

**PLANNING APPLICATIONS COMMITTEE
26 APRIL 2018**

<u>APPLICATION NO.</u>	<u>DATE VALID</u>
18/P0253	21/12/2017
Address/Site:	28 & 30 Ridgway Place, Wimbledon, SW19 4EP
Ward	Hillside
Proposal:	Variation of condition 2 (approved plans) attached to LBM Ref: 15/P3366 relating to the demolition of existing two houses and erection of 4 x 4 bedroom semi-detached houses with basement accommodation.
Drawing Nos:	640/001 P3, 010 P4, 040 P6, 041 P4, 042 P4, 043 P4, 044 P5, 050 P4, 060 P5, 061 P6, 065 P2, Basement Construction Method Statement (Ref: 3845-ST-ST001 P3) & Flood Risk and SuDs Assessment (Ref: 3845-FR001D)
Contact Officer:	David Gardener (0208 545 3115)

RECOMMENDATION

GRANT Planning Permission Subject to a S106 Legal Agreement and Conditions

CHECKLIST INFORMATION

- Heads of agreement: Permit free
- 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: 28
- External consultations: None

1. INTRODUCTION

- 1.1 The application has 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 four semi-detached houses arranged over four floors (basement, ground, first and roof level floors) which are currently being constructed following the grant of planning application LBM Ref: 15/P3366.
- 2.2 The application site is located on a steep section of Ridgway Place, with the road following the gradient of the hill, which slopes downwards from northwest to southeast.
- 2.3 The surrounding area is generally characterised by low-density detached residential houses.
- 2.4 The application site has a PTAL rating of 6a (excellent) and is not located in a conservation area. The site is also located in a controlled parking zone (CPZ).

3. CURRENT PROPOSAL

- 3.1 The current application is for a minor material amendment to the approved drawings (condition No.2) from LBM Ref: 15/P3366 relating to the demolition of existing two houses and erection of 4 x 4 bedroom semi-detached houses with basement accommodation. The proposed amendment involves extending the basements of two houses (the two middle houses) at the rear by 3m and extending the basements of all four houses at the front to accommodate en-suite bathrooms.

4. PLANNING HISTORY

The following planning history is relevant:

4.1 No.28

No Planning history.

4.2 No.30

WIM2891 – Erection of 1 x Bungalow and garage. Granted - 14/08/1956

4.3 Nos. 28 & 30

15/P0663 - Demolition of existing 2 x houses and erection of 4 x semi-detached houses with associated landscaping. Refused - 13/04/2015

15/P3366 - Demolition of existing 2 x houses and erection of 4 x semi-detached houses with associated landscaping. Granted - 02/08/2016

5. POLICY CONTEXT

- 5.1 The following policies from the Adopted Sites and Policies Plan and Policies Maps (July 2014):

DM D1 (Urban design and the public realm), DM D2 (Design considerations in all developments), DM F2 (Sustainable urban drainage systems (SuDS) and; Wastewater and Water Infrastructure), DM T1 (Support for sustainable transport and active travel), DM T3 (Car parking and service standards)

- 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 (March 2016) are: 3.3 (Increasing Housing Supply), 3.5 (Quality and Design of Housing Developments), 3.8 (Housing Choice), 5.3 (Sustainable Design and Construction), 6.13 (Parking)

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, 11 letters of objection have been received. The letters of objection are on the following grounds:
- Impact of basements on drainage and should be restricted to the originally approved plans
 - Development already represents a significant overdevelopment of the site
 - Basements have been built to the disregard of the approved plans and by approving this variation it would set a harmful precedent
 - Impact on health and safety
- 6.3 The Council's Flood risk engineer has assessed the proposal and has raised no objections.

7. PLANNING CONSIDERATIONS

- 7.1 The amendments to the approved scheme involve the extension of the basements of two of the houses at the rear and the 'squaring off' of the basements of all four houses at the front to accommodate en-suite bathrooms. Given these works are subterranean there will be no material additional residential amenity or traffic/parking. The visual changes would be minor with two flat roof lightwells above the rear basement extensions and the 'squaring off' of the front basements not considered to cause visual harm to the local area or the character of the originally approved dwellings.
- 7.2 A basement construction method statement, flood risk and SuDs assessment was submitted during the original application (LBM Ref: 15/P3366) demonstrating how the stability of ground conditions will be maintained in relation to adjoining properties and details of a drainage strategy in relation to surface water and ground water flows. The Councils Flood Engineer has assessed the application and does not consider that the proposed amendments would materially impact ground and surface water flow in comparison to the currently consented scheme and as such there is no

requirement for the submission of a further flood risk and Suds assessment in this instance. It is therefore considered that the proposal would accord with policies DM D2 and DM F2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014).

8. SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

8.1 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 proposal would result in a net gain in gross floor space and as such will be liable to pay a Community Infrastructure Levy (CIL). The funds will be spent on the Crossrail project, with the remainder spent on strategic infrastructure and neighbourhood projects.

10. SECTION 106 LEGAL AGREEMENT

10.2 Permit Free

10.21 The development is to be 'Permit Free' in line with policy CS.20 of the Core Planning Strategy, which seek to reduce reliance on private motor vehicles in locations with good access to public transport facilities.

10.22 Further information in respect of the above, including details of supplementary research carried out in justification of the S106 requirements, can be viewed here:

<http://www.merton.gov.uk/environment/planning/s106-agreements.htm>

11. CONCLUSION

11.1 It is considered that the proposed extensions to the basements would not have an unacceptable impact on surface water and ground water flow or the structural stability of adjoining houses. The minor visual variances are considered to be acceptable. Overall it is considered that the proposal would comply with all relevant planning policies and as such planning permission should be granted.

RECOMMENDATION

GRANT PLANNING PERMISSION

Subject to a S106 legal agreement with the following heads of terms:

1. That the residential units are 'Permit Free';
2. The developer agreeing to meet the Council's costs of preparing,

drafting and monitoring the Section 106 Obligations.

And the following conditions:

1. A.1 (Commencement of Development)
2. A.7 (Approved Plans)
3. B.1 (External Materials to be Approved)
4. B.4 (Details of Site/Surface Treatment)
5. B.6 (Levels)
6. C.1 (No Permitted Development (Extensions))
7. C.2 (No Permitted Development (Windows and Doors))
8. C.4 (Obscured Glazing (Opening Windows))
9. C.8 (No Use of Flat Roof)
10. C.10 (Hours of Construction)
11. F.1 (Landscaping/Planting Scheme)
12. F.2 (Landscaping (Implementation))
13. F.9 (Hardstandings)
14. 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.

15. The details approved under LBM Ref: 16/P3793 dated 9th February 2017 regarding the provision to accommodate all site operatives, visitors and construction vehicles and loading / unloading arrangements during the

construction process must be implemented and complied with for the duration of the construction process.

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

16. H.2 (Vehicle Access to be provided)
17. H.3 (Redundant crossovers)
18. H.5 (Visibility splays)
19. H.6 (Cycle Parking – Details to be Submitted)
20. J.1 (Lifetime Homes)
21. The raised planter beds adjacent to the car parking spaces shown on the approved plans shall be implemented before the development is first occupied and retained permanently thereafter.

Reason: To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2011, policy CS.14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

22. The detailed scheme for the provision of surface water drainage approved under LBM Ref: 16/P3793 dated 9th February 2017 must be implemented in accordance with the approved details.

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 Policies Plan 2014.

23. The detailed method statement approved under LBM Ref: 16/P3793 dated 9th February 2017 must be implemented in accordance with the approved details.

Reason: To ensure that structural stability of adjoining houses is safeguarded and neighbour amenity is not harmed and to comply with policy DM D2 of Merton's Sites and Policies Plan 2014.

[Click here](#) for full plans and documents related to this application.

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