DEVELOPMENT CONTROL COMMITTEE - Date: 25 June 2008.

Report of the Executive Head of Planning, Transportation and Highways.

Ref: D2008/59453/FUL  WARD: D15 / WALLINGTON NTH  Time Taken: 9 weeks, 6 day

Site: 85-87 Manor Road  Wallington  Surrey  SM6 0DE

Proposal: Provision of an additional 2-bedroomed self contained flat within roof space, installation of velux window and variation to layout of approved residential unit 7 at first floor level (amendment to previously approved application No.D2007/57988/FUL).

Applicant: Mr Herodotou
Agent: Mr Iles

Recommendation:

GRANT PLANNING PERMISSION subject to the prior written conclusion of a Section 106 legal agreement within a period of six months from the date of this resolution, or such longer period as may be agreed in writing by the Executive Head of Planning, Transportation and Highways, after which time the resolution to grant will be rescinded.

Reason for Report to Committee: Application has been deadelegated by Councillor Joan Hartfield.

Summary of why the application is acceptable:

- The creation of an additional 2-bedroomed flat, requiring the installation of velux rooflights is not considered to detract from the character or appearance of the surrounding Park Road / Melbourne Road Area of Special Local Character.

1.0 BACKGROUND

1.1 Site:

1.2 The site comprises a two storey building and is located on the eastern side of Manor Road, Wallington. The site was previously used for gasket manufacturing (industrial) and is currently being converted and extended (in accordance with an extant planning permission - ref: 07/57988/FUL), into nine flats and a restaurant, with associated alterations, cycle store and refuse facilities.

1.3 The application site lies in an area of mixed character. Immediately adjacent to the site (to the south) is a three storey flat roofed building currently operating as a public house (no. 89 Manor Road). Beyond this site and further to the south is the part four, five and six-storey office block, referred to as Cannon House.
the north of the site lies Lincoln House (nos. 81 – 83) which comprises a two
storey office building. Opposite the site on Manor Road (nos. 112 to 124), lies a
small terrace of shops with residential above. To the rear of the site (east) there
is mixture of two-storey terraced properties and flatted developments.

1.4 The 0.06ha flat rectangular site has a frontage onto Manor Road, whilst to the
rear the site bounds a large sealed Council car park.

1.5 The application site is located within the Park Road / Melbourne Road Area of
Special Local Character, the Wallington District Centre and the Limit of
Sustainable Residential Development. This part of Manor Road is a London
Distributor Road and part of the London Bus Priority Network.

1.6 **Relevant Planning History:**

1.7 The most recent and relevant planning applications to the current proposal are
the following:

1.8 08/59734/FUL – *Minor alterations to entrance to flats, revision of staff w.c. and
relocation of refuse facility (amendment to previously approved application
D2007/57988/FUL).* Application pending consideration.

1.9 08/59690/ADV - *Display of three internally illuminated fascia signs and an
illuminated awning sign.* Application pending consideration.

1.10 07/58993/FUL – *Alterations to shopfront including new doors, awning and
railing.* Application granted (13 February 2008), subject to conditions.

1.11 07/58770/FUL – *Provision of an additional 2-bedroomed self contained flat
within roof space involving a dormer at side, installation of velux windows and
variation to layout of approved residential units 7 and 9 (amendment to
previously approved application No. D2007/57988/FUL).* Application refused,
13 February 2008, on the following grounds:

- (1) The proposed hip ended side dormer extension, due to its siting, form and
design would not respect the character of the building, adversely affecting its
appearance, and would detract from the character and appearance of the Park
Road / Melbourne Road Area of Special Character within which it is located.
The application is therefore contrary to policies BE1 and BE38 of the Sutton
Unitary Development Plan.

- (2) The proposed four roof lights of inconsistent position and varied sizes in
the front roof slope, would not respect the character of the building, adversely
affecting its appearance, and would detract from the character and
appearance of the Park Road / Melbourne Road Area of Special Character
within which it is located. The application is therefore contrary to policies BE1
and BE38 of the Sutton Unitary Development Plan.

1.12 07/57988/FUL - *Conversion and alterations of first, second and part of ground
floor into four 1-bedroomed self contained flats and four 1-bedroomed and one
2-bedroomed self contained maisonettes involving alterations to elevations
including increase in height of rear element and provision of a cycle store; use
of front part of ground floor for purposes falling within Class A3 (restaurants and cafes) of the Town and Country Planning (use classes) Order 2005 (as amended) with refuse facilities for domestic and commercial use. Application granted (14 Sept 2007), subject to a number of conditions. No parking was proposed as part of the application.

2.0 **APPLICATION PROPOSALS**

2.1 **Details of Proposal:**

2.2 Full planning permission is sought for the provision of one additional 2-bedroomed self-contained flat within the roof space of the building. The creation of this habitable space includes the installation of six velux windows in the roof. The new velux windows would be located in the south elevation (3.no), north elevation (1.no) and rear / east (2.no).

2.3 The proposal also includes altering the layout of the approved residential unit ‘7’ at first floor level to create a new staircase to the new second floor flat and enlarging the bathroom in unit ‘7’ (first floor flat). No parking is proposed as part of the application.

2.4 The proposed flat would be in addition to the nine flats already permitted by the permission referred to in paragraph 1.12 above.

2.5 **Significant amendments to application since submitted:** There have been no amendments to the proposal.

3.0 **PUBLICITY**

3.1 **Adjoining Occupiers Notified**

3.2 **Method of Notification:** 29 notification letters were delivered to surrounding owners / occupiers and a site notice was erected.

3.3 **Number of Letters Received:** None.

3.4 **Official Consultation**

3.5 **Internal:**

3.6 **Senior Engineer:** No objection to the application, subject to the imposition of one condition relating to the provision of additional cycle storage.

3.7 **Environmental Health:** The proposed development represents a poor floor layout; with the second floor living area sited over the first floor bedroom. This may give rise to allegations of a statutory noise nuisance, which would have to be investigated and actioned if justified.

3.8 There is also particular concern about the restricted 1.55 metre headroom at the top of the proposed stairs.

3.9 **Waste Operations Manager:** Consulted on application and awaiting response.
3.10 **External:** None.

3.11 **Councillor Representation:** Councillor Joan Hartfield has de-delegated the application on the grounds that the proposed would impact on “a pristine and original slate roof”, would result in overdevelopment/overcrowding of the site and inadequate provision for refuse facilities.

4.0 **MATERIAL PLANNING POLICIES**

4.1 Sutton Unitary Development Plan
- BE1 Good Urban Design
- BE4 Building Relationships
- BE5 Daylight and Sunlight
- BE14 Residential Quality in Sustainable Locations
- BE38 Development in Areas of Special Local Character
- G/HSG1 Residential Environment
- HSG1 Environmental Impact
- HSG2 Intensity of Development
- HSG6 New Residential Development in Sustainable Locations
- G/TCS2 District Centres
- TR12 Parking Provision and New Development
- TR13 New Development and On-street Parking

4.2 Supplementary Planning Guidance/Documents
- SPD14 Creating Locally Distinctive Places

5.0 **PLANNING CONSIDERATIONS**

5.1 The principle considerations (including whether any material planning objections have been reasonably addressed) in relation to this application are:
- **Use**
- **Design Quality**
- **Impact on Neighbours**
- **Layout**
- **Traffic & Parking**
- **Access**

5.2 **Use:**

5.3 The principle of creating an additional residential unit within the existing building has been previously established as way of planning permission (ref: 07/57988/FUL), which allowed for the creation of the initial nine self contained flats. Therefore, the proposal to add one further flat is considered acceptable on the proviso that it is in keeping with the street scene and the surrounding area of special local character, and there being no adverse impact on the amenities of neighbours or on highway conditions.

5.4 **Design Quality:**
5.5 Policy BE1 requires development to respect the characteristics of the site, make use of matching materials, relate to contextual features, respect the character of the area and contribute to a safe and secure urban environment.

5.6 Policy BE38 (Development in Areas of Special Local Character) requires that the Council favourably consider applications which respects the key elements which contribute to the character of the area and, where appropriate, require applications to submit sufficient information for the Council to determine how a development will be integrated into the setting so as to preserve or enhance the character or appearance of the ASLC.

5.7 The ‘Park Road / Melbourne Road Area of Special Local Character’ is described as having a “rich variety of architectural styles and has examples of good quality Edwardian and Victorian architecture. The area also includes the most concentrated group of Victorian properties in Wallington”.

5.8 The surrounding area is characterised by a mix of architectural styles and heights. Some of these have flat roofs as per the building to the south, whereas the blocks to the north have hipped roofs.

5.9 In this respect, the proposed side velux rooflights as proposed are considered unlikely to detract from the character of the host building, in that its overall profile, shape and form would be wholly retained. The high level positioning and the shallow sloping angle of the hipped roof would ensure that the proposed veluxs would not be overly prominent from the public realm nor would they impact on the visual amenities of the street scene.

5.10 The two proposed rooflights for the rear roof elevation would, although visible from the adjoining Council car park to the rear, not adversely detract from the character of the surrounding area. The size and siting of the proposed veluxs would be proportionate to the scale of the building and align with the fenestration on the level below. Overall, the proposed roof additions would be of a minor scale and would not adversely impact on the character and appearance of the surrounding area of special local character.

5.11 Impact on Neighbours:

5.12 The proposed roof veluxs would not result in the overlooking of adjoining properties, above and beyond the extent to which already exists having established the initial nine residential units within the building/site.

5.13 Furthermore, due to the extent of development, the proposal would not harm the outlook enjoyed by adjoining occupiers, nor would it adversely reduce the level of sunlight or daylight into adjoining properties.

5.14 Layout:

5.15 The layout of the proposed second floor flat generally complies with the internal floor standard of SPD14. A number of minor shortfalls exists, but are not considered to result in a cramped form of accommodation for potential future residents, nor warrant a refusal recommendation in this instance.
5.16 The Council’s Environmental Health (Residential Premises) Officer has advised that the proposal presents a poor stacking layout, with the second floor living area over the first floor bedroom. As such, it is considered necessary to secure a condition requiring that the applicant submit details of suitable insulation measures, in order to mitigate the likelihood of noise disturbances occurring.

5.17 In relation to the concern expressed about the inadequate 1.55 metre headroom at the top of the stairs, this has been discussed with both Environmental Health and Building Control. In order to comply with the relevant Environmental Health and Building Control requirements the layout of the stairs needs to be amended so that they have minimum headroom of 2m. There would also appear to be room to achieve this, but it would require part of the ceiling of the hall in the flat below to be lowered to 2m, which is acceptable to Building Control. A condition is recommended requiring these amendments to the stairs to be carried out.

5.18 The location and size of the proposed refuse stores for the flats and restaurant are the same as that proposed in the permitted scheme and has been advised as adequate by the council Waste Operations Manager. He has been consulted on the current application and his reply is currently awaiting. At present it is recommended that a condition is imposed ensuring details of the bin store be submitted for approval.

5.19 Traffic & Parking:

5.20 The application site is located within the Wallington sustainable residential zone, with readily accessible linkages to public transportation networks. In accordance with the Appendix 7 of the Sutton UDP, up to 1.3 car parking spaces is required (maximum standard) for purpose built flats / dwellings. The proposed development does not make any provision for an additional car parking space(s). However, given the relatively high PTAL rating (4) and the proximity of Wallington Rail station and bus services, it would be satisfactory to accept no on-site parking provision for this location.

5.21 The UDP advises that in appropriate circumstances car free housing developments could be considered favourably. It also advises that such development should be located in areas of higher public transport accessibility, within controlled parking zones and that the development properly promoted and managed as a car-free development.

5.22 The Council’s Highways Engineer has no objection to the proposal to create one additional flat within this premises and the lack of parking, and has suggested one condition of consent be attached, should permission be granted. It has also been suggested that the developer enter into a Unilateral Undertaking to contribute £1000 towards transportation improvements, as well as provide Oyster cards for future residents and measures to encourage public transportation use. The applicants agent has agreed to enter into a legal agreement to provide the required contributions, should permission be granted.

6.0 CONCLUSION AND RECOMMENDATION
6.1 The creation of an additional 2-bedroomed self-contained flat, the provision of side and rear velux rooflights and the variation to the layout of flat 7 on the first floor are considered acceptable, and would not detract from the character and appearance of the surrounding area of special local character.

6.2 The proposed development would satisfy the relevant policies of the Sutton Unitary Development Plan and it is recommended that planning permission be granted, subject to the conditions set out below and the conclusion of the legal agreement referred to above.

Background Papers: D2008/59453/FUL

Drawings and other documents can be viewed online –

1) Go to page: http://82.43.4.135/FASTWEB/welcome.asp
2) Enter Planning Application Number: D2008/59453
3) Click on Search and View Current Applications
4) Click on View Plans & Documents
WARNING: It is in your interests to ensure you obtain the approval of the Local Planning Authority, where the conditions require that to occur. Failure to comply with the following conditions may lead to enforcement action to secure compliance.

FIRST SCHEDULE

85-87 Manor Road  Wallington Surrey SM6 0DE

Provision of an additional 2-bedroomed self contained flat within roof space, installation of velux window and variation to layout of approved residential unit 7 at first floor level (amendment to previously approved application No.D2007/57988/FUL).

SECOND SCHEDULE

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) No development shall take place until there has been submitted to and approved by the Local Planning Authority in writing details relating to insulation against noise between the second floor living area and the first floor bedroom. Moreover, none of the accommodation afforded by the development shall be occupied until the aforesaid details have been implemented.

Reason: To ensure compliance with the sentiments of Converting Your House, the Council's standard for conversions, which seeks to ensure that such conversions are carried out in a satisfactory manner.
(3) The development shall not be occupied until space has been laid out in accordance with the details to be submitted to and approved in writing by the Local Planning Authority to provide 10 secure cycle parking spaces. The approved details shall be implemented, and thereafter be permanently maintained.

Reason: PPG 13 sustainability objectives - To encourage access by non-car modes and facilitate integration between sustainable forms of transport.

(4) The method of refuse storage shall be the subject of a detailed scheme to be submitted in writing to the Local Planning Authority for approval. The approved refuse storage shall be provided prior to the occupation of any part of the development hereby permitted and thereafter retained.

Reason: To ensure that this facility is provided in a manner and to ensure compliance with Policy BE1 of the Unitary Development Plan which seeks to ensure that such ancillary buildings integrate with the principal development.

(5) In order to provide a minimum headroom of 2m for the proposed stairs between the first and second floors, the development shall not commence until details of these stairs have been submitted to and approved by the Local Planning Authority. The permitted second floor flat shall not be occupied until the stairs have been provided as approved.

Reason: To ensure a satisfactory standard of accommodation is provided.

(6) Unless otherwise agreed in writing with the Local Planning Authority, the proposed velux window located above the top of the proposed stairs shall be fixed shut at all times.

Reason: To provide adequate headroom for the users of the stairs.

INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6268 before proceeding with the work.

(2) This application has been assessed against the relevant policies of the Sutton Unitary Development Plan. The proposal is generally in accordance with Section 54A of the Town and Country Planning Act 1990 (as amended) and for this reason planning permission is granted.

(3) Should you require details of the consideration of the application that has led to this decision, the file may be inspected under the provisions of the Local Government (Access to Information) Act 1985. An appointment can be made for this purpose by telephoning 020 8770-6200.

(4) The applicant’s attention is drawn to the fact that the London Borough of Sutton monitors the implementation of permissions and in particular that conditions imposed are fully complied with. Should you have any queries with regard to the discharge of the conditions please telephone 020 8770 6200 for further information.
(5) NAMING AND NUMBERING. This permission creates one or more new units which will require a correct postal address. Contact the Street Naming & Numbering Section at 24 Denmark Road, Carshalton, Surrey SM5 2JG, telephone 020 8770 6369 or e-mail street.naming@sutton.gov.uk.

(6) The drawing no(s). relating to this decision is/are M506/10A, M506/11 Rev A, M506/03, M506/Sec.1 Rev C, M506/Sec.2 Rev F, M506/02 Rev F.
Proposed First Floor

(As original plus state to second floor)
Proposed Second Floor

15.0

Lower Ceiling Form Floor

40.80
At 1500 ft above F.F. Level

270°

First Floor