

**PLANNING APPLICATION COMMITTEE
14 FEBRUARY 2019**

APPLICATION NO. DATE VALID

18/P3533 19/09/2018

Address/Site 18 Ridgway Place, Wimbledon, SW19 4EP

Ward **Hillside**

Proposal: Demolition of existing dwelling house and erection of 2 x semi-detached houses (with accommodation at basement level and within the roof space) together with off-street parking and associated landscaping.

Drawing Nos 677.1/LOCP1, 677.1/001P1, 677.1/002P1, 677.1/003P2,
677.1/030P1, 677.1/004P1, 677.1/022P2, 677.1/023P2,
677.1/033P2, 677.1/030P1, 677.1/032P1, 677.1/033P1,
677.1/050P2, 677.1/051P2, 677.1/052P1, 677.1/053P1,
677.1/054P2, 677.1/SK01P1, 677.1/SK02P1, 677.1/SK02P1,
677.1/SK03P1, 677.1/SK04P1, 677.1/SK05P1, Design and
Access Statement, Basement Impact Assessment and
Arbouricultural Report and BS5873 2012 Tree Report, Drainage
Strategy Report for 18 Ridgway Place produced by Martin J
Harvey (dated January 2019) and drawing numbers 101/P1,
102/P1 and 103/P1

Contact Officer: Richard Allen (020 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- Yes
- Site notice-Yes
- Design Review Panel consulted-No
- Number neighbours consulted – 12
- External consultants: None
- Density: n/a
- Number of jobs created: n/a
- Archaeology Priority Zone: Yes

1. **INTRODUCTION**

- 1.1 Planning permission was granted by the Planning Applications Committee at the meeting on 14 December 2017 for the redevelopment of the site by the construction of two x semi-detached houses (LBM Ref.17/P2807). The current proposal is similar to the approved scheme, but now includes accommodation at basement level. The application has been brought to the Planning Applications Committee due to the number of objections received.

2. **SITE AND SURROUNDINGS**

- 2.1 The application site comprises a two-storey detached dwelling house situated on the east side of Ridgway Place. There is an integral garage and off street parking accessed from Ridgway Place. The surrounding area is residential in character comprising a variety of different architectural styles. The application site is not within a Conservation Area. However the rear of the site abuts the boundary with the Merton (Wimbledon West) Conservation Area.

3. **CURRENT PROPOSAL**

- 3.1 The current application involves the demolition of the existing dwelling house and the erection of a pair of semi-detached dwellings, with accommodation at basement level and within the roof space, together with provision of off-street parking and associated landscaping works.
- 3.2 The proposed building would be set back from the street frontage by 5.5 metres. The pair of houses would be 12.5 metres in width and be 16 metres in overall length (including front bay windows and single storey section at the rear). At first floor level the proposed houses would be 12.5 metres in length (including the first floor rear bay windows, whilst the second floor would be 11.5 metres in length. The building would be set between away from each side boundary of the site by 1.2 metres. The proposed building would have an eaves height of 5.8 metres and would have a pitched roof with an overall height of 9 metres.
- 3.3 Internally, at basement level each house would have a bedroom, bathroom, utility/plant rooms and lounge. At ground floor level each house would have an entrance hall, reception room, wc/utility rooms and a combined kitchen dining room. At first floor level two bedrooms and would be provided. At second floor level two further bedrooms would be provided within the roof space. Light and ventilation to the basement would be provided by front and rear roof lights. Front dormer windows and roof lights to the side elevations of the roof would provide light and ventilation to the rooms within the roof space. A traditional design approach has been adopted for the proposed dwellings with feature bay windows and dormer windows and pitched roofs.
- 3.4 One off street parking space would be provided for each house within the front curtilage, together with refuse and recycling facilities and each house would have a landscaped rear garden.

3.5 In summary, the changes to the previously approved scheme (LBM Ref.17/P2807) are set out below:-

- Provision of basement accommodation to each house.
- Provision of front light wells to each house covered with walk on grills.
- Rear terrace walk light wells.
- Internal ground floor level lowered by 188mm in relation to approved level.
- Ground floor utility door and window moved.
- bedroom 2 window removed.
- Bedroom 2 en-suite window moved to master bedroom.
- First floor study now en-suite for bedroom 2.
- Master bedroom extends towards Part Wall by 1200mm.
- Approved red brick changed to London stock brick.
- Approved clay tiles changed to slate.
- Minor internal alterations.

3.6 Amended Plans – during the assessment of the application officers received amended plans reducing the width of the basement for each dwelling and removal of side basement light wells.

4. **PLANNING HISTORY**

4.1 In October 2009 planning permission was granted by the Planning Applications Committee for the demolition of the existing dwelling house and erection of a pair of semi-detached houses with off-street parking (LBM Ref.09/P1808). The permission was subject to a S.106 Agreement.

4.2 In June 2009 a planning application was submitted for the demolition of the existing dwelling house and erection of a pair of semi-detached houses with off-street parking (LBM Ref.09/P1241). However, the application was withdrawn on 17/08/09.

4.3 In March 2014 planning permission was granted by the Planning Applications Committee for the demolition of the existing dwelling house and erection of a pair of semi-detached houses with off-street parking (LBM Ref.12/P0987). The planning permission was subject to a S.106 Agreement in respect of affordable housing and an education contribution.

4.4 In December 2017 planning permission was granted by the Planning Applications Committee for the demolition of the existing house and erection of 2 x semi-detached houses (LBM Ref.17/P2807).

5. **CONSULTATION**

5.1 The application has been advertised by Conservation Area site and press notice procedure and letters of notification to occupiers on neighbouring properties. In response 12 letters of objection (15 signatures) have been received. The grounds of objection are set out below:-

- The proposal is overdevelopment and would result in the loss of gardens.

- The proposed houses with basements would take up almost 50% of the existing garden area.
- The size of the master bedrooms has increased by extending rearwards whereas in a previous application the first floor was pared back.
- The tree report does not allow for acceptable protection to the Eucryphia tree in the rear garden of 20 Ridgway Place.
- The Yellow bricks and roof tiles are inconsistent with materials used on of the properties nearby.
- Family homes are needed not luxury homes with basements.
- The site is only suitable for a single house.
- The resulting gardens are small and the landscaping is modest.
- Ground conditions have not been fully investigated.
- There are underground streams in the road and the number of basements must be causing problems.
- The application should be turned down and the developer reverts to building a house or houses of the correct proportions for the plot.
- The proposed basement would increase the floor space by 60% over the previous application.
- There have been several applications for developing the site and the size and bulk of the each application increases.
- The construction of the basement will result in more heavy traffic in the road.
- The site is only suitable for a single house.
- The en-suite bathroom to the master bedroom is shown with clear glass rather than obscure glass as previously approved.
- Working hours should be controlled. Nearby at number 36 construction was seven days a week.
- The roofing material is not in keeping with the street.
- Over the last 10 years there have been multiple applications for redevelopment of the site and proposals have grown larger and larger.
- The new houses should not be issued with residents parking permits.
- If approved the houses should be built in red brick with clay tiles and the side elevations rendered to increase light.
- The roof of the single storey rear section of the houses should not be used as a balcony.

5.2 One letter of support has been received from the occupier of a property in Malcom Road. The application is not controversial in any way and the proposal would improve the view for Malcom Road and the houses would enhance the street scene in Ridgway Place.

5.3 Flood Risk Officer

The Council's Flood Risk Officer has reviewed the application for the two new dwellings with basements and has responded from a flood risk/drainage perspective. The site is located in Flood Zone 1 and is not shown to be at high risk or medium risk of surface water flooding, according to the Environment Agency maps. Notwithstanding this, minimal information regarding the existing and proposed drainage layout, incorporating SuDS measures and compliance with DM F2 and the London plan 5.13 has been submitted to accompany the application. The Basement Impact Assessment (BIA) states that the retaining walls to the basement are to be designed to be water

resistant and de-watering may be necessary during the construction of the basement to keep the basement dry. Water levels are to be monitored during the construction of the basement and superstructure. In addition, the BIA states that it would be advisable to allow flow relief ducting under the proposed slab to prevent any deviation on the existing flow of the water down hill normally with 150mm diameter pipes below basement floor level at 4m centres, although no construction details have been submitted to demonstrate this. With regard to ground investigation, trial pits were undertaken onsite published in the Soils Ltd report. Groundwater was not encountered within any trial hole, however, the investigation was conducted in August (2018), when groundwater levels should be approaching their annual minimum (lowest) elevation. However, there was no detail regarding revisit or ongoing monitoring of groundwater levels via a standpipe, for example. In addition, boreholes (at greater depth than the trial pits) would normally be expected. In order to comply with Merton's Basements SPD and policies DMF2 and DMD2, we would recommend that drainage design is undertaken to demonstrate how the site will utilise sustainable drainage, reducing offsite flows through measures such as attenuation, permeable paving and rainwater_harvesting.

5.4 The applicant forwarded additional information to the Flood Risk Officer and the Flood Risk Officer has reviewed the Martin J Harvey Drainage Strategy for 18 Ridgway Place and the Flood Risk Officer confirms this in accordance with policy including the London plan 5.13 and Merton's Policy DM F2/DM D2. The report notes that a topographical survey of the site indicates that rainwater from the existing house on the site is discharged into the foul water drainage on the site which is connected to the public foul water sewer in Ridgway Place. There appears to be no separate surface water drainage system onsite at present. It is however proposed that surface water run-off from the new development is to be discharged into the existing public surface water sewer in Ridgway Place rather than the foul water sewer that occurs at present, which is an improvement. Flow rates of surface water will be improved on the site via SuDS. The discharge will be at a restricted rate by the use of a vortex flow control and attenuation water storage provided in an underground cellular attenuation tank. Permeable bound gravel to hard paved areas to the front and sides of the dwellings is also to be provided as well as small rainwater butts. The drainage proposals are indicated on drawings included in Appendix D of the report and a compliance condition should be included on any approval to ensure the scheme is implemented in accordance with the drainage strategy and drawing 102/P1.

5.5 Structural Engineer

The Council's Structural Engineer has reviewed the submitted basement Impact assessment and Ground Movement Assessment Report and supporting documents. The Basement Impact Assessment demonstrates that the basement construction can be undertaken safely without adversely affecting the surrounding built environment. The Council's structural Engineer therefore has no objections to the proposal a condition regarding demolition and submission of details of excavation/piling works and method of constructing retaining walls and associated temporary works.

5.6 Tree Officer

The Council's Tree Officer has examined the proposal and has no objections subject to appropriate landscaping and tree protection conditions being imposed on any grant of planning permission.

6. **POLICY CONTEXT**

6.2 Adopted Merton Core Strategy (July 2011)

CS8 (Housing Choice), CS9 (Housing Provision), CS13 (Open Space, Nature Conservation, Leisure and Culture), CS14 (Design), CS15 (Climate Change) and CS20 (Parking)

6.3 Sites and Policies Plan (July 2014)

DM H2 (Housing Mix), DM H4 (Demolition and Redevelopment of a Single Dwelling house), DM 02 (Nature Conservation, Trees, Hedges and Landscape Features), DM D2 (Design Considerations in all Developments), DM D4 (Managing Heritage Assets), DM F2 (Sustainable Urban Drainage Systems), DM T1 (Sustainable and Active Transport) and DM T4 (Car Parking and Servicing Standards).

6.4 London Plan (March 2016)

3.8 (Housing Choice), 5.1 (Climate Change Mitigation), 5.3 (Sustainable Design and Construction), 7.6 (Architecture) and 7.8 (Heritage Assets and Archaeology).

7. **PLANNING CONSIDERATIONS**

7.1 The main planning considerations concern the principle of demolition, design/impact on visual amenities and Conservation Area, impact on neighbour amenity, parking, trees and sustainability issues.

7.2 Demolition of Existing Building

The demolition of the existing house has previously been approved by LBM planning permission Ref.17/P2807 and there are no objections to the demolition of the existing house in connection with the redevelopment of the site for residential use.

7.3 Design/Visual Impact and Conservation Area Issues

The design of the proposed houses is substantially the same as approved by PBM Planning Permission Ref.17/P2807 (Dated 10/01/18) albeit that accommodation at basement level is now proposed for each house. Although the proposed pair of semi-detached houses would be constructed of modern materials, the pair of houses would have a traditional form with gabled roofs and zinc clad dormer windows and feature chimney stacks. Although basement accommodation is now proposed, the only visible change to the previously approved scheme would be the provision of front, rear and side

light wells to each house to provide light and ventilation to the basement accommodation.

Other design changes include the use of London brick and slate roof and a small addition at rear to both master bedrooms. The use of London Stock brickwork and slates are considered to be appropriate materials for the local area and can be supported. The application site is within the Merton (Wimbledon West) Conservation Area, and there is a mix of architectural styles in this part of Conservation Area and overall the amendments in comparison to the previously approved scheme are considered to be acceptable. It should be noted that there is a mixture of architectural style in the vicinity of the application site and the adopted design is considered to be acceptable in this location and the proposal accords with policies CS14, DM D2 and DM D4.

7.4 Provision of Basement

The current proposal includes the provision of basement accommodation to each dwelling house. A number of representations have been received concerning the provision of basement accommodation. However, the applicant has submitted a Basement Impact Assessment, Borehole Investigation and Ground Movement Assessment Report. The Basement Impact Assessment concludes that the basement can be constructed in a safe manner and that the provision of accommodation at basement level would not increase flood risk. The Council's Structural Engineer has assessed the supporting documents and is satisfied that the proposed works can be undertaken safely without adversely affecting the surrounding natural and built environment. They have recommended suitable conditions should permission be granted. Further, the scale of the basements for each dwelling would not exceed 50% of the rear garden for each dwelling, in line with policy. The proposal is therefore considered to be acceptable in terms of policy DM D2 (Design Considerations in all Developments).

7.5 Neighbour Amenity

The design of the proposed houses are similar to that previously approved by LBM Planning Permission Ref.17/P2807. The overall height and width of the dwellings would be the same as the previous scheme. The principle change being the provision of accommodation at basement level and the introduction of light wells to the front, side and rear elevations of each house. The provision of basement accommodation and front light wells would not cause harm to neighbour amenity. The side and rear light wells may give rise to some light spill, however this is considered to be minimal. Although there would be windows at first and second floor levels within the side elevations of each house these windows would be obscure glazed. Planning conditions in respect of basement construction and hours of construction are considered to be appropriate in this instance to ensure that the amenities of the occupiers of neighbouring properties are protect during construction works. The current proposal is therefore considered to be acceptable in terms of policy DM D2 (Design Considerations in all Developments).

7.6 Parking

One off-street car parking space would be provided for each dwelling within the front curtilage. The parking provision is considered to be acceptable and e accords with policies CS20 (Parking) and DM T1 (Sustainable and Active Transport). The level of parking provision is the same as the previously approved scheme.

7.7 Trees

It is also proposed to landscape both the front and rear gardens of the proposed development. The applicant submitted a Tree Report and the Councils Tree Officer has confirmed that three trees would be removed and two trees retained and protected during development works. The trees to be removed are not significant and no objections are raised in this case. The applicant amended the plans through a reduction in width of each basement to ensure that the basements would not impose upon root protection areas of trees. The proposal is therefore considered to be acceptable in terms of policy DM O2.

7.8 Sustainability Issues

The Government removed the requirement for compliance with the Code for Sustainable Homes on 26 March 2015, as part of the Deregulation Act 2015. Policy CS15 of the Core Strategy requires all new developments to achieve Code level 4. Policy DM H4 of the Sites and Policies Plan states that a proposal to demolish and rebuild a single dwelling will be required to enhance the environmental performance of the new development beyond minimum requirements. The policy requires that Carbon Dioxide emissions to be limited in line with Code for sustainable Homes level 5. Notwithstanding that the Government removed the requirement of compliance with the Code for Sustainable Homes; the architect has stated that by using passive means for achieving energy efficiency will be the starting point with low U values for the external fabric of the building, improved air tightness, reduced thermal bridging and making effective use of resources and materials, minimizing water and CO2 emissions. An appropriate condition is recommended.

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.

10. CONCLUSION

10.1 The design for the proposed pair of semi-detached houses is considered to be acceptable in design terms and the proposed development would not cause harm to neighbour amenity. Accordingly, it is recommended that planning permission be granted.

RECOMMENDATION

GRANT PLANNING PERMISSION

and subject to the following conditions:-

1. A.1 Commencement of Development
3. A.7 Approved Plans
2. B.1 (Approval of Facing Materials)
3. B.4 (Site Surface Treatment)
4. B.5 (Boundary Treatment)
5. C.2 (No Permitted Development Doors/Windows)
6. C.4 (Obscure Glazing –Side Elevations)
7. C.7 (Refuse and Recycling-Implementation)
8. D.9 (External Lighting)
9. D.11 (Construction Times)
10. F.1 (Landscaping Scheme)
11. F.5 (Tree Protection)
12. F.8 (Site Supervision-Trees)
13. H.7 (Cycle Parking Implementation)
14. H.9 (Construction Vehicles)
15. Prior to commencement of development a detailed Basement Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority and the basement shall be constructed in accordance with the approved details.

Reason for condition: In the interest of neighbour amenity and to comply with policy DM D2 of the Adopted Merton sites and Polices plan (2014).

16. No development approved by this permission shall commence until a scheme for the provision of surface water drainage has been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system (SuDS) to ground, watercourse or

sewer in accordance with drainage hierarchy contained within the London Plan Policy 5.13 and the advice contained within the National SuDS Standards.

Reason: To ensure satisfactory means of surface water drainage, to reduce the risk of flooding and to comply with the following Development Plan policies for Merton: policy 5.13 of the London Plan 2011, policy CS16 of Merton's Core Planning Strategy 2011 and policy DM F2 of Merton's Sites and Polices Plan 2014.

17. No development approved by this permission shall be commenced until a final scheme to reduce the potential impact of groundwater ingress both to and from the proposed development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall address the risks both during and post construction. Should dewatering be required during construction, the detailed Construction Method Statement will need to address the measures to minimise silt dispersal and pollutants detail where waters will be discharged to. This shall be informed by site specific ground investigation including groundwater monitoring results.

Reason for condition: To ensure the risk of ground water ingress to and from the development is managed appropriately and to reduce the risk of flooding in compliance with the following Development Plan policies for Merton: policy 5.13 of the London Plan 2011, policy CS16 of Merton's Core Planning Strategy 2011 and polices DM D2 and DM F2 Of Merton's Sites and Polices Plan 2014.

18. The drainage proposals as shown on drawings contained within Appendix D of the Martin J Harvey Drainage Strategy for 18 Ridgway Place shall be implemented in accordance with the drainage strategy and drawing numbers 101/P1, 102/P1 and 103/P1.

Reason for condition: To ensure that an acceptable drainage strategy is implemented as part of the development and to reduce the risk of flooding in accordance with the following Development Plan policies for Merton: policy 5.13 of the London Plan 2011, policy CS16 of Merton's Core Planning Strategy 2011 and polices DM D2 and DM F2 Of Merton's Sites and Polices Plan 2014.

19. Prior to the commencement of development, the applicant shall submit a detailed construction method statement (CMS) produced by the respective contractor/s responsible for building the approved works to the approval of the Local Planning Authority. The construction method statement shall also detail how flood risk and drainage will be managed during construction and how the risk to pollution of the water environment will be mitigated. This shall be informed by site specific ground investigation including groundwater monitoring results.

Reason for condition: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and

foul flood risk does not increase offsite in accordance with Merton's policies CS16, DMF2 and the London Plan policy 5.13.

20. No works shall commence on site until the below documents have been submitted to and approved in writing by the planning authority.

a) Demolition Method Statement produced by the Contractor undertaking the demolition works.

b) Detailed Construction Method Statement produced by the respective Contractor/s responsible for piling, excavation and construction of the basement. This shall be reviewed and agreed by the Structural Engineer designing the basement.

c) Plan and Section drawings of the secant piled retaining wall, and the inner reinforced concrete lining wall. Please include reinforcement details.

d) Propping and De-propping sequence of the temporary works with drawings produced by the Contractor responsible for the temporary works.

Reason for condition: In the interest of neighbour amenity and to comply with policy DM D2 (Design Considerations in all Developments) of the Adopted Merton Sites and Policies plan (2014).

21. Condition

Prior to commencement of development, a written scheme of investigation (archaeology) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of preserving any archaeological features on site, in accordance with Policy DM D4 of the Sites and Policies Plan 2014

INFORMATIVES:

22. No waste material, including concrete, mortar, grout, plaster, fats, oils and chemicals shall be washed down on the highway or disposed of into the highway drainage system.

No surface water runoff should discharge onto the public highway including the public footway or highway. It is the responsibility of the developer to make proper provision for drainage to ground, watercourses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off-site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of ground water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required (contact no. 0845 850 2777).

23. INF.1 Party Wall Act
 24. INF.8 Construction of Vehicular Access
 25. INF.12 Works Affecting the Public Highway
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