

**PLANNING APPLICATION COMMITTEE  
14 DECEMBER 2017**

**APPLICATION NO.                      DATE VALID**

17/P2807                                      205/07/2017

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

**Ward**                      **Hillside**

**Proposal:**                      Demolition of existing dwelling house and erection of a pair of semi-detached houses together with off-street parking and associated landscaping.

**Drawing Nos**                      677/030 P2, 032 P2, 040 P2, 042 P2 and Design and Access Statement

**Contact Officer:**                      Richard Allen (8545 3621)

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**RECOMMENDATION**

**GRANT Planning Permission subject to conditions**

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**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 – 11
- External consultants: None
- Density: n/a
- Number of jobs created: n/a
- Archaeology Priority Zone: Yes

1. **INTRODUCTION**

1.1 This 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 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 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 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 ground floor level each house would have an entrance hall, reception room, wc/utility rooms and a combined living/kitchen dining room. At first floor level two bedrooms, bathrooms and study would be provided. At second floor level two further bedrooms would be provided within the roof space. Light and ventilation would be provided by front dormer windows and roof lights to the side elevations of the roof. A traditional design approach has been adopted for the proposed houses with feature bay windows and dormer windows and pitched roofs.
- 3.4 Off street parking 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.

## 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.

## 5. **CONSULTATION**

- 5.1 The application has been advertised with Conservation Area site and press notice procedure and letters of notification to occupiers on neighbouring properties. In response 18 letters of objection have been received. The grounds of objection are set out below:-

-The scale and density of the development is too dense in relation to the plot. The proposed semi-detached houses have a higher roof line and would be excessively wider and deeper at all levels than the existing building.

-No justification has been given for the removal of trees.

-If permission is granted a condition should be imposed so that the flat roof of the single storey section cannot be used as a terrace.

-The occupier of 16 Ridgway Place states the proposal is overdevelopment of the site and proposed windows in the kitchen would overlook number 16.

-The proposed houses are far deeper than the existing building on the site.

-What is being proposed is a three storey development rather than two storey with lofts as elsewhere in the road.

-The bulk and massing of the buildings are completely out of proportion to surrounding buildings and higher and deeper.

-The development would affect neighbours on either side and trees at the rear of the site.

-the proposal will result in the loss of another on-street parking bay compounding parking problems in the area.

### 5.2 Amended Plans

Following discussions with officers the plans were amended to reduce the potential visual impact of the rear part of the house, with the first floor section at the rear being reduced in length. A reconsultation has been undertaken and any further representations will be report to committee.

## 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 2015)

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

7. **PLANNING CONSIDERATIONS**

7.1 The main planning considerations concern the principle of demolition, design, together neighbour amenity, parking, tree and sustainability issues.

7.2 Demolition of Existing Building

The demolition of the existing house has previously been approved by LBM planning permission Ref.12/P0987 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 Issues

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 lead clad dormer windows and feature chimney stacks. 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 and DM D2.

7.4 Neighbour Amenity

The amended proposal is considered to be acceptable in neighbour amenity terms. The proposed pair of houses has been reduced in length at first floor level on the rear elevation and the relationship between the proposed houses and neighbouring properties at 16 and 20 Ridgway Place is considered to be acceptable. Although front dormer windows are proposed the dormers are of small scale and similar front dormers have been incorporated into the recently approved development at 28/30 Ridgway Place. The current proposal is therefore considered to be acceptable in terms of policy DM D2 (Design Considerations in all Developments).

7.5 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 accords with policies CS20 (Parking) and DM T1 (Sustainable and Active Transport).

7.6 Trees

The proposal does not involve the removal of any trees. It is also proposed to landscape both the front and rear gardens of the proposed development. The proposal is therefore considered to be acceptable in terms of policy DM O2

## 7.7 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. However, in the absence of any other replacement guidance, the Code for Sustainable Homes standard has been adopted for this development. Policy CS15 of the Code for Sustainable Homes Level 4 required 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.

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

9.1 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly there is no requirement for an EIA submission.

## 10. **CONCLUSION**

10.1 The amended design for the proposed pair of semi-detached houses is considered to be acceptable in design terms and the proposed development would not affect 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. INF.1 Party Wall Act
  16. INF.8 Construction of Vehicular Access
  17. INF.12 Works Affecting the Public Highway
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