

PLANNING APPLICATIONS COMMITTEE
17th September 2015

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>Item No:</u> <u>DATE VALID</u>
	15/P1087	14/04/2015
Address/Site	2B Belverdere Drive , Wimbledon Village, London, SW19 7DG	
Ward	Village	
Proposal:	Demolition of existing house and construction of a new dwelling house including new basement	
Drawing Nos	322-P1.002-D, 003-D, 004-C, 005-C, 101-F, 102-G, 103-G, 104-G, 105-C, 106-F, 107-D, 110-D, 111-D and 112-D	
Contact Officer:	Stuart Adams (0208 545 3147)	

RECOMMENDATION

GRANT Planning Permission subject to conditions.

CHECKLIST INFORMATION.

- Heads of agreement: - N/A
 - Is a screening opinion required: No
 - Is an Environmental 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 – 29
 - External consultations – No.
 - Number of jobs created – N/A
 - PTAL score –
 - CPZ –
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1. **INTRODUCTION**

- 1.1 The application has been brought before the Planning Applications Committee for consideration given the number of objections received and the case officer's recommendation to grant permission subject to conditions.

2. **SITE AND SURROUNDINGS**

- 2.1 The application site comprises a two storey detached house, located in Belvedere Drive, Wimbledon Village. The application site originally formed part of three similar designed detached houses on the south-east side of Belvedere Drive (2, 2A and 2B Belvedere Drive). The three houses are of similar design and were constructed with red face brick elevations, casement windows and shallow pitched artificial slate roofs, which wrap around the entire second floor in a mansard style. The three properties include ground floor front projections, which, like the upper floors are set back from the street frontage to create a staggered front building line that responds to the bend in the road.
- 2.2 Due to the natural topography of site and the higher ground of Wimbledon Hill Road to the south, ground levels increase from a northern to southern direction towards Wimbledon Hill Road. The rear boundary of the application site therefore sits at the bottom of an embankment to Wimbledon Hill Road. The neighbouring property to the east, Bluegates, is a large four storey block of flats. Other properties in Belvedere Drive comprise modest/large detached houses and blocks of flats.
- 2.3 The application site is not located within a Conservation Area, but adjoins the Wimbledon Hill Road Conservation Area. The tree within the rear garden of the property is protected under the MER (No.3) TPO 1968.

3. **CURRENT PROPOSAL**

- 3.1 Demolition of existing house and construction of a new dwellinghouse including new basement. The proposed modern town house would include brick facades, aluminum sliding folding doors recessed into the façade, glazed balconies, casement windows, timber door and a glazed balustrade to the front light well. The proposal also seeks to relocate the existing entrance door from the side of the building to the front.

4. **PLANNING HISTORY**

- 4.1 MER203/82 - Outline erection of two 3 storey town houses with

detached double garages and one 2 storey detached house with integral garage and room in roof - Outline Permission Granted Subject to Conditions.

- 4.2 MER629/82 - Erection of 3 three-storey houses with separate garages - Permission Granted Subject to Conditions.
- 4.3 07/P0359 - Demolition of ground floor front extension and removal of shallow pitched roof and artificial slate mansard, remodelling of front elevation to incorporate new gradual sloping glazed and render extension with new hardstanding and landscaping - Grant - 25/4/07
- 4.4 07/P1563 - Demolition of ground floor front extension and removal of mansard. Erection of part one part two storey front extension incorporating roof terrace, excavation of basement with front lightwell and creation of balcony to the rear – Grant - 12/07/2007
- 4.5 08/P0657 - Demolition of ground floor front extension and removal of mansard, erection of part one/part two storey front extension incorporating roof terrace, excavation of basement with front lightwell, creation of balcony to rear and installation of glass balustrades at roof level in connection with the use of the main roof as a roof terrace – Refused on 16/06/2008 for the following reason:

The proposed railings and use of the roof as a terrace area would lead to the introduction of an incongruous and overly prominent feature within the street scene which would also result in a loss of privacy, and noise and light disturbance to the occupiers of 2A Belvedere Road and the Bluegate block of flats in particular. As such the proposed development is contrary to policies BE.15 (New Buildings and Extensions; Daylight, Sunlight, Privacy, Visual Intrusion and Noise), BE.16 (Urban Design), BE.22 (Design of New Development) of the London Borough of Merton UDP - October 2003, and the Council's Residential Extensions, Alterations and Conversions - SPG

- 4.6 10/P1983 - Application for renewal of extant planning permission 07/p1563 (dated 12/07/2007) for the demolition of ground floor front extension and removal of mansard, part one, part two storey front extensions incorporating roof terraces; excavation of basements with front lightwells and creation of balconies to rear – Grant - 03/09/2010.

Other relevant planning history (Planning permission was granted for similar proposals at 2 and 2A Belvedere Drive):

2 Belvedere Drive

- 4.7 07/P0060 - Demolition of ground floor front extension and removal of pitched roof and mansard, remodelling of front elevation to incorporate new extension and hardstanding and landscaping - Permission Granted Subject to Conditions.

2A Belvedere Drive

- 4.8 06/P2214 - Demolition of ground floor front extension and removal of shallow pitched roof and artificial slate mansard, remodelling of front elevation to incorporate a new gradual sloping glazed and render extension with new hard standing and landscaping - Permission Granted Subject to Conditions.

2 and 2A Belvedere Drive

- 4.9 07/P1585 - Demolition of ground floor front extension and removal of mansard. Erection of part one part two storey front extension incorporating roof terrace, excavation of basement with front lightwell and creation of balcony to the rear – Grant - 12/07/2007.

5. **CONSULTATION**

- 5.1 The application has been advertised by site notice and letters of notification to the occupiers of neighbouring properties.

- 5.1.1 In response to the consultation, 10 letters of objection were received. The letters of objection raise the following points:

- Loss of light and overshadowing
- Hideous facades depicted in the elevations
- Side view of very high brick wall – consigning something closely resembling a prison yard
- Excavation on such a narrow site on such a steep hill.
- The wall currently retaining the earth within the garden of 2b appears already to have partly succumbed to the force of gravity on the retained earth. Concerns that the wall between the two sites is likely to be early casualty of the excavation process – yet it has not even been mentioned.
- Site is not flat as claimed. Bore hole and measurements were quite deliberately made on the Belvedere Drive frontage, which is by far the most level and stable part of the site.
- Overdevelopment
- Add another jarring architectural style to the variety already in the street

- Increase in size from the existing building will comprise the distant views between houses, which are features in this area, resulting from predominantly detached properties in the street which are mostly set well back from the kerbside
- It does not create any new living accommodation but merely increases the scale of the existing dwelling at the expense of further diminishing the character of Wimbledon Village.
- Wimbledon has a number of underground watercourses. Old springs and the clay means that water diverts quickly and unpredictably, which may be an issue on the steep hill around the proposed development.
- Traffic caused by construction
- The earth structure is not stable, Bluegates and the town houses are over an old pond. There are also underground streams running down Wimbledon Hill Road and Bluegates development was built on a floating platform for this reason.
- Impact on the roots of large chestnut trees
- Noise and disturbance
- Safety and security during demolition
- Impact upon the structural integrity of neighbouring buildings
- Loss of privacy
- Frontage contains a vast expanse of glass and large balconies which are out of keeping with the street scene
- The wall of 2B forms the boundary of the adjoining property and access from front door. Concerns with safety.
- No mention about how the property will be demolished and constructed
- Loss of trees on frontage. Rural character over the years has declined.
- History of water/flooding problems in the area
- Height of house will feel imposing
- Modern houses out of keeping
- Construction Method Statement does not have detailed geotechnical engineering calculations

5.2 Tree Officer - No objection subject to conditions

6. POLICY CONTEXT

6.1 The relevant policies in the Council's adopted Site and Policies Plan (July 2014) are:

DM H2 Housing mix
 DM H3 Support for affordable housing
 DM D2 Design Considerations in all developments
 DM D4 Managing heritage assets

DM EP2 Reducing and mitigating noise
DM T1 Support for sustainable transport and active travel
DM T2 Transport impacts of development
DM T3 Car parking and servicing standards

- 6.2 The following Supplementary Planning Guidance notes are also relevant:

New Residential Development (December 1999)
Planning Obligations (July 2006)

- 6.3 The relevant policies within the Adopted Core Strategy (July 2011) are:

CS8 – Housing Choice
CS9 - Housing Provision
CS14 - Design
CS18 – Active Transport
CS19 – Public Transport
CS20 - Parking, Servicing and Delivery

- 6.4 The Relevant policies in the London Plan (July 2011) are:

3.3 (Increasing Housing Supply),
3.4 (Optimising Housing Potential),
3.5 (Quality and Design of Housing Developments),
3.8 (Housing Choice),
5.1 (Climate Change Mitigation),
5.3 (Sustainable Design and Construction).

7. **PLANNING CONSIDERATIONS**

- 7.1 The principal planning considerations related to this application are the principle of demolition, the design of the new house and its impact upon the Belvedere Drive street scene, adjacent Wimbledon Hill Road Conservation Area, standard of accommodation provided, construction of the basement, impact upon neighbouring amenity and parking/highways considerations.

7.2 **Principle of development**

- 7.2.2 The principle of development with the creation of a new dwelling has effectively already been established under previous planning applications on the site. The most recent application dates back to 2010 (LBM ref 10/P1983) which involved an application for renewal of extant planning permission 07/P1563 (dated 12/07/2007). 07/P1563 was for the demolition of ground floor front extension and removal of mansard, part one, part two

storey front extensions incorporating roof terraces; excavation of basement with front lightwells and creation of balconies to rear. This permission in essence would create a new dwelling (rather than extensions to the existing house).

7.2.3 The current application seeks to demolish the existing building and create a new replacement house. It is noted that planning permission is not required for the demolition of the existing house as it is located outside a Conservation Area. However in any event, there is no objection to the demolition of the existing house. In principle, the proposed development seeks to improve the visual amenities of the street scene and would work within the framework of the existing building and principles established under planning approval 10/P1983.

7.3 Comparison to 10/P1983 & Existing House

<u>Building Height</u>	
- Existing	9675mm
- Approved planning app (10/P1983)	-1016mm
- Proposed scheme	-700mm
Projection forward at first floors (front of building)	
- Existing	0
- Approved planning app	1486mm
- Proposed application	330mm
Front garage	
- Existing	0
- Approved planning app	-2660
- Proposed application	0
- First floor rear extension (rear of building)	
- Existing	0
- approved planning app	- 223mm
- Proposed application	813mm
- Ground floor rear extension (rear of building)	
- Existing	0
- approved planning app	- 223mm
- Proposed application	4435mm
- Basement sqm	
- Existing	0
- Approved app	45sqm
- Proposed application (therefore and additional 80sqm)	125sqm

7.4 Design

7.1.1 The existing house is considered to have little architectural merit and therefore its demolition is considered to be acceptable. The host property

originally formed part of three similar designed detached houses which are set back from the highway with a staggered front building line that responds to the contours of the street. Whilst originally the buildings would have displayed a basic form of symmetry by reason of their comparable architecture and massing, the architecture of the buildings are not individually or collectively considered to be high quality. It should be noted that recent extensions to number 2 Belvedere Drive and changes to fenestration at 2a and 2 have further eroded the collective form of the houses.

- 7.1.2 The proposal seeks to introduce a high quality modern designed building. There is no objection to the modern designed approach in this instance given the eclectic urban form within the street. The proposed modern town house would include brick facades, aluminum sliding folding doors recessed into the façade, glazed balconies, casement windows, timber door and a glazed balustrade to the front light well. The proposal also seeks to relocate the existing entrance door from the side of the building to the front. This is a welcomed feature that would give the building a live frontage. Overall, the proposed building is considered to relate positively to the visual amenities of the street scene and would be a vast improvement compared to the existing building. A planning condition requiring the submission of materials and typical detailing can be imposed on the planning permission to ensure a satisfactory finish to the development.
- 7.1.3 In terms of the massing, height and siting of the proposed building, the proposed house has been designed to work within the principles of the existing building and that approved under planning approval 10/P1983. The ground floor element of the building would project the same distance to the frontage as the existing ground floor structure. At first and second floor levels the frontage of the house would only sit 0.33m further forward than the existing upper levels. In terms of the height of the proposed building, the building would remove the existing mansard at second floor level and replace it with vertical facades. This would create more massing (limited), however the height of the building would sit 0.7m lower than the existing ridge height. Whilst the building would appear as a more substantial building in size and massing, it is considered that the proposed building would respond well to the existing pattern of development in the street scene. The proposed house would form a gradual transition between the large block of flats on the adjacent site (Bluegates) and the adjacent house to the west, known as 2a Belvedere Avenue.

Conservation Area.

- 7.1.4 As required by planning policy DM D4 (Managing heritage assets) proposals within a conservation area are required to either conserve or enhance the heritages assets (Conservation Area). As stated above, the

proposed works are considered to respect the visual amenities of the street scene and would therefore conserve the adjacent Wimbledon Hill Road Conservation Area.

7.6 Standard of Accommodation.

7.6.1 The proposed house would provide a satisfactory standard of accommodation for future occupiers. The house would exceed the London Plan Gross Internal Area minimum standards. Each room would be capable of accommodating furniture and fittings in a satisfactory manner. Each habitable room has good outlook, levels of light, storage spaces and circulation areas. The house would have direct access to over 50 square metres of private amenity space at the rear of the houses which exceeds the Council's minimum space standards.

7.7 Basement

7.7.1 The proposed basement would have a limited impact upon the visual amenities of the area with the front light well being enclosed with a glass screen. The rear light wells would not be visible from the public realm. Whilst it is noted that front light wells are not a characteristic of the street scene, nevertheless the proposed light well is modest in size and would be enclosed by a glass balcony, which would respond to the modern architecture of the building and create a design feature at ground floor level.

7.7.2 Neighbours have expressed concerns in relation to the proposed basement and its impact upon flooding, drainage and the structural stability of adjacent properties. The appellant has commissioned an independent structural engineer to produce a Construction Method Statement (Green Structural Engineering) which provides details for the preparation and construction of the basement. The following extracts have been taken from the Construction Method Statement

Geology and hydrology conditions

7.7.3 One borehole was carried out on site, to establish the geology. The borehole was drilled to a depth of 5.00m from lower ground floor level and thus below the proposed formation of the basement.

7.7.4 The borehole recorded made ground to a depth of 0.8m followed by firm mid brown sandy silty clay to a depth of 2.7m underlain by stiff dark brown silty CLAY to a depth of 3.8m and then stiff, grey silty clay with crystals to the close of the borehole at 5.00m.

- 7.7.5 No root activity was recorded and the borehole was noted to be dry on completion.
- 7.7.6 Although there is no ground water present the basement will be designed with the recommendations of BS8102:1990; Protection of structures against water from the ground. Clause 3.4 states that a water table should be assumed of around 1.0 metre below ground level.
- 7.7.7 The new foundations will be designed for the ground conditions encountered and be formed in the coarse orange sand conditions, and will be designed to limit the ground bearing pressure to 200kN/m², which we consider to be conservative given the recommendations within the site investigation.
- 7.7.8 Thus the existing geology at the depth of the proposed lowered floor level will be capable of supporting the new imposed loads.
- 7.7.9 Any effect on surface water will be negligible as the basement is under the foot print of the property.

Potential impact on adjoining properties

- 7.7.10 The underpinning of the perimeter walls and lowering of the floor slab will be carried out using an underpinning method, with each pin constructed no wider than 1000mm, with no adjacent underpins constructed within a 48 hour period.
- 7.7.11 The proposed works, if executed correctly and in accordance with the appointed Engineer's details and procedures, will pose no significant threat to the structural stability of the property or indeed adjoining properties.
- 7.7.12 The project will be supervised by a chartered engineer throughout construction.
- 7.7.13 Noticeable settlement will be eliminated provided an experienced contractor is appointed who undertakes the works using good practice and in accordance with the structural design. The contractor must follow all agreed method statements, installing all necessary temporary vertical and lateral supports required. The contractor will be required to submit for approval prior to construction, method statements and proposed temporary support details.
- 7.7.14 If these conditions are met, any settlement that occurs will be minimal and is likely to be accommodated in the elasticity of the superstructure. If the

settlement does lead to visible damage of the walls this should be no worse than category 1 of the BRE Digest 251 Assessment of Damage in Low Rise Buildings which is described as “Fine cracks which can *be treated easily using normal decoration*”.

7.7.15 This has been borne out in the vast majority of past projects on similar properties.

7.7.16 Therefore the design and construction methodology, as described above, deals with the potential risks and ensures that the excavation and construction of the proposed basement will not affect the structural integrity of property and the adjoining properties.

Slope stability

7.7.17 The site is located on ground that can be classified as flat (less than 7°) and so geological slope instability is not applicable to this site.

7.7.21 The proposed works will not alter the slope of the site profile to greater than 7° so geological slope instability will not become applicable to this site.

7.7.22 The presence of made ground to the depth of 0.3m below lower ground level does not constitute a cause for concern as this is less than a storey height and so will be removed as part of the basement construction.

7.7.23 The proximity of the existing and adjacent dwellings will necessitate temporary shoring protection during the works and retaining structure in the long term – refer to the structural construction drawings and construction sequences for these in the appendices C and D.

Potential impact on existing and surrounding utilities, infrastructure and man – made cavities

7.7.24 Any local services serving the property will be maintained during construction and re-routed if necessary. The exact location of these services will not be known until the works commence. However the impact will be negligible as these services will be maintained.

7.7.25 If it is necessary to relocate or divert any utilities, the Contractor and Design Team will be under a statutory obligation to notify the utility owner prior to any works. This will be so that they can assess the impact of the works and grant or refuse their approval. There are no known man – made cavities (e.g. tunnels) in the vicinity of the proposed works.

Potential impact on drainage, sewage, surface and

ground water levels and flows including suds

- 7.7.26 All existing drainage and sewage connections will be maintained throughout the construction works so there will be no impact on the existing infrastructure of these systems.
- 7.7.27 The proposed refurbishment will not alter the current state of the property, which will remain as part of a single residence; therefore there will be no significant change in discharge to the existing drainage and sewage systems and there will be little or no impact on the foul drainage.
- 7.7.28 The proposed basement will be located within the footprint of the site boundaries. It is expected that the ratio of flower beds and hard surfacing will be maintained and therefore no loss of infiltration to the underlying aquifer is expected. The proposed basement is not expected to have any effect on the hydrology of the site.
- 7.7.29 It was shown by the site specific borehole that no ground water is present at the site and so the basement is expected not to affect the hydrological flows below this site and the adjacent properties.

Basement Conclusion

- 7.7.28 The proposed basement would have a limited impact upon the visual amenities of the area and technical construction methods would mitigate potential harm to neighbouring properties and flooding in the area. Planning conditions requiring the development to be carried out in accordance with the construction method statement would ensure potential harm to neighbouring properties and flooding are limited. It should also be noted that the structural stability of adjacent properties may be properly dealt with by means of a party wall agreement under the Party Wall Act 1996.

7.2 Impact on Residential Amenity:

2A Belvedere Drive

- 7.2.1 The proposed building would broadly be developed within the envelope of the existing footprint. Whilst the proposed building would project 0.33m further forward at first and second floor levels and would create greater massing due to the change of form at second floor level, it is considered that this increase (beyond the existing building) would not create significant massing and bulk to cause unacceptable impact upon this neighbour's amenity. Due to the setback position of this neighbouring property, the proposed house would not project beyond the rear of this neighbouring property. Whilst balconies are proposed at first and second

floor levels, there would not be any undue loss of privacy given the position of the balconies to the flank of this neighbour.

Bluegates

- 7.2.2 As stated above, the proposed house would broadly be developed within the envelope of the existing footprint. In addition, a vast majority of the proposed building would be sited parallel with the flank wall of this neighbouring block of flats (no openings in this part of the flank elevation).
- 7.2.3 At ground floor level, the proposed building would project 8m beyond the recessed rear wall of the flats. However the proposed extension would be inset 1m from the boundary and would sit behind the existing high boundary wall. It should be noted that the ground floor levels at the rear of this neighbouring property are situated at a much lower level than the application site and a high retaining wall forms the boundary between the two neighbours. Given the changes in ground levels at the rear, the first floor flats sit above the ground levels of the application site. Given the modest size of the ground floor projection, it's setting in away from the boundary and behind the existing boundary wall, it is considered that there would be no undue loss of these neighbours amenity.
- 7.2.4 At the upper levels, the proposed first and second floors would only project 1m further back into site compared to the existing building. The massing and height of the building would be increased due to the vertical walls of the second floor, however the proposed flat roof height would sit 0.7m below the existing ridge level and 0.7m above the existing eaves level. It is considered that this increase (compared to the existing building) would not create significant massing or bulk to cause unacceptable impact upon this neighbours amenity.
- 7.2.5 Rear balconies are proposed at first and second floor levels, however these balconies would be inverted and the flank wall of the proposed house providing suitable screening.

7.3 Trees

- 7.3.1 The appellant has commissioned an independent Arboriculturist (Keith Macgregor) to produce an Arboricultural Planning Report that assesses the proposed development against trees. The Councils Tree Officer has confirmed that the submitted arboricultural information has provided a comprehensive assessment of the trees within and adjacent to the site. The expert has concluded that provided the associated protective measures are applied to the site, the trees can all be retained. The Council's Tree Officer has confirmed that she has no objection subject to planning conditions regarding tree protection and site supervision.

7.8 Parking and Traffic

7.8.1 The site has a PTAL rating of 1b and is located within CPZ- VNE. The amount of expected vehicle movements to and from the site and trip generation is likely to be low given the modest size of the development. Therefore it is not anticipated that this would create adverse harm to traffic conditions in and around the area. The house would have access to one onsite car parking space. The level of front amenity space would be consistent with other car parking arrangements within the vicinity.

7.10 Affordable Housing

7.10.1 New policy guidance introduced by the government in November 2014, which excluded small developments of up to 10 residential units and with a maximum combined gross floor space of no more than 1000 sq m from affordable housing levies, has been quashed by the High Court on 31st July 2015 and national Planning Policy Guidance was amended on 1st Aug 2015 to reflect this. The case is West Berkshire District Council v Department for Communities and Local Government. Case Number: CO/76/2015. However in this instance, there is no net increase in the number of units of the site and therefore an affordable housing is not required.

7.11 Local Financial Considerations

7.11.1 The proposed development is liable to pay the Merton and Mayoral Community Infrastructure Levy (CIL), the funds for which will be applied by the Mayor towards the Crossrail project. Merton's Community Infrastructure Levy was implemented on 1st April 2014. This will enable the Council to raise, and pool, contributions from developers to help pay for things such as transport, decentralised energy, healthcare, schools, leisure and public open spaces - local infrastructure that is necessary to support new development. Merton's CIL has replaced Section 106 agreements as the principal means by which pooled developer contributions towards providing the necessary infrastructure should be collected.

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

8.1.1 The proposal is for minor residential development and an Environmental Impact Assessment is not required in this instance.

8.1.2 The application does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms on EIA

submission. The houses will be required to meet Code Level 4 of the Code for Sustainable Homes and Lifetime Homes standards

9. **CONCLUSION**

- 9.1.1 The proposed development will provide a new family dwelling which is considered to satisfactorily relate to the context of the site and maintains an acceptable relationship with neighbouring properties. The standard of residential accommodation proposed is considered to meet the needs of future occupiers, with an appropriate level of amenity space and room sizes with good levels of outlook and light. There would be no undue impact upon neighbouring amenity, trees, traffic or highway conditions. The proposal is in accordance with Adopted Sites and Policies Plan, Core Planning Strategy and London Plan policies. The proposal is therefore recommended for approval subject to conditions and S106 agreements.

RECOMMENDATION

GRANT PLANNING PERMISSION

Subject to the following conditions:

1. A1 Commencement of Development (full application)
2. A7 Approved Plans
3. B1 External materials to be approved
4. B4 Details of surface treatment
5. B5 Details of walls/Fences
6. B6 Levels
7. C1 No permitted development (extensions)
8. C6 Refuse and Recycling (Details to be submitted)
9. C7 Refuse and Recycling (Implementation)
10. C8 No Use of Flat Roof
11. D11 Construction Times
12. F1 Landscaping/Planting Scheme

13. F2 Landscaping (Implementation)
14. F5 Tree Protection
15. J1 Lifetimes Homes
16. L2 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.
17. Construction Method Statement
18. C10 Balcony (Screening details to be provided)