

**PLANNING APPLICATIONS COMMITTEE
26 APRIL 2018**

APPLICATION NO. DATE VALID

18/P0761

06/02/2018

Address/Site 62A and B Ridgway Place, Wimbledon SW19 4SW

Ward **Hillside**

Proposal: Conversion of ground and lower ground level flats into a single dwelling with the erection of extensions to the rear and (west) side elevation.

Drawing Nos 17461_PP_10D, 11E, 12D, 13D, 14D, 15E, 16D, 17D, 18D, 21C and Design and Access Statement and Trees and Construction BS5873 Tree Survey Assessment.

Contact Officer: Richard Allen (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 – 9
- External consultants: None
- Density: n/a
- Number of jobs created: n/a
- Archaeology Priority Zone: No

1. **INTRODUCTION**

1.1 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 four storey detached dwelling house situated on the north east side of Ridgway Place. The application property is one of a group of locally listed houses dating from the 1860's that were designed as a unified group. The property is currently occupied as four flats with each flat occupying a floor of the building. The application site is within the Merton (Wimbledon West) Conservation Area.

3. **CURRENT PROPOSAL**

- 3.1 The current proposal involves the conversion of the ground and lower ground level flats into a single dwelling with the erection of side and rear extensions. The existing front door would provide access to the new dwelling and the retained flats.
- 3.2 The proposed rear extension would be constructed at lower ground level and would be 3 metres in length and 9 metres in width. The extension would be 2.5 in height and would have a flat roof which would form a terrace. External stairs would provide access to the rear garden. A 1.8 metres high privacy screen would be installed adjacent to the boundary with 64 Ridgway Place.
- 3.3 The proposed side extension would be constructed at lower ground and first floor levels on the west elevation of the dwelling house. The extension would be 11.4 metres in length and 2 metres in width. The side extension would have an eaves height of 4.5 and a mono-pitched roof with an overall height of 6.2 metres. The side extension would be set back from the front elevation of the building by 300mm.
- 3.4 Internally, at lower ground floor level three bedrooms, two bathrooms and utility room would be provided. A small rear terrace would be formed at lower ground floor level with external stairs providing access to garden level. At ground floor level the split level unit would be accessed via the existing front door with a new lobby being formed to provide access to both the new unit and the retained flats at first and second floor levels. The ground floor accommodation would consist of a large open plan living/kitchen/dining room with a cloakroom. A pair of patio doors would provide access to the rear terrace formed above the proposed lower ground floor level rear extension.
- 3.5 The proposed extension would be constructed in facing materials to match the existing elevations of the building including facing brickwork, timber windows, and slate roofs. The features and mouldings on the existing south elevation are to be restored to the original state (as has been done at numbers 68/64 Ridgway Place). The non-original window on the north elevation is to be removed. The side extension has been set back from the front elevation so that the original building remains clearly defined. The rear extension to lower ground floor level would incorporate a small paved area and planters would terrace up to the existing garden level.

4. **PLANNING HISTORY**

- 4.1 In August 1982 retrospective planning permission was granted for the use of the basement and ground floor as two self-contained flats (Ref.MER461/82).
- 4.2 In February 2017 planning permission was granted for the conversion of the existing four flats into a single family dwelling house (LBM Ref.4869).
- 4.3 In June 2017 a planning application was submitted for the conversion of ground and lower ground floor flats into one split level flat including two storey side extensions and single storey rear extension with rear terrace, French doors and steps down to the garden (LBM Ref.17/P2339). However, the application was withdrawn on 04/09/2017.
- 4.4 In October 2017 a planning application was submitted for the conversion of ground and lower ground floor flats into one split level flat including two storey side extensions and single storey rear extension with rear terrace, French doors and steps down to the garden (LBM Ref.17/P3733). However, the application was withdrawn by the applicant on 02/02/2018.

5. **CONSULTATION**

- 5.1 The application has been advertised by site notice procedure and letters of notification to occupiers of neighbouring properties. In response 7 letters of objection have been received. The objections are set out below:-

-Whilst the restoration of missing features is supported the rearrangement of the property into flats would result in more residents and no extra space provided for parking.

-The plans involve demolition of part of the side of the existing house adjacent to number 64 Ridgway Place and construct a side extension. The extension would be 1 metre away from number 64. As the houses are no parallel would the 1 metre gap be the minimum? Access to the sides of properties is required for maintenance.

-The side extension will reduce the gap between properties and views of trees would be lost.

-Neighbours previously supported the proposal to convert the property back into a single dwelling house. Flats will result in more parking.

-It would be more appropriate for the property to revert to a single dwelling house.

-It would be wrong to make irrevocable changes to the property. The building is antique and part of the beautiful historic road scape which should be preserved in character for future generations.

5.2 The Wimbledon Society

The current application is for a building that is locally listed and is in a row of elegant three storey Victorian houses in the West Wimbledon Conservation Area. The colour of the brick used for number 62 is noticeably more red than the yellow of its neighbours. The restoration of the missing mouldings and the proposed removal of the incongruous window are both welcome in this

application. However, the intention to demolish the side wall on the two lower floors, so as to extend sideways, results in the loss of the basic character of the two internal rooms. This also results in a perceived discontinuity of the chimney breasts which disappear at ground level and then reappear on upper floors. In keeping with the character of the property as a Heritage asset, it would be more seemly to keep the chimney breasts and the basic room shapes. The proposed side extension, apart from narrowing the gap between number 62 and 64 is being brought forward to be in line with the plane of the main wall. Setting it back would express the corner more appropriately thus keeping its character and would not affect the basic gable form of the rear elevation. The application should be revised to address these issues.

5.3 Tree Officer

The Council's tree officer has no objections to the proposed development subject to tree protection and landscaping conditions being imposed on any grant of planning permission.

6. **POLICY CONTEXT**

6.1 Adopted Merton Core Strategy (July 2011)

CS8 (Housing Choice), CS9 (Housing Provision), CS14 (Design) and CS20 (Parking Servicing and Delivery).

6.2 Sites and Policies Plan (July 2014)

DM H2 (Housing Mix), DM O2 (Nature Conservation, Trees, Hedges and Landscape Features), DM D1 (Urban Design and the Public Realm), DM D2 (Design Considerations in all Developments), DM D3 (Alterations and Extensions to Existing Buildings) and DM D4 (Managing Heritage Assets).

6.3 The London Plan (March 2015) as Amended by the Mayor of London's Housing Standards, Minor Alterations to the London Plan (March and 2016 and Housing SPG (March 2016)

3.3 (Increasing London's Housing Supply), 3.8 (Housing Choice), 5.3 (Sustainable Design and Construction), 7.4 (Local Character) and 7.6 (Architecture).

7. **PLANNING CONSIDERATIONS**

7.1 The main planning considerations concern the principle of development, the standard of residential accommodation, design/conservation and neighbour amenity issues together with tree and parking issues.

7.2 Principle of Development

Planning permission 16/P4869 approved the conversion of the existing four flats into a single family dwelling house. However, this permission has not been implemented albeit that the loss of residential units was considered to be acceptable in this instance. The current application seeks to amalgamate the lower ground floor and first floor flats into a single split level unit and retain two self-contained units at first and second floor levels. In policy terms the proposal is considered to be acceptable given that planning permission has

previously be granted for the conversion of the existing four flats into a single family dwelling house. No objection is therefore raised against policy CS9.

7.3 Standard of Residential Accommodation

The existing basement flat has a floor area of 50.18m² which is below the 61m² minimum requirement of the London Plan and the one bedroom ground floor flat has a floor area of only 47.47m². The proposed three bedroom maisonette would have a floor area of 146m² which exceeds the minimum requirements of the London Plan. The proposal is therefore acceptable in terms of policies CS8 and DM H2.

7.4 Design/Conservation Issues

The proposed side extension has been designed to be subordinate to the character and appearance of the original dwelling house and incorporates an eaves detail to match the Italianate style of the original building. The side extension is also similar to other side extensions constructed elsewhere in Ridgway Place. The proposed rear extension would be at lower ground floor level and would align with the existing extension at number 64 Ridgway Place. The proposal would also involve the reinstatement of original features including decorative mouldings to the front elevation of the house. The proposed side extension would further maintain the 1.0 metre gap between the boundary and would thereby avoid any 'terracing' effect in the streetscene. The proposal would therefore preserve and enhance the character and appearance of the Merton (Wimbledon West) Conservation Area and is acceptable in terms of policies DM D2 and DM D4.

7.5 Neighbour Amenity Issues

The proposed rear extension at lower ground and ground floor level is the same depth as the extension to number 64 Ridgway Place and would not therefore result in any loss of daylight or sunlight. The proposed two storey extension to the west elevation is subordinate to the original building and a 1 metre gap would be maintained between properties. No windows are proposed in the side elevation of the extension. The proposal is therefore considered to be acceptable in terms of policy DM D2.

7.6 Trees

There are no arboricultural objections to the proposed development. However there are mature trees within the adjacent gardens and the root systems of the trees would extend into the garden of the application site. Therefore a tree protection condition would be appropriate to ensure the protection of the trees during construction works. A landscaping condition would also be appropriate to enhance the setting of the building and the wider conservation area in accordance with policy DM O2. The Council's Tree and Landscaping officer has commented on the application and assessed the applicants Arboricultural Assessment and raised no objections subject to conditions.

7.7 Parking

The existing off-street parking space would be retained for the proposed split level dwelling. The proposal would result in a building going from 4 flats to 3

flats thereby reducing parking pressures. The proposal is therefore acceptable in terms of policy CS20.

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

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

9. **CONCLUSION**

9.1 The proposed conversion of the lower ground and ground floor flats into a split level dwelling and the erection of side and rear extensions is considered to be acceptable in design terms and the proposal would not affect neighbour amenity. The proposal would also preserve the character and appearance of the Merton (Wimbledon West) Conservation Area. Accordingly it is recommended that planning permission be granted.

RECOMMENDATION

GRANT PLANNING PERMISSION

Subject to the following conditions:-

1. A.1 (Commencement of Development)
2. A.7 (Approved Drawings)
3. B.1 (Approval of Facing Materials)
4. D.11 (Hours of Construction)
5. The details and measures for the protection of the existing trees as specified in the approved document 'Trees and Construction BS5837 Tree Survey Assessment' reference `17201/A1' dated 'June 2017' shall be fully complied with. The methods for the protection of the existing trees shall fully accord with all of the measures specified in the report. The details and measures as approved shall be retained and maintained until the completion of site works.

Reason for condition: To protect and safeguard the existing trees in accordance with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2015, policy CS13 of Merton's Core Planning Strategy 2011 and policies DM D2 and 02 of Merton's Sites and Policies Plan 2014.

6. F8 Site Supervision (Trees)

7. No development shall take place until details of a landscaping and planting scheme has been submitted to and approved in writing by the LPA. The details shall include on a plan, full details of the size, species, quantities and location of the proposed new trees and plants. The approved works shall be carried out in the first available planting season following the development or prior to the occupation of any part of the development, whichever is the sooner, and any trees which die within a period of 5 years from the completion of the development, are removed or become seriously damaged or diseased or are dying, shall be replaced in the next planting season with others of the same approved specification, unless the LPA gives written consent to any variation.

Reason for condition : To enhance the setting of the building and the character and appearance of the Merton (Wimbledon West) Conservation Area in accordance with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2015, policy CS13 of Merton's Core Planning Strategy 2011 and policies DM D2 and 02 of Merton's Sites and Policies Plan (2014).

8. The obscured glazed privacy screen to the rear raised terrace as shown on approved drawing number 17461_PP_16D shall be implemented before the development is first occupied and retained permanently thereafter.

Reason for condition: To safeguard the privacy and amenities of the occupiers of the adjacent property 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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