conditioned to be both fixed and obscure glazed. Thus conditioned, the proposed side dormer windows would not affect privacy and are acceptable in terms of policy DM D2.

7.5 Local Financial Contributions

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 also Merton's CIL.

7.6 S106 and Affordable Housing

On 28 November, Central Government updated Planning Policy Guidance in relation to the criteria for affordable housing contributions. A financial contribution towards affordable housing provision is now only applicable to developments of 11 or more residential units with a floor space of over 1000m². The pair of proposed dwelling houses would have a combined floor area of 738.1 m². Therefore, there is no longer a requirement for the developer to make a financial contribution towards affordable housing in the borough under policy CS8 (Housing Choice) of the Core Planning Strategy (July 2011).

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.

9.2 The proposed houses will be required to meet Code Level 4 of the Code for Sustainable Homes (the Council's policy team advise that Policy DM H4 requiring Code 5 only applies where one house is demolished and replaced by another and does not apply where there is more than one replacement house).

10. **CONCLUSION**

10.1 The proposed amendments to the previously approved planning permission involving the provision of side dormer windows to each of the houses, is considered to be acceptable in design terms. The amended scheme would also not affect neighbor amenity. The proposal would also preserve the character and appearance of the Merton (Wimbledon North) 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
3. B.1 External Materials to be Approved

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