

**PLANNING APPLICATIONS COMMITTEE**  
**18<sup>th</sup> June 2015**

**Item No:**

**UPRN**

**APPLICATION NO.**

**DATE VALID**

15/P0940

09/03/2015

**Address/Site:**

27 Lindisfarne Road, West Wimbledon, SW20 0NW

**(Ward)**

Village

**Proposal:**

Demolition of Existing House and Erection of 2 x 6 bedroom detached houses.

**Drawing Nos:**

1170/P02A, 03A, 04A, 05A, 06, 07A, 08A, 09A, 10A, Site Location Plan & Arboricultural Implications Assessment dated 4<sup>th</sup> March 2015 from Advanced Tree Services.

**Contact Officer:**

David Gardener (0208 545 3115)

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**RECOMMENDATION**

**GRANT Planning Permission Subject to Conditions**

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**CHECKLIST INFORMATION**

- Heads of agreement: None
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice: Yes
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 12
- External consultations: None

**1. INTRODUCTION**

- 1.1 The applications have been brought before the Planning Applications Committee due to the number of representations received as a result of public consultation.

**2. SITE AND SURROUNDINGS**

- 2.1 The application site comprises a detached dwelling house located in the northeast corner of a large plot, on the south side Lindisfarne Road. Lindisfarne Road is a cul-de-sac comprising 25 detached houses, which was developed from the 1930s onwards.
- 2.2 The surrounding area is residential in character with Metropolitan Open Land located immediately to the south of the site. The site is not located within a conservation area but is within an archaeological priority zone.

### **3. CURRENT PROPOSAL**

- 3.1 The current application is for full planning permission to demolish the existing house and erect 2 x 6 bedroom detached houses.
- 3.2 The proposed houses would be arranged over three floors, including roof space accommodation. The houses would each feature hipped roofs with a parapet wall enclosing the front, rear and part of the side elevations and rear dormers. A single storey element will wrap around the side and rear elevations of each house.
- 3.3 The houses will measure between approx. 5.5m and 8.4m in height with the single storey elements, which feature flat roofs measuring approx. 3.3m in height. The houses will comprise clay face brickwork with tile crease course details and plain tile lintels and clay plain tile roofs. The rear glazed openings and dormer windows would comprise aluminium cladding, whilst the bays would feature brick and plain tile detail.
- 3.4 It should be noted that the plans have been amended since the application was first submitted with the front elevations moved further back.

### **4. PLANNING HISTORY**

The following planning history is relevant:

- 4.1 MER642/68 – Double garage. Granted - 01/08/1968
- 4.2 MER443/77 - Alterations to roof for increased headroom. Granted - 18/07/1977
- 4.3 13/P4088 - Outline application for demolition of existing detached dwelling house and erection of 2 x link-detached dwelling houses (access, layout and scale to be determined at this stage). Refused - 11/04/2014, for the following reason:

“ The proposal, by reason of its height, depth, and siting would be visually intrusive, overbearing and result in an unacceptable loss of outlook to the detriment of the amenities of occupiers of No.31 Lindisfarne Road, contrary to policy BE.15: New Buildings and Extensions: Daylight, Sunlight, Privacy, Visual Intrusion and Noise of the Council's adopted Unitary Development Plan (October 2003).”

- 4.4 13/P4090 - Outline application for demolition of existing detached dwelling house and erection of detached dwelling house with ancillary flat located at ground floor level (access, layout and scale to be determined at this stage). Granted - 11/04/2014;
- 4.5 14/P2577 - Application for outline planning permission for the erection of 2 x two storey detached houses (access, layout and scale to be determined at this stage). Granted - 18/12/2014.

## **5. POLICY CONTEXT**

- 5.1 The following policies from the Adopted Sites and Policies Plan and Policies Maps (July 2014):  
DM D2 (Design considerations in all developments), DM D3 (Alterations and extensions to existing buildings), DM D4 (Managing Heritage Assets), DM 01 (Open Space), DM O2 (Nature conservation, trees, hedges and landscape features), DM T1 (Support for sustainable transport and active travel).
- 5.2 The relevant policies in the Adopted Core Strategy (July 2011) are:  
CS.8 (Housing Choice), CS.9 (Housing Provision), CS.14 (Design), CS.20 (Parking, Servicing and Delivery)
- 5.3 The relevant policies in the London Plan (July 2011) are:  
3.3 (Increasing Housing Supply), 3.5 (Quality and Design of Housing Developments), 3.8 (Housing Choice), 5.3 (Sustainable Design and Construction)
- 5.4 The following Supplementary Planning Guidance (SPG) is also relevant:  
New Residential Development (September 1999)

## **6. CONSULTATION**

- 6.1 The application was publicised by means of Conservation Area press and site notice procedure and individual letters to occupiers of neighbouring properties. In response, eight letters of objection have been received. The letters of objection are on the following grounds:
- The houses will be beyond the front building line of houses on this part of the road
    - Loss of daylight/sunlight
    - Loss of privacy
    - Out of keeping
    - Overlooking
    - Restricted view for vehicles caused by reduction in front garden depth
    - Loss of view
    - Excessive height
    - Traffic/parking impact
    - Detrimental impact on open and green character of road

- Overbearing and dominant
- The houses are too large for the plot and this would result in overdevelopment
- Ground floor element of No.27 is too deep
- The current proposal is much deeper and the eaves is higher than houses granted outline permission (LBM Ref: 14/P2577)
- Impact on Metropolitan Open Land (MOL) at the rear of the site

## 6.2 LUNG

- 6.21 The proposal is contrary to policy DM 01 and CS 13 as the proposals height, mass and close proximity to the MOL boundary would detract from the amenity of park users due to visual intrusion. In addition, the public footpath between No.25 and No.27 should be widened at the northern end as at present the boundary fence makes a considerable intrusion on the footpath.

## 6.3 The Wimbledon Society

- 6.31 The proposal is not consistent with the local pattern of development due to the excessive depth and height of each house. Also one house would be only 4m from the front boundary. The houses would create significant overshadowing of neighbouring properties. Given the reduction in rear garden space the MOL would be adversely affected by the overshadowing and dominance of the houses. In addition, the public footpath between No.25 and No.27 should be widened at the northern end in line with policy DMT1c, which aims to enhance walking routes.

## 6.4 The Residents' Association of West Wimbledon (RAWW)

- 6.41 Excessive height and depth of houses is detrimental to the amenity of No.31 and to the visual amenity of the MOL and as such would not comply with policies DM 01 and DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014). The width of the public footpath, on the western boundary of the site should also not be less than the 1.8m shown on the submitted drawings.

## 7. PLANNING CONSIDERATIONS

The main planning considerations in this instance concern the impact that the proposed houses would have on visual and residential amenity, the standard of accommodation to be provided and any impact on parking/highways.

### 7.2 Design, Impact on Streetscene and Metropolitan Open Land (MOL)

- 7.21 Policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that proposals for development will be required to relate positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings, whilst using appropriate architectural forms, language, detailing and materials which complement and enhance the character of the wider setting.

- 7.22 In relation to the street and surrounding properties it is not considered that the proposed houses would be excessive in terms of their height, bulk or massing. It should be noted that there is an extant outline planning permission (LBM Ref: 14/P2577) for two detached houses where access, layout and scale was determined. The proposed houses in the current application are not that dissimilar in terms of their height with the ridge height 23cm lower and eaves height 30cm higher. The houses in the current proposal also include parapet walls of approx. 90cm on their front, rear and part of their side elevations enclosing the eaves of the roof however this is not considered to significantly increase their bulk. The space between the houses and neighbouring properties means that although they are higher than Nos. 25 & 31 it would not be too noticeable when viewed from the street. On the advice of council planning officers, the front elevations of each house have also been moved further back so that they do not jut out in front of No.25 when viewed from further along the street.
- 7.23 The proposed houses are also considered to be acceptable in terms of their design with each house comprising hipped roofs and clay facing brick walls. The existing road was developed from the 1930s and the design of the proposed houses has been influenced by this period with for example the windows featuring horizontal glazing bars.
- 7.24 Policy DM 01 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that development in proximity to and likely to be conspicuous from MOL or designated open space will only be acceptable if the visual amenities of the MOL or designated open space will not be harmed by reason of siting, materials or design. It is considered that the proposal would comply with this policy as the houses would simply slot in between Nos. 25 & 31. The proposed houses would at first floor level, would also not be located any closer to the MOL than Nos. 25 and 31.
- 7.25 There is an existing public right of way, which runs between the application site and No. 25. Policy DM T1 states that to improve access both on the public highway and off road, development will be expected to enhance existing walking and cycling routes. It was noted when the site inspection was carried out that the footpath is overgrown with foliage from the application site. The council's Highways Department have confirmed that the footpath is an unadopted public right of way, which means it is not maintained by the council. To improve access on this footpath a condition will be attached requiring that a new fence is erected on the side boundary of the application site which maintains a footpath width of 1.75m. It should be noted that this would also be in accordance with the proposed site plan.

### **7.3 Standard of Accommodation**

- 7.31 The London Plan was published in July 2011 and sets out a minimum gross internal area standard for new homes as part of policy 3.5. It provides the most up to date and appropriate minimum space standards for Merton.

- 7.32 In addition, adopted policy CS.14 of the Core Strategy and DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) encourages well designed housing in the borough by ensuring that all residential development complies with the most appropriate minimum space standards and provides functional internal spaces that are fit for purpose. New residential development should safeguard the amenities of occupiers by providing appropriate levels of sunlight & daylight and privacy for occupiers of adjacent properties and for future occupiers of proposed dwellings. The living conditions of existing and future residents should not be diminished by increased noise or disturbance.
- 7.33 As the proposed houses would comfortably exceed the minimum space standards set out in the London Plan, with each habitable room providing good outlook, light and circulation, it is considered the proposal would provide a satisfactory standard of accommodation. In addition, the proposed houses would provide a minimum of 50 square metres of private amenity space. The proposed houses would therefore comply with policy 3.5 of the London Plan (July 2011), CS.14 of the Core Planning Strategy (July 2011) and DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014).

#### **7.4 Residential Amenity**

- 7.41 Policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that proposals for development will be required to ensure provision of appropriate levels of sunlight and daylight, quality of living conditions, amenity space and privacy, to both proposed and adjoining buildings and gardens. Development should also protect new and existing development from visual intrusion.
- 7.42 It is not considered that the proposed houses would have an unacceptable impact on the amenity of occupiers of No.25. The rear elevation of the nearest house would not project beyond the rear elevation of this house at first floor level, whilst the ground floor element would project only 3.3m beyond the rear wall of No.25, which is considered to be acceptable given it would have a maximum height of only 3.3m and there is a gap of 2.9m between the flank wall of this element and the side boundary with No.25.
- 7.43 There are currently no buildings occupying the east side of the plot, which means the occupiers of No.31 currently enjoy an open aspect when viewing this part of the application site from their curtilage. In common with the extant outline permission (LBM Ref: 14/P2577) the proposal has been designed so that the nearest of the proposed houses would be located 4.5m from the side boundary with No.31 at first floor level, which means a reasonable level of outlook from this property will be preserved.
- 7.44 It is noted that No.31 has a side facing window, which faces the site, however any impact on views from this window would not warrant a refusal of the application given this is a side window and as such is not afforded that same level of protection as a front or rear facing window. Nevertheless, it should be noted that this window is located approx. 12m from the side boundary, whilst

No.31 is positioned at an angle to the site, which means this window would not directly face the nearest of the proposed houses.

- 7.45 Overall, it is considered that the proposal would not be visually intrusive and overbearing when viewed from adjoining properties or result in an unacceptable level of daylight/sunlight loss. The proposal therefore accords with policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014).

## **7.5 Parking and Traffic**

- 7.51 The application site is not located in a Controlled Parking Zone and there is enough space at the front of each house for off-street parking. Each house would also accommodate an integral garage. Nevertheless it is considered that a net increase of one house would not have a detrimental impact on car parking or traffic in this instance. The proposal therefore accords with policy CS.20 of the Core Planning Strategy.

## **7.6 Trees and Landscaping**

- 7.61 The proposal would result in three trees being removed (1 x Holly, 1 x pear & 1 x cherry). Two of the trees are category 'C' or 'U' and the pear, which is category 'B' has been constrained in its canopy growth by one of the category 'C' trees. The applicant also proposes a replacement tree at the front of the site and to further soften the its appearance when viewed from the MOL a condition requiring further tree planting close to the rear boundary of the site will also be attached.

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

- 8.1 The proposal involves the erection of a detached house. The house is therefore expected to meet Code level 4 and Lifetime Homes Standards.
- 8.2 The application does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms of EIA submission.

## **9. LOCAL FINANCIAL CONSIDERATIONS**

- 9.1 The proposed houses would result in a net gain in gross floor space and as such will be liable to pay the Mayoral Community Infrastructure Levy, the funds for which will be applied by the Mayor towards Crossrail.

## **10. CONCLUSION**

- 10.1 It is considered that the proposed houses would be acceptable in terms of their size and design and would not have an unacceptable impact on the Lindisfarne Road streetscene or when viewed from the Metropolitan Open Land (MOL) located immediately to the rear of the site. The houses are also

considered to have an acceptable impact on neighbouring properties and traffic/parking. Overall it is considered that the proposal would comply with all relevant planning policies and as such planning permission should be granted.

### **RECOMMENDATION**

#### **(1) GRANT PLANNING PERMISSION subject to the following conditions:**

1. A.1 (Commencement of Development)
2. B.1 (External Materials to be Approved)
3. B.4 (Details of Site/Surface Treatment)
4. B.6 (Levels)
5. C.1 (No Permitted Development (Extensions))
6. C.2 (No Permitted Development (Windows and Doors))
7. C.8 (No Use of Flat Roof)
8. C.10 (Hours of Construction)
9. F.1 (Landscaping/Planting Scheme)
10. F.2 (Landscaping (Implementation))
11. F.4 (Tree survey approved)
12. F.9 (Hardstandings)
13. No part of the development hereby approved shall be occupied until evidence has been submitted to the council confirming that the development has achieved not less than the CO2 reductions (ENE1), internal water usage (WAT1) standards equivalent to Code for Sustainable Homes level 4. Evidence requirements are detailed in the "Schedule of evidence Required for Post Construction Stage from Ene1 & Wat1 of the Code for Sustainable Homes Technical Guide. Evidence to demonstrate a 25% reduction compared to 2010 part L regulations and internal water usage rates of 105l/p/day must be submitted to, and acknowledged in writing by the Local Planning Authority, unless otherwise agreed in writing.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with the following Development Plan policies for Merton: policy 5.2 of the London Plan 2011 and policy CS15 of Merton's Core Planning Strategy 2011.

14. Prior to the commencement of the development details of the provision



to accommodate all site operatives, visitors and construction vehicles and loading / unloading arrangements during the construction process shall be submitted and approved in writing with the Local Planning Authority. The approved details must be implemented and complied with for the duration of the construction process.

Reason: To safeguard the amenities of the occupiers of neighbouring properties.

15. J.1 (Lifetime Homes)

16. The development hereby approved shall not be occupied until a replacement fence on the west boundary of the application site has been erected. In accordance with approved drawing No. 1170/P02A the fence shall be located a minimum of 1.7m from the eastern boundary fence of No.25 Lindisfarne Road.

Reason: To improve access to the footpath and comply with policy DM T1 of the Adopted Sites and Policies Plan and Policies Maps (July 2014).

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