

PLANNING APPLICATIONS COMMITTEE
08th December 2022

Item No:

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
	22/P2414	19/08/2022

Address/Site: 30A Ridgway Place, Wimbledon, SW19 4EP

(Ward) Hillside

Proposal: ERECTION OF SINGLE STOREY REAR EXTENSION AND RETROSPECTIVE APPLICATION FOR A BASEMENT EXTENSION.

Drawing Nos: See condition 2.

Contact Officer: Stephen Hill (0208 545 4378)

RECOMMENDATION

GRANT Planning Permission Subject to Conditions

CHECKLIST INFORMATION

- Heads of agreement: n/a
- 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: No
- Design Review Panel consulted: No
- Number of neighbours consulted: 5
- External consultations: None

1. INTRODUCTION

- 1.1 The application has been brought before the Planning Applications Committee due to the nature and number of objections received.

2. SITE AND SURROUNDINGS

- 2.1 The application site ("the Site") is a semi-detached dwelling located on the north-east side Ridgway Place in Wimbledon. The house is the most northern

of a group of four, constructed pursuant to planning permission 15/P3366 and subsequent variations (see section 4).

2.2 The house is not a locally or nationally listed building or within a Conservation Area.

2.3 There are no further constraints or other relevant planning designations.

3. **CURRENT PROPOSAL**

3.1 This applicant seeks planning permission for the following:-

Prospective application

3.1.1 A proposed single storey rear extension with green roof and a glazed canopy, extending approximately 2.8m to the rear of the existing building. The materials of the extension would be render with zinc matching the existing building.

3.1.2 Wall mounted cycle parking along the northern elevation of the extension.

3.1.3 New internal staircase connecting the existing basement and the new extension.

3.1.4 The remaining garden would be approximately 68m².

Retrospective application

3.1.5 Retrospective permission is sought for the element of the basement which extends beyond the footprint of the house at the rear. This part of the basement was constructed without planning permission, at the same time as the original house constructed pursuant to 15/P3366 in or around 2018.

4. **PLANNING HISTORY**

4.1 The following history is relevant to this application.

15/P0663. Permission refused.

DEMOLITION OF EXISTING 2 x HOUSES AND ERECTION OF 4 x SEMI DETACHED HOUSES WITH ASSOCIATED LANDSCAPING.

15/P366. Permission granted.

DEMOLITION OF EXISTING 2 x HOUSES AND ERECTION OF 4 x SEMI DETACHED HOUSES WITH ASSOCIATED LANDSCAPING.

16/P3793. Conditions discharged.

18/P0253. Variation of condition granted.

VARIATION OF CONDITION 2 (APPROVED PLANS) ATTACHED TO LBM PLANNING PERMISSION 15/P3366 RELATING TO THE DEMOLITION OF EXISTING 2 x HOUSES AND ERECTION OF 4 x SEMI DETACHED HOUSES WITH ASSOCIATED LANDSCAPING.

21/P3043. Discharge of conditions.

22/P1868. Planning permission – withdrawn.
ERECTION OF SINGLE STOREY REAR EXTENSION.

4.2 Officer's narrative comment on planning history

4.2.1 30A Ridgway was constructed pursuant to planning permission 15/P3366 which granted consent the construction of four houses, of which 30A is one.

4.2.2 In 2018, the developer applied (18/P0253) to vary the original planning permission and this variation was granted. The variation applied for included the extension of the basements into the rear gardens for numbers 30 and 29A Ridgway Place. However, the similar rear basement that was constructed at 30A was not included in 18/0253, there is no other planning permission for its construction so the extended basement meaning that 30A Ridgway Place has been built in breach of planning control.

5. CONSULTATION

Consultation letters were sent to adjoining neighbouring properties. 12 comments were received from residents in the local area, including one representation from an immediate neighbour, raising objection. The objections raised were on the following grounds:-

- Impact on privacy and amenity of neighbouring properties
- Excessive bulk and height
- Overbearing presence
- Visual impact on immediate area
- Overdevelopment of site.
- Drainage impacts
- Breach of planning control
- Unsightly design

Council's Flood Risk Officer

See paragraph 7.1.

Council's Structural Engineer

I understand that the planning application is for the departure of the basement construction in relation to the original application. Since the departure is overextension of the basement towards the rear of the property, this does not affect the highway and therefore I have no issues with this.

6. POLICY CONTEXT

- 6.1 London Plan 2021 policy:
D4 (Delivering good design)
D5 (Inclusive design)
D10 (Basement development)
G5 (Urban greening)
D6 (Housing quality and standards)

D11 Safety, security and resilience to emergency
D14 Noise
SI 13 (Sustainable drainage)

6.2 Merton Sites and Policies Plan July 2014 Policies:
DM D3 Alterations and extensions to existing buildings
DM D2 (Design considerations in all developments)
DM F2 (Sustainable urban drainage systems (SuDS) and; Wastewater and Water Infrastructure)
DM O2 (Nature conservation, trees, hedges and landscape features) DM T2 Transport impacts of development DM T3 Car parking and servicing standards DM T5 Access to the road network

6.3 Merton Core Strategy 2011 Policies:
CS14 (Design)
CS 15 Climate Change CS 17 Waste Management CS 18 Active Transport

Merton's Basement SPD

7. PLANNING CONSIDERATIONS

7.1 The Basement

7.1.1 The additional area of a basement extending beyond the rear elevation of the main house was built in breach of planning control and the applicant seeks to regularise it.

7.1.2 The visual impact of the basement is none or almost none, and the planning issue is the impact of the basement on drainage and flood risk.

7.1.3 The Council's drainage officer met with the applicant's construction consultant, Graham White of Structa, online on 4 October 2022 in order to discuss the basement's construction and its actual impact. The applicant had provided a Flood Risk Assessment and Drainage Strategy, and the Construction drawings showing the basement's technical design, which were submitted with the application to discharge the condition for the new house (16/P3973).

7.1.4 Having met with Mr White, the Council's drainage consulted commented on 5 October 2022:-

"I've reviewed the documents that the applicants have submitted, which are the construction issue drawings for the basement drainage and others. I can confirm that the details are satisfactory for the drainage conditions placed on the original planning application. What we haven't got confirmation of is whether they were built according to plan."

7.1.5 Mr Marcus Beale, an architect and principal at Beale and Co, who (a) was the architect who designed the house; (b) acted on the application to discharge conditions (16/P3973) including that relating to the basement; and (c) is the agent for this application, confirmed by email on 5 October 2022 that to the

best of his knowledge, the basement was constructed in accordance with the drawings.

- 7.1.6 On the basis of the evidence above, Officers are satisfied that the additional area of basement poses no drainage or flood risk issues.

7.2 The ground floor extension

- 7.2.1 The planning considerations for an extension to an existing building relate to the impact the proposed extension has on the character and appearance of the host building along with the surrounding area, and the impact upon neighbour amenity.

7.3 Impact on character and appearance.

- 7.3.1 London Plan policies D3, D4 and D8, Core Strategy policy CS14 and SPP Policies DMD2 and DMD3 require well designed proposals that will respect the appearance, scale, bulk, form, proportions, materials and character of the original building and their surroundings.
- 7.3.2 The following assessment is made against the merits of the design and massing of the proposed extension and the impact it has on the adjoining surrounding area.
- 7.3.3 The proposed extension is not visible from the public realm and can be seen from neighbouring properties. The extension is relatively modest and is a scale, form and appearance which are considered in keeping with the character of the site and the immediate area. The rear extension is of minimal depth and would not appear incongruous or result in overdevelopment of the site, leaving a good area of garden for the host dwelling. The limited depth and height mean that the extension would remain subservient to the host building which is in any event very recently constructed. The contemporary design is sympathetic with the host building and the area, and it would therefore not appear out of keeping with either. Overall, the proposals are considered acceptable additions to the site and surrounding area.

7.4 Neighbouring amenity

- 7.4.1 SPP policy DM D2 states that proposals must be designed to ensure that they would not have an undue negative impact upon the amenity of neighbouring properties in terms of loss of light, quality of living conditions, privacy, visual intrusion and noise.
- 7.4.2 The properties which are potentially affected by this proposal are 32 and 30 Ridgway Place. The proposal is not visible and/or has no appreciable impact on the outlook from other properties in the immediate area.

32 Ridgway Place

- 7.4.3 This property to the north-west of the Site is a 1950s detached dwelling house which has itself been significantly extended at the side and rear on the ground floor pursuant to planning permission 19/P1337 (“the 2019 Extension”). Number 32 is situated up a steep gradient and sits higher than the subject

property. The ground level of the garden is approximately 400m higher and the flank wall of the building is a noticeable presence from the garden of the subject property.

7.4.4 The 2019 Extension of the original dwelling house is 7.5m deep and 3.2m high and at the time extended beyond the rear elevation of the subject property. The 2019 Extension includes a flank wall facing the Site (See Fig 1 and Fig 2), which extends beyond the rear doors of number 32 and is significantly higher than the ground floor element of subject property, due to the uphill gradient.

7.4.5 This proposal is 2.8m deep and would extend beyond the raised flank wall at number 32, but would still be substantially lower. There would also be a reasonable separation distance at the side boundary between the side elevation of the proposed extension and the side boundary fence.

7.4.6 Due to the flank wall and the different levels, there would be no impact on daylight and sunlight to number 32 and for the same reasons it is considered that the new extension would not create an overbearing presence and would not create any sense of enclosure at number 32.

7.4.7 This proposal is therefore not considered to be overbearing, visually intrusive or result in a loss of privacy or daylight/sunlight or overshadowing and there are no unacceptable impacts on number 32.

Fig 1 – view from rear garden of the subject property to 32 Ridgway Place:



Fig 2 – view from garden of subject property to flank wall of 32 Ridgway Place:



30 Ridgway Place

7.4.8 The proposed rear extension is not considered to be harmful to the amenity of this neighbouring property and as a ground floor extension, partially separated by a fence, would not result in any noticeable loss of daylight/sunlight or a loss of privacy.

7.4.9 The extension would be visible from the upper windows of 30 Ridgway Place, but is not considered to create an overbearing presence and be visually harmful. The extension is only proposed to be 2.8m in depth and the design is sympathetic with the existing built form. Officers acknowledge that the host site is sited on higher ground level than this adjoining neighbouring property, however, owing to the short depth of the proposal and its limited height it is not considered to cause an overbearing impact.

7.4.10 Overall, the proposals are considered acceptable in terms of neighbouring amenity.

8. CONCLUSION

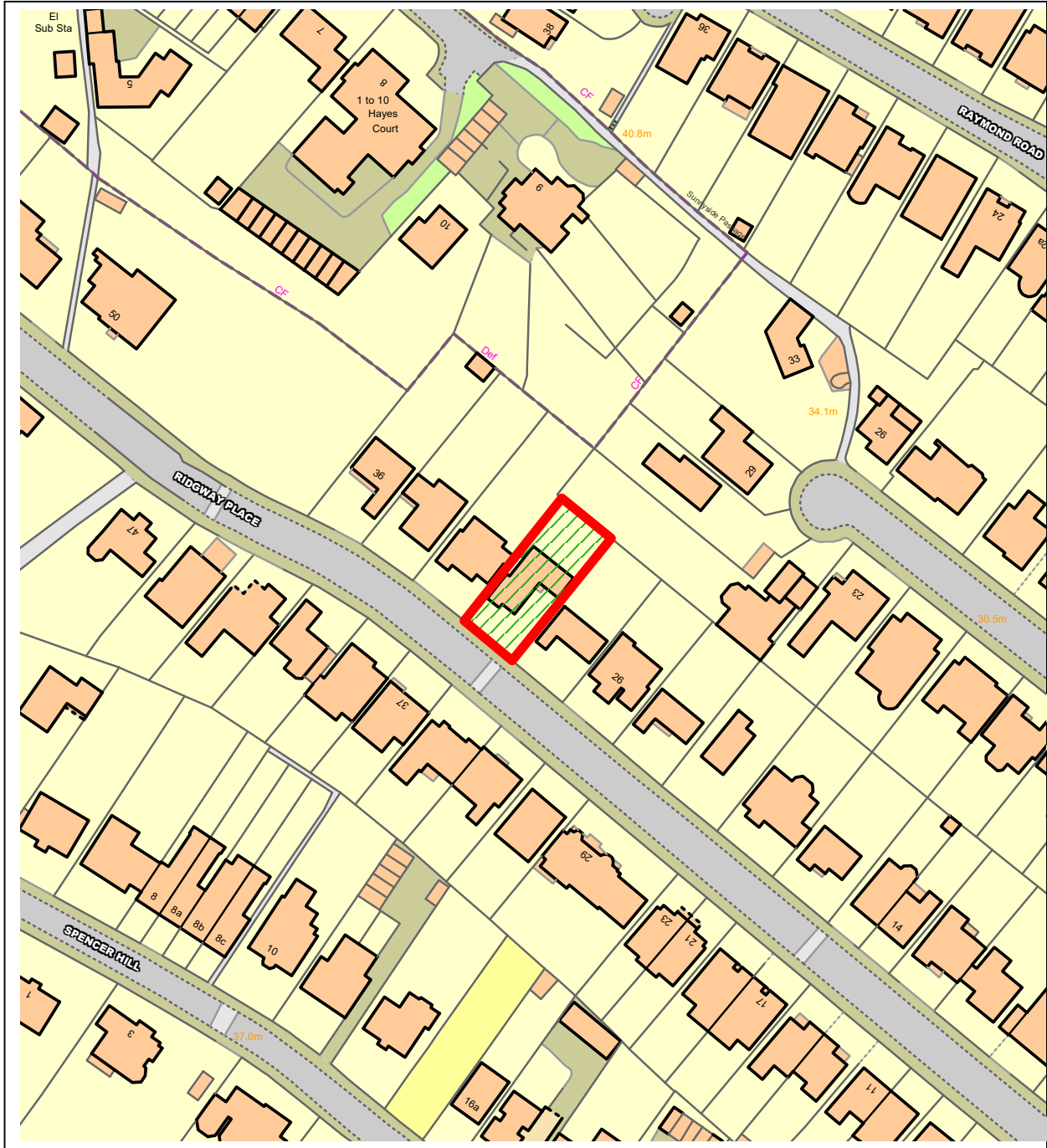
- 8.1 The impact of the basement has been assessed by the council's Flood Risk and Drainage Office and is considered acceptable.
- 8.2 The scale, form, design, positioning and materials of the rear extension are not considered to have an undue detrimental impact upon the character or appearance of the host building, surrounding area or on the neighbouring amenity.
- 8.3 Therefore, the proposals are considered to comply with the principles of policies DM D2, DM D3 and DMD4 of the Adopted SPP 2014, CS14 of the LBM Core Strategy 2011 and D3, D4 and D8 of the London Plan 2021.
- 8.4 It is therefore recommended that planning permission is granted, subject to conditions.

RECOMMENDATION

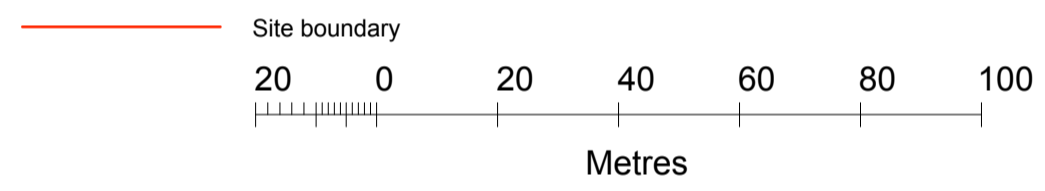
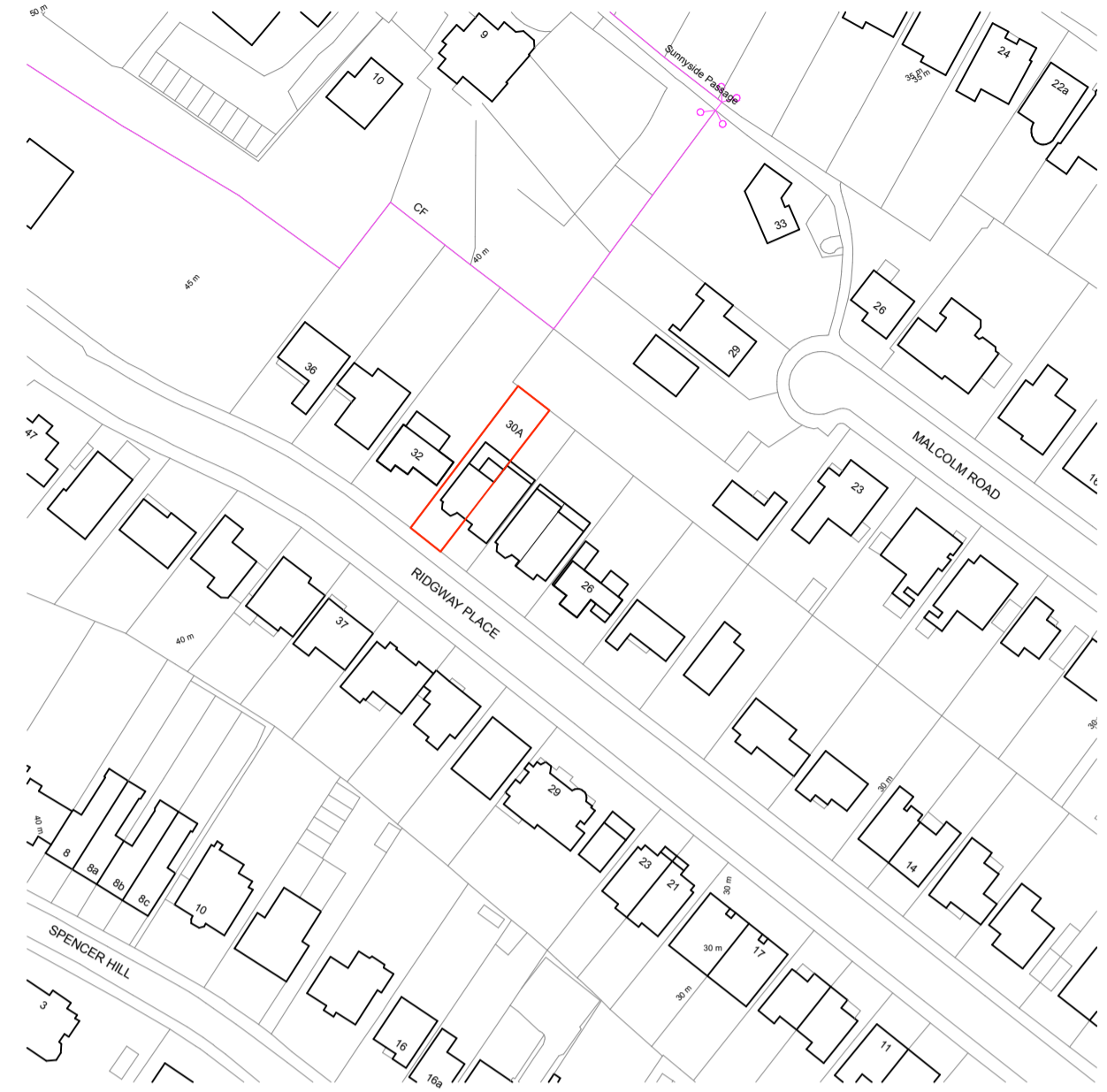
GRANT PLANNING PERMISSION subject to conditions:

- 1 The prospective development to which this permission relates shall be commenced not later than the expiration of 3 years from the date of this permission.
Reason: To comply with Section 91 (as amended) of the Town & Country Planning Act 1990.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 640.2/01/Rev P2; 640/ 040/P5; 640/ 040/P6; 640.2/03/P1. Construction Method Statement Report Ref 3845-ST001 P4.
Reason: For the avoidance of doubt and in the interests of proper planning
- 3 The facing materials to be used for the development hereby permitted shall be those specified in the application form unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policies D4 and D8 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.
- 4 Access to the flat roof of the development hereby permitted shall be for maintenance or emergency purposes only, and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.
Reason: To safeguard the amenities and privacy of the occupiers of adjoining properties and to comply with the following Development Plan policies for Merton: policies D3 and D4 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

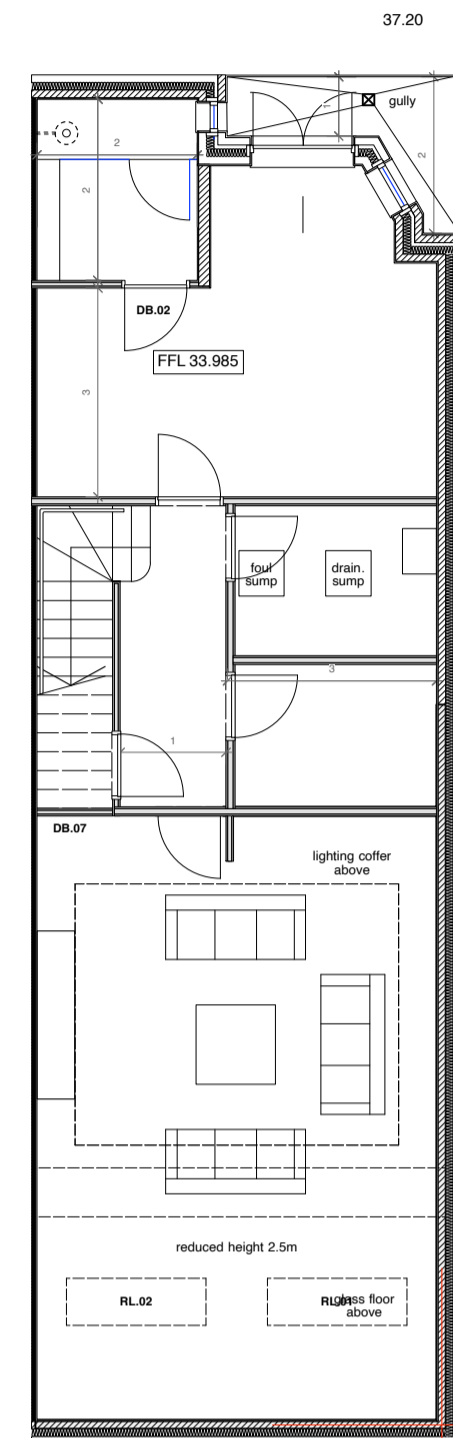
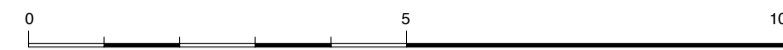
NORTHGATE SE GIS Print Template



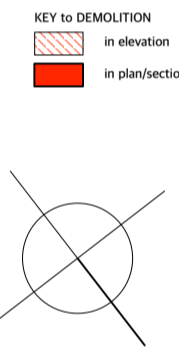
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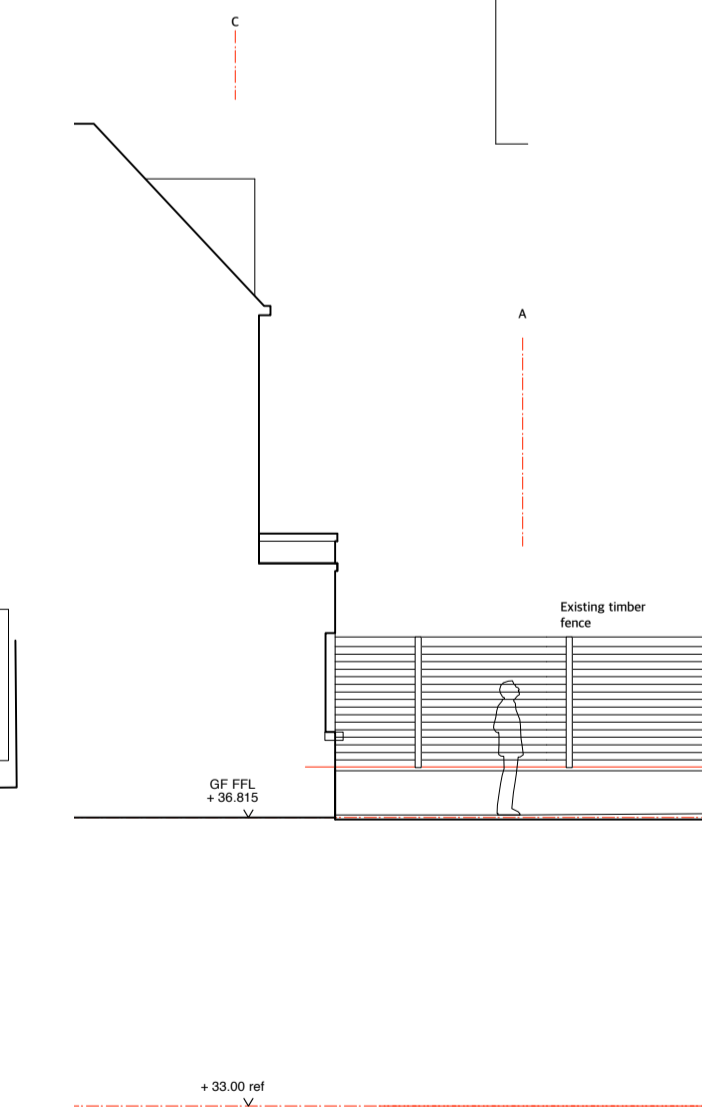
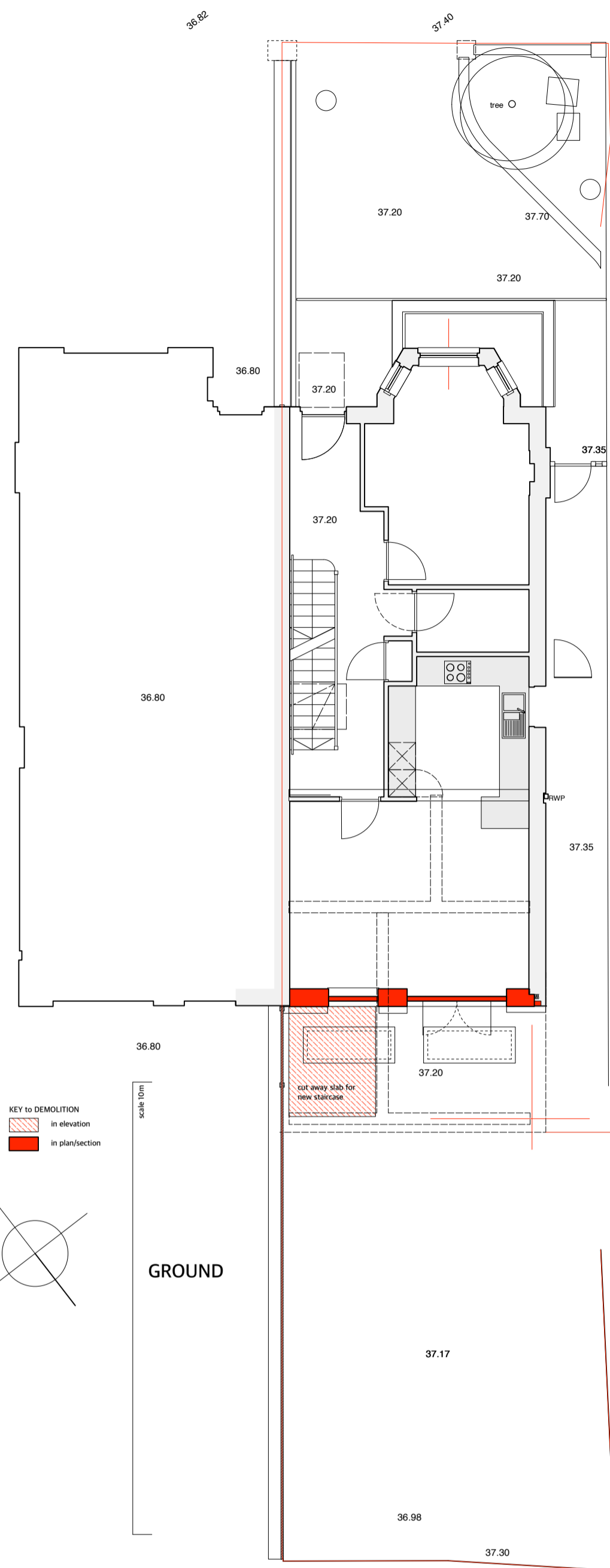
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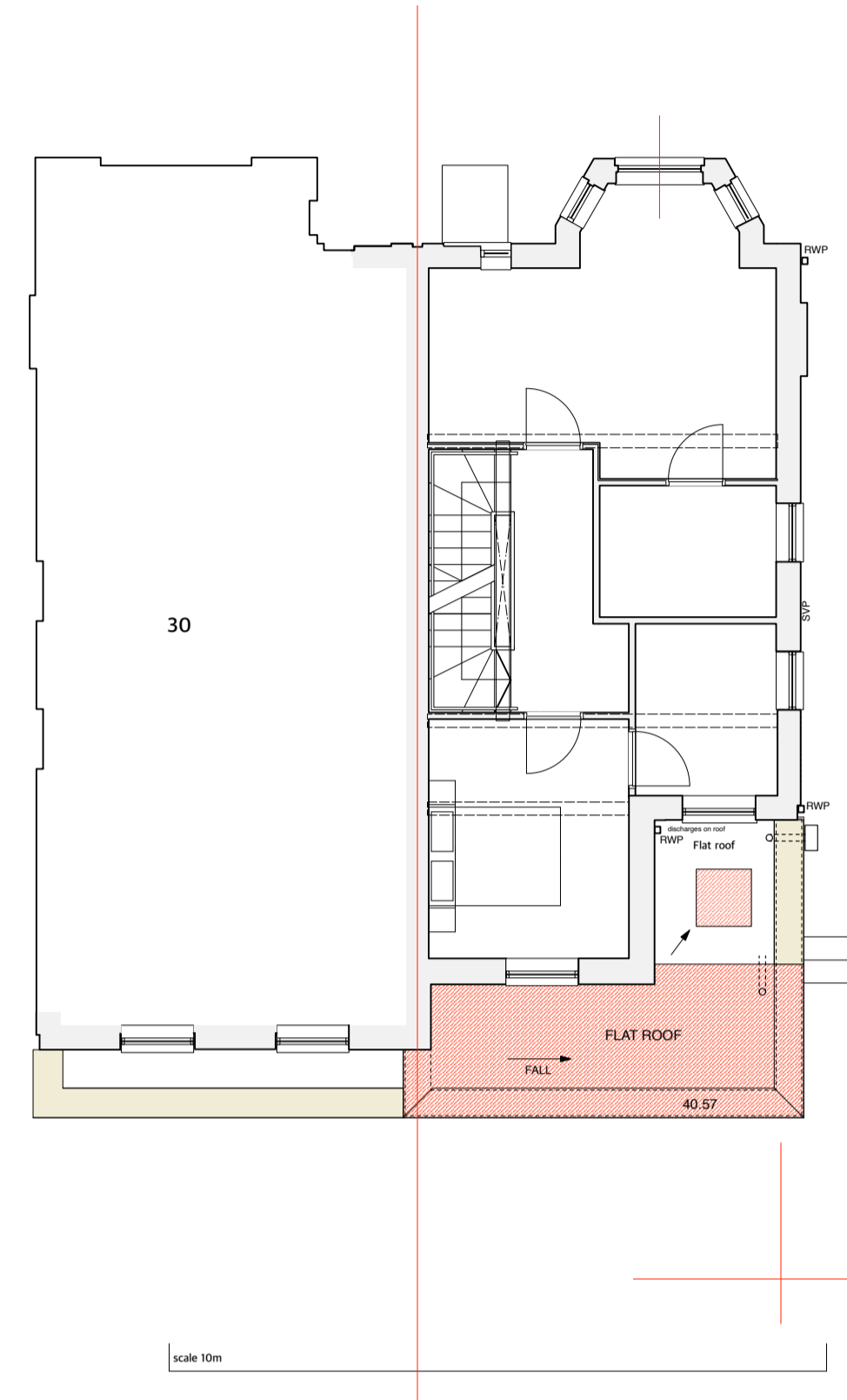
LOWER GROUND



GROUND

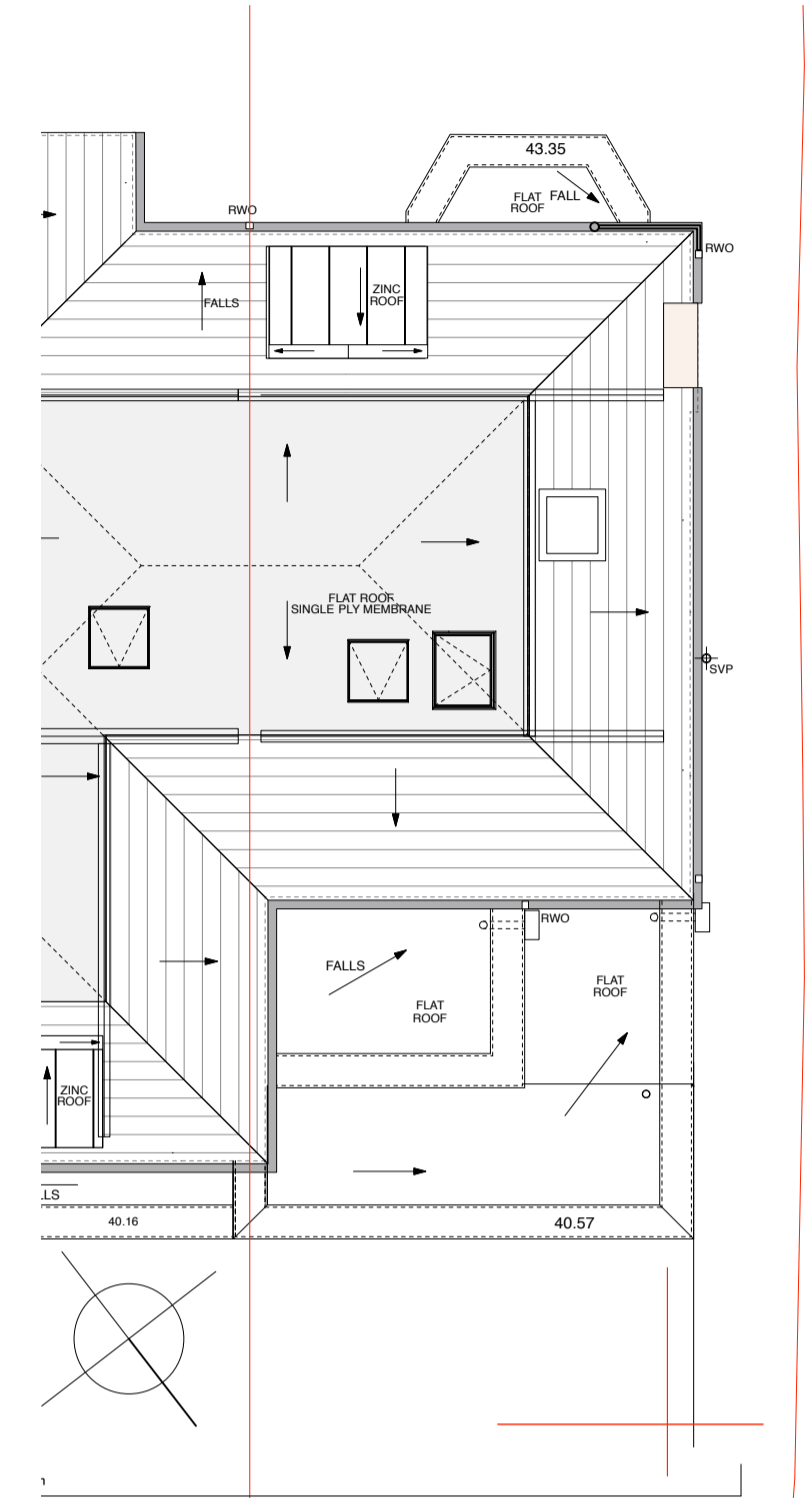


SIDE [SOUTH] ELEVATION

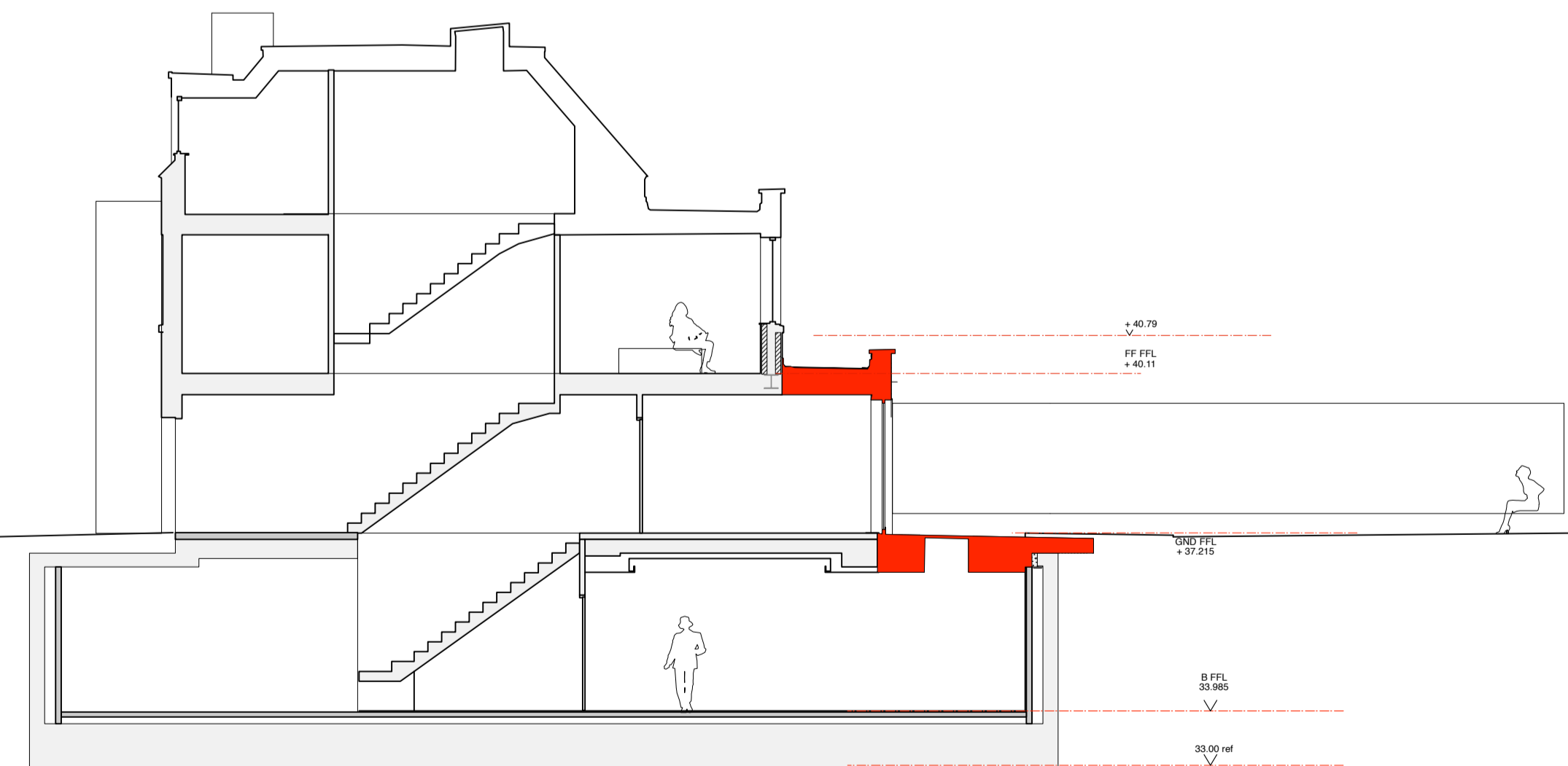


FIRST

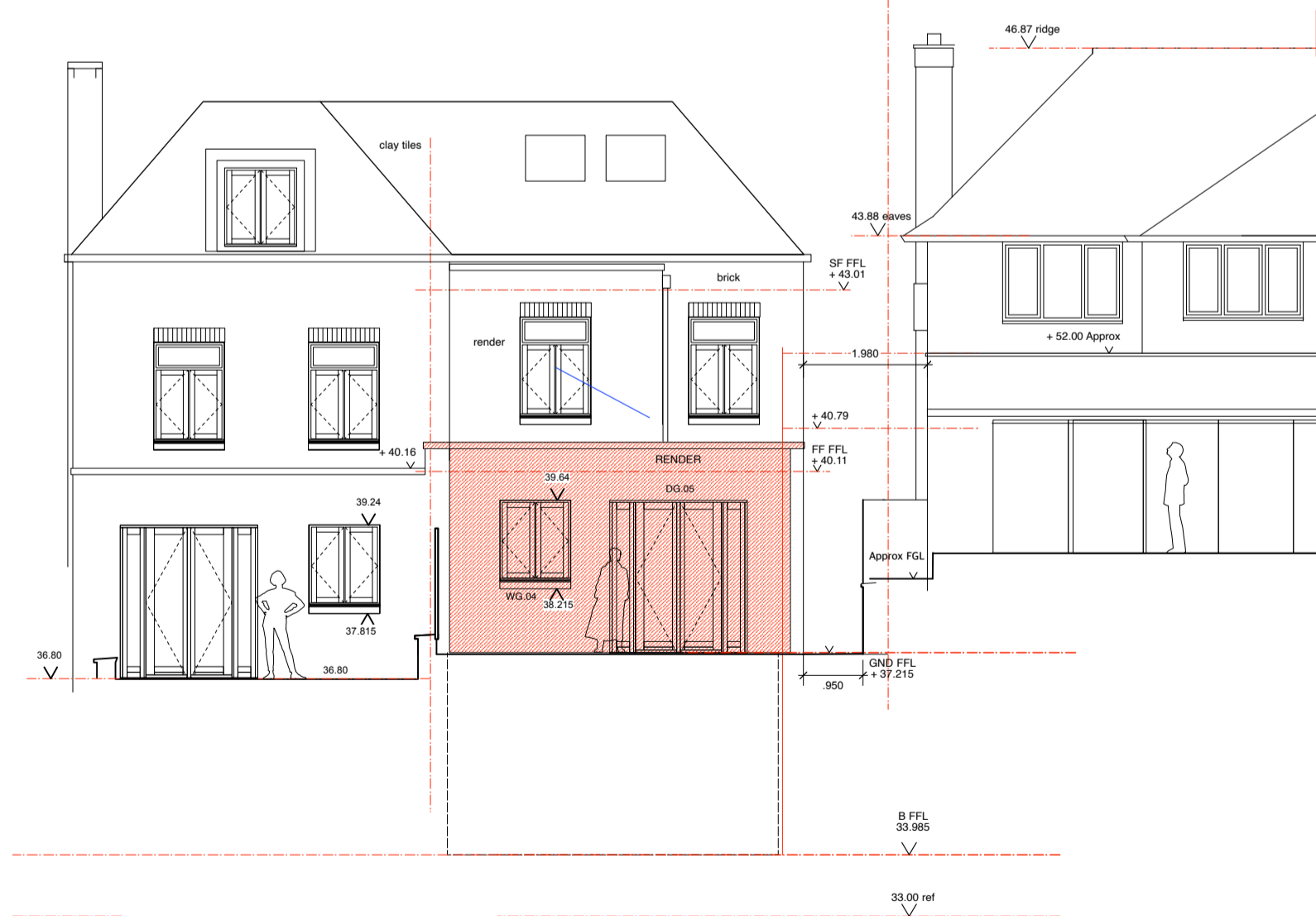
SECOND



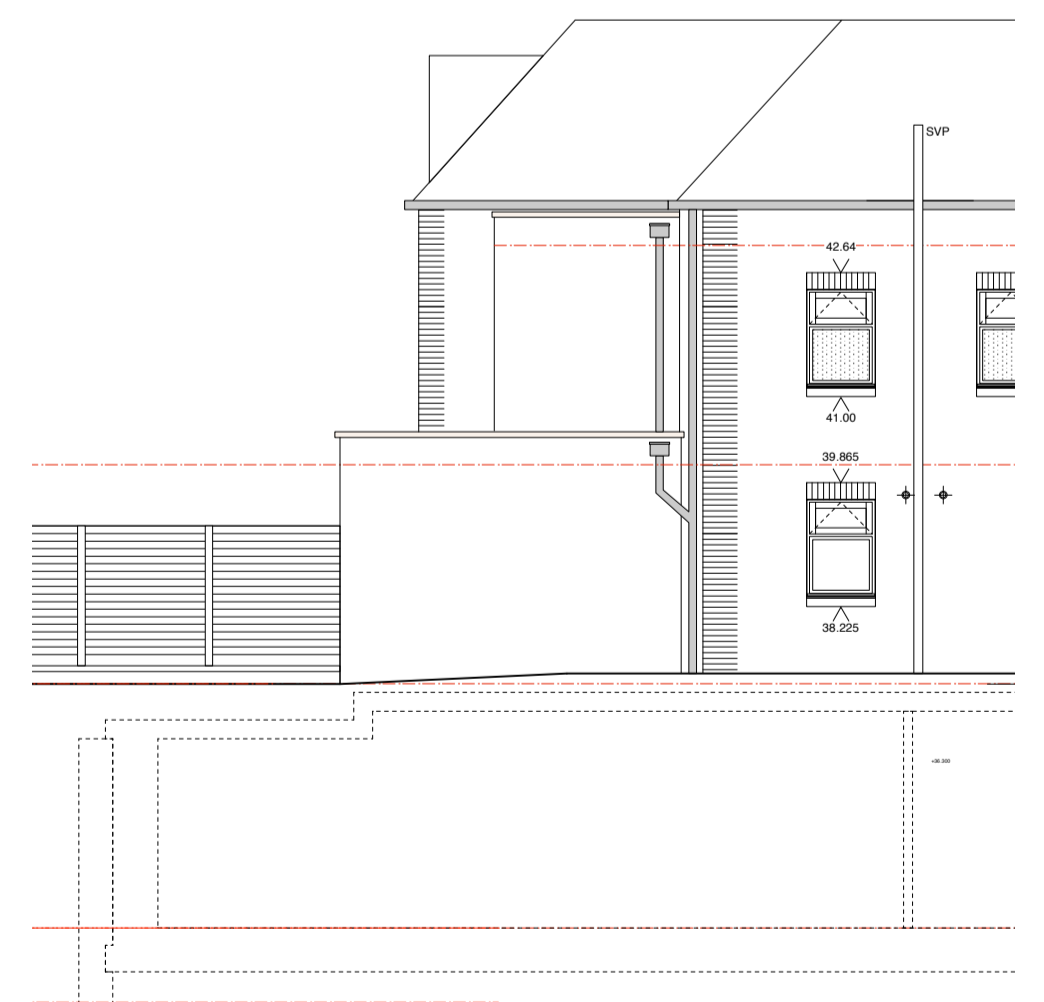
ROOF PLAN



LONG SECTION

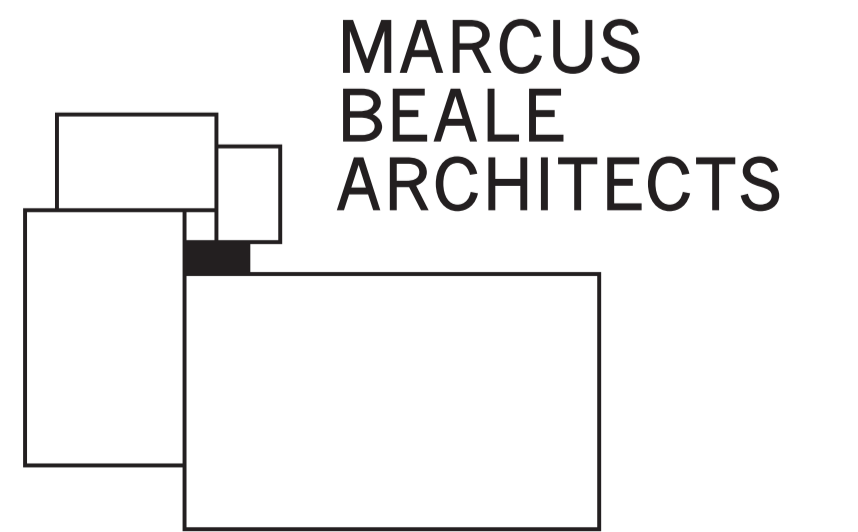


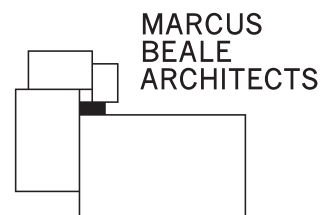
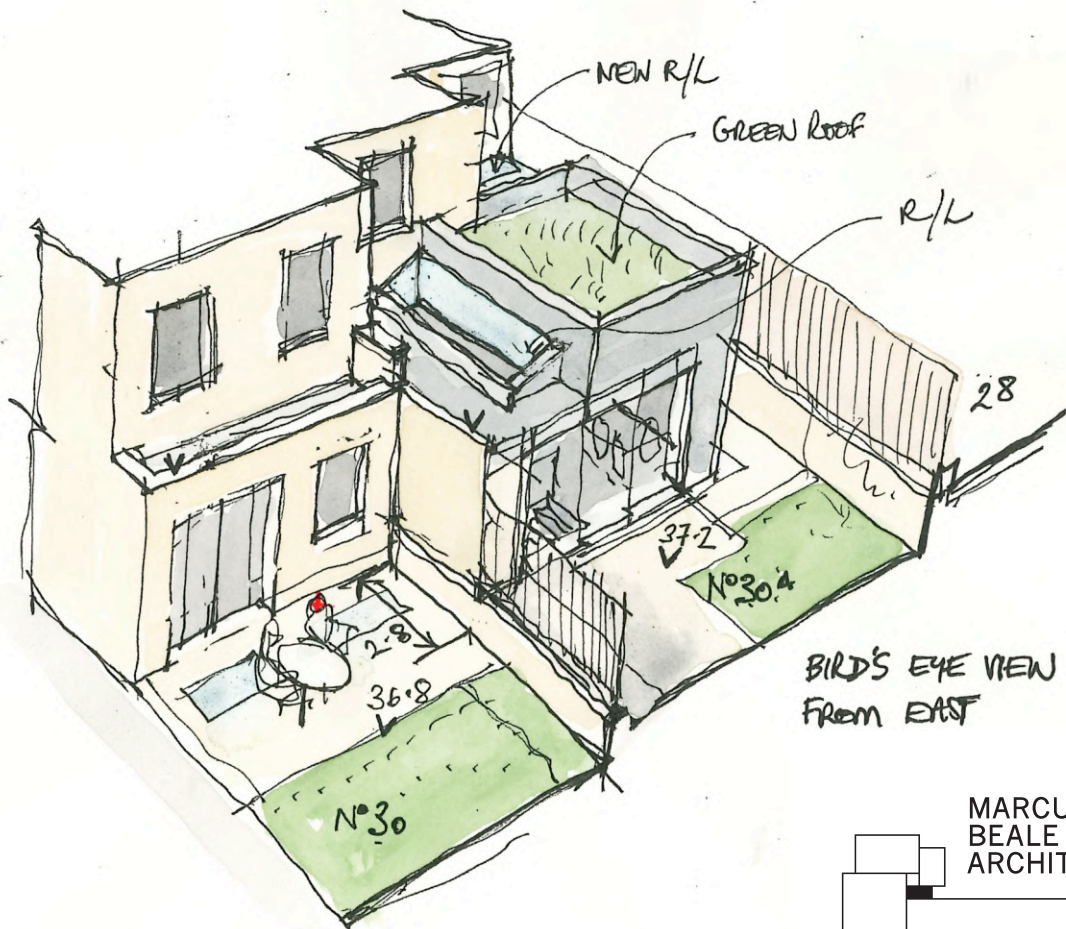
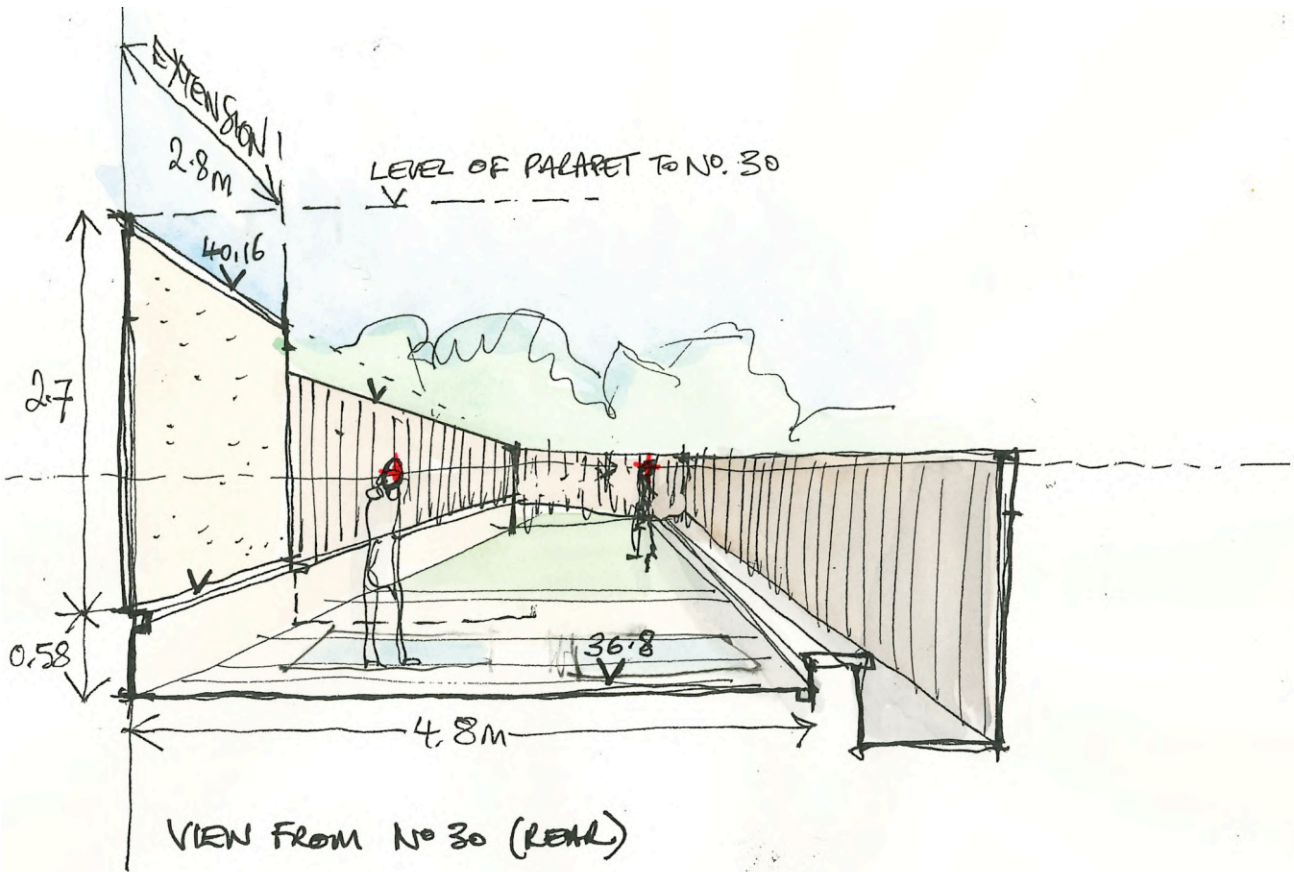
REAR [EAST] ELEVATION



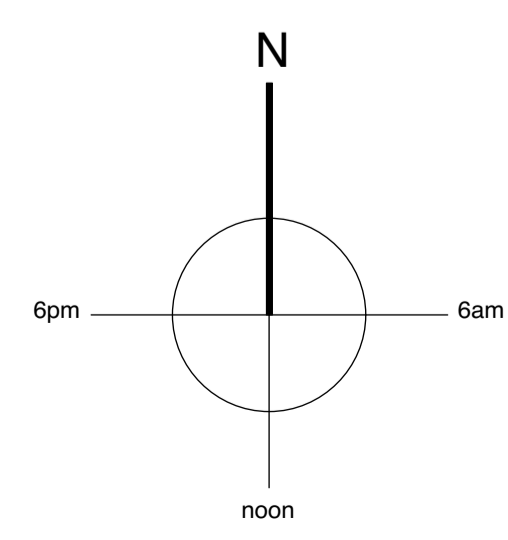
SIDE [NORTH] ELEVATION

Rev P2 Further detail of no.32 Planning application 220804
Rev P1 Planning application 220614
640.2 02 Rev P2
30A RIDGWAY PLACE
June 2022
PLANS, ELEVATIONS
AS EXISTING

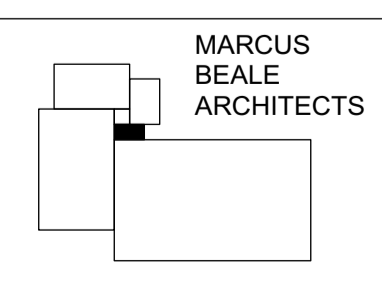




30A RIDGWAY PLACE
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640.2. SK01. P1



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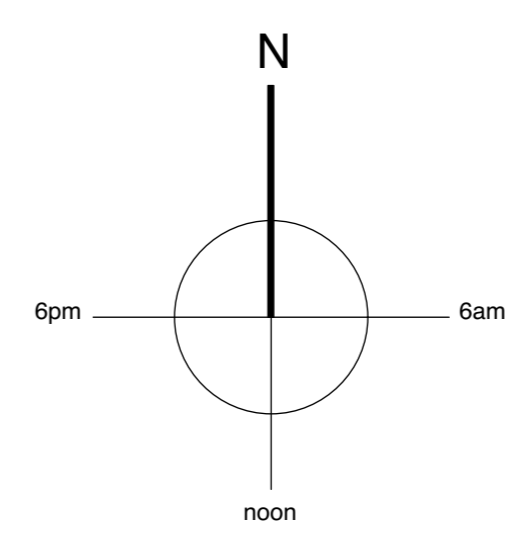
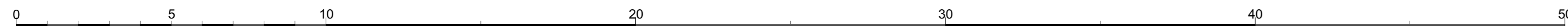
- P5 - 19/12/17 - BASEMENT EXTENDED AT REAR UNDER TERRACES. ENSUITES MOVED TO THE FRONT
- P4 - 24/12/15 - BUILDINGS REDUCED 500mm TO THE RIDGEWAY, 30 RW GABLE AND BAY SWAPPED, 1m REDUCED FROM 28 RW
- K - 24/12/15 - BUILDINGS REDUCED 500mm TO THE RIDGEWAY, 30 RW GABLE AND BAY SWAPPED, 1m REDUCED FROM 28 RW
- P3 - 25/08/15 - ISSUED TO PLANNING
- P2 - 15/05/15 - ISSUED TO PLANNING FOR PRE-APP
- P1 - 12/02/15 - ISSUED TO PLANNING

28 & 30 RIDGWAY PLACE, SW19 4EP		PROPOSED	
BASEMENT PLAN			
Scale: 1:100 @ A1 1:200 @ A3	Drawn: AF	640/ 040 P5	
Date: 29/10/2014	Check: MB		

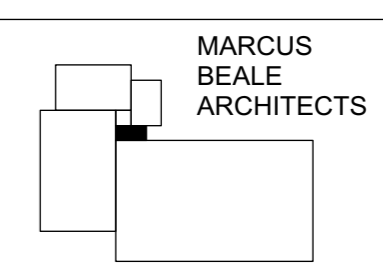


Plots 28A and 30 extended to the rear under terrace.

Ensuites moved to the front.

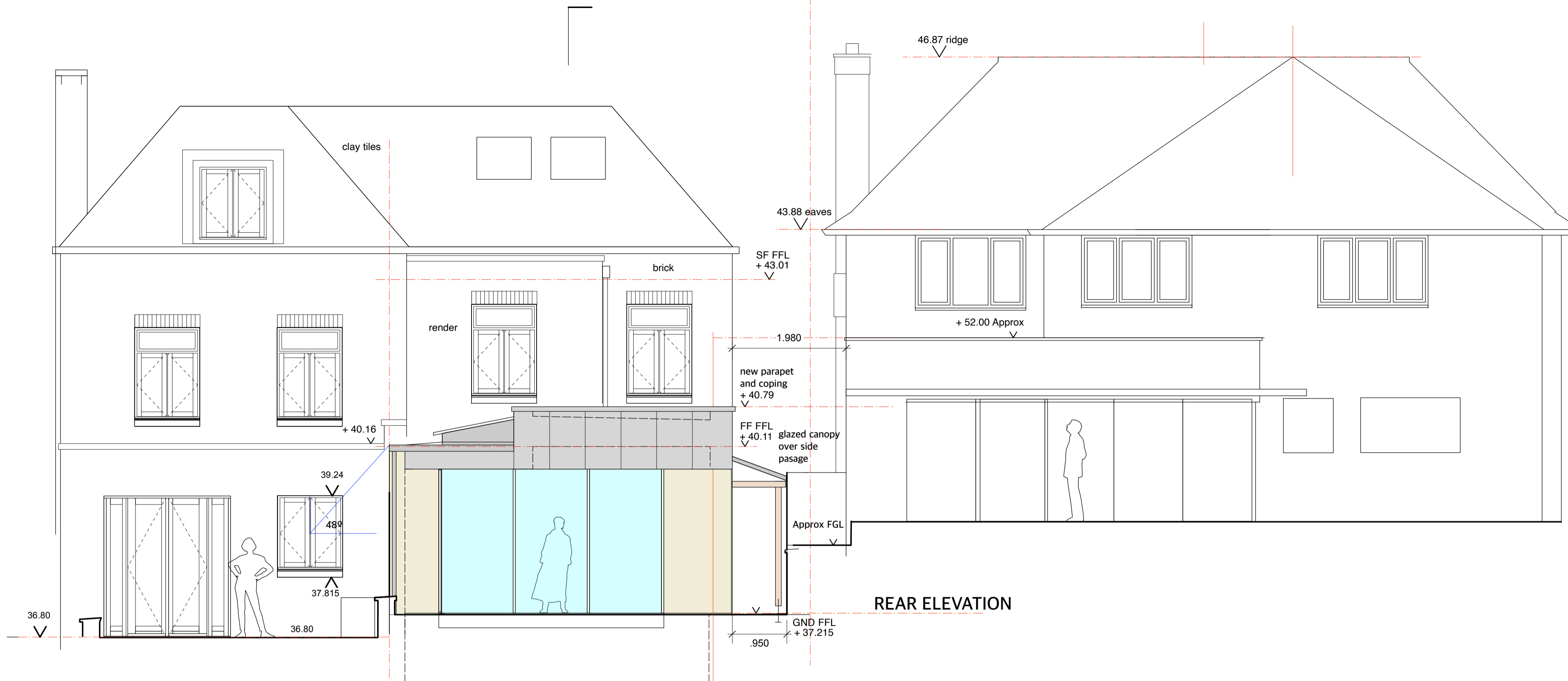


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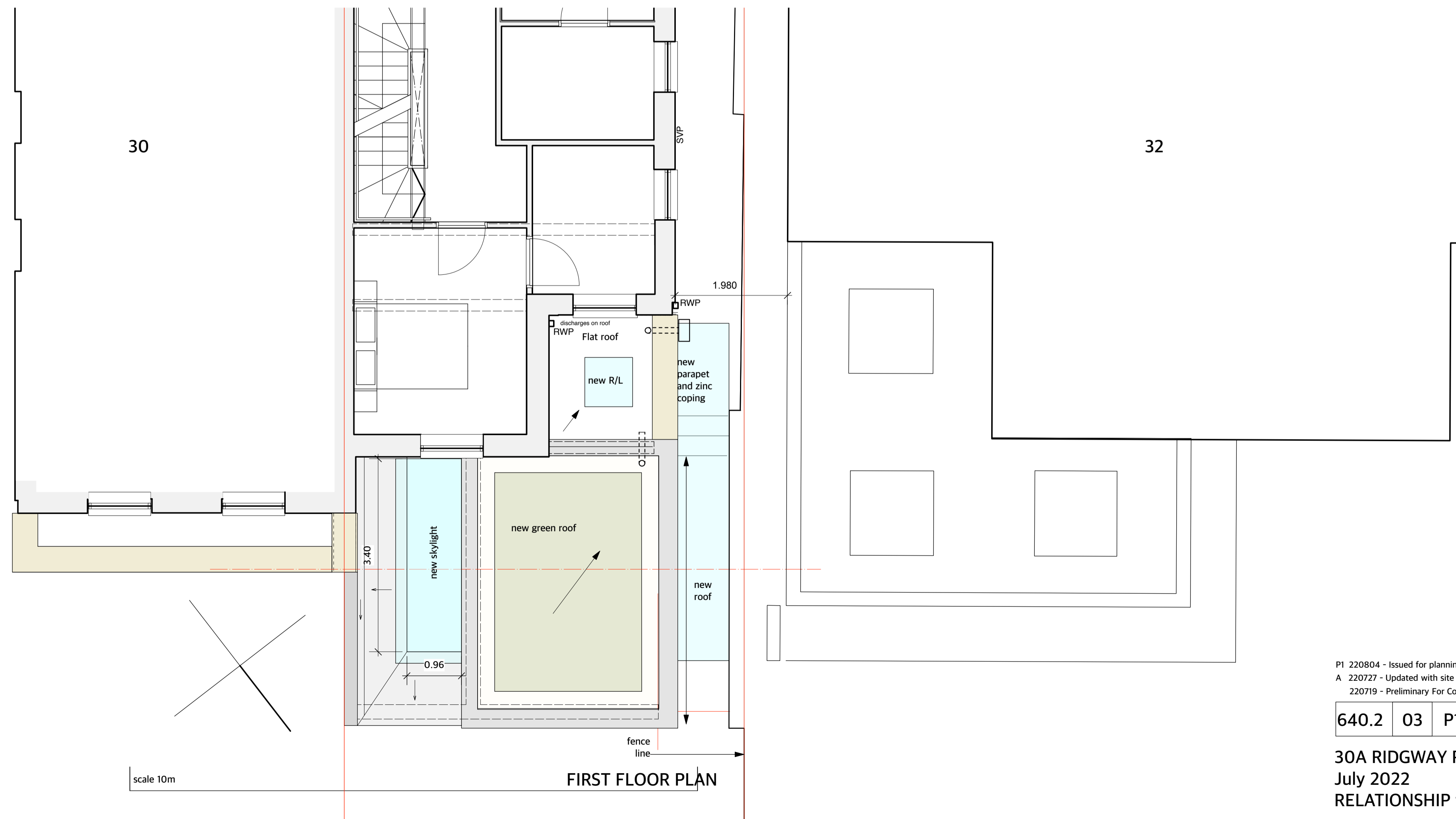


- P6 - 24/01/18 - ISSUED FOR PLANNING
- P5 - 19/12/17 - BASEMENT EXTENDED AT REAR UNDER TERRACES, ENSUITES MOVED TO THE FRONT
- P4 - 24/12/15 - BUILDINGS REDUCED 500mm TO THE RIDGEWAY, 30 RW GABLE AND BAY SWAPPED, 1m REDUCED FROM 28 RW
- K - 24/12/15 - BUILDINGS REDUCED 500mm TO THE RIDGEWAY, 30 RW GABLE AND BAY SWAPPED, 1m REDUCED FROM 28 RW
- P3 - 25/08/15 - ISSUED TO PLANNING
- P2 - 15/05/15 - ISSUED TO PLANNING FOR PRE-APP
- P1 - 12/02/15 - ISSUED TO PLANNING

28 & 30 RIDGWAY PLACE, SW19 4EP		PROPOSED	
BASEMENT PLAN			
Scale: 1:100 @ A1 1:200 @ A3	Drawn: AF	640/ 040 P6	
Date: 29/10/2014	Check: MB		



REAR ELEVATION

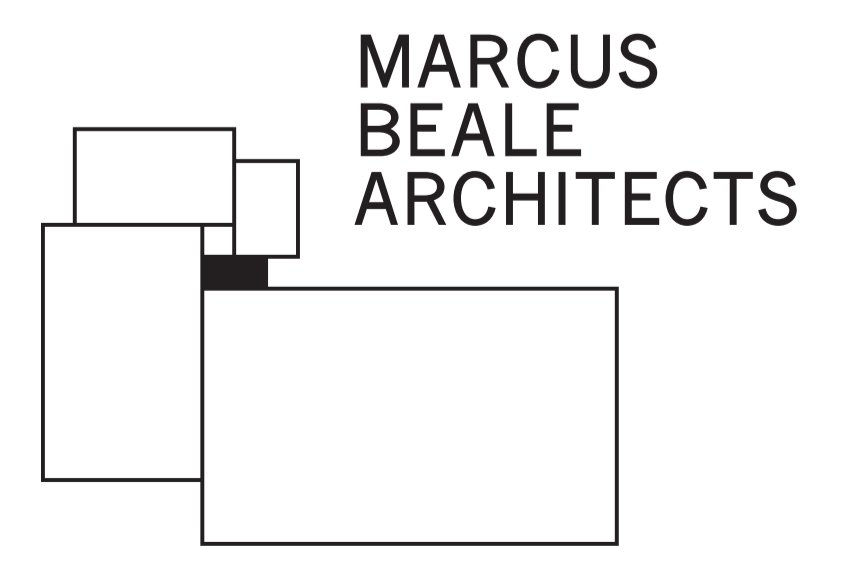


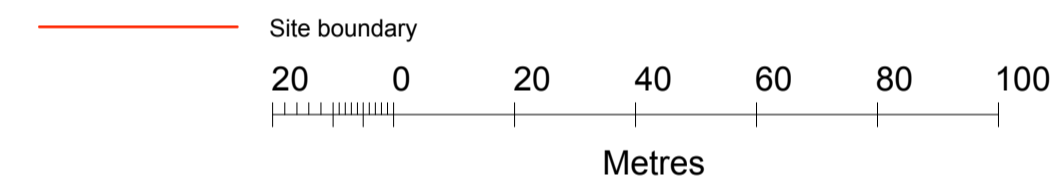
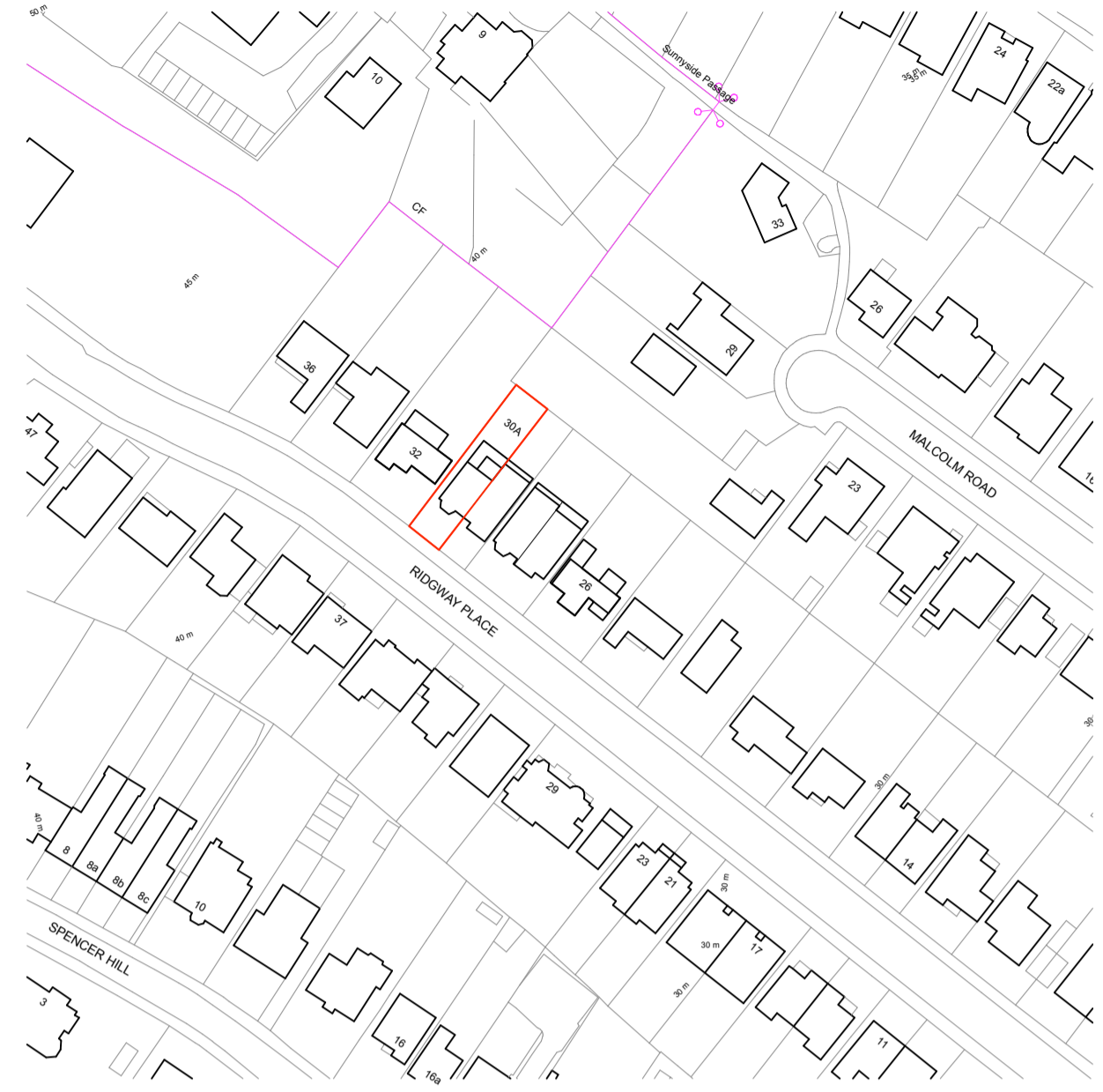
FIRST FLOOR PLAN

P1 220804 - issued for planning
 A 220727 - Updated with site measurements
 220719 - Preliminary For Comment

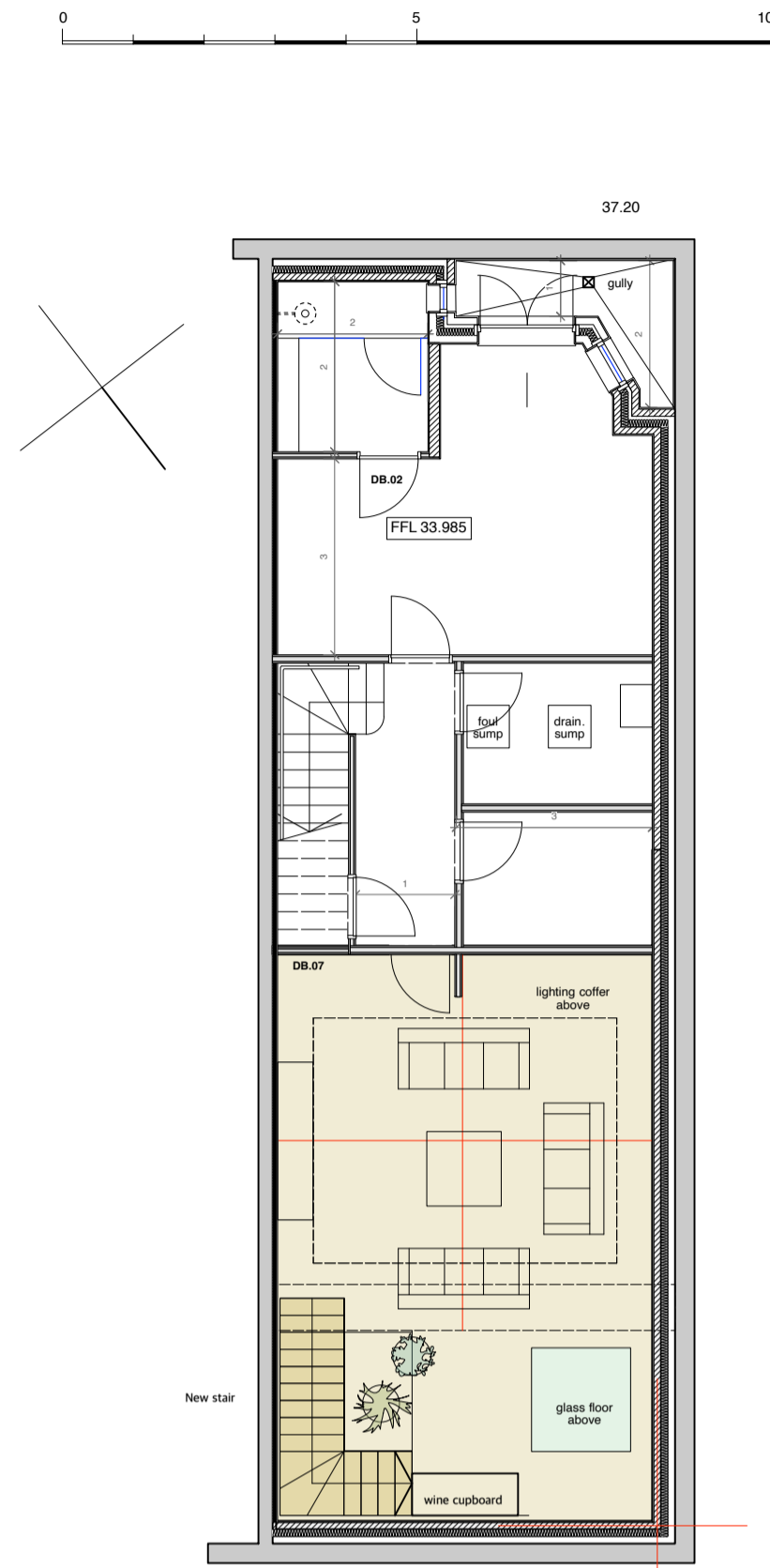
640.2	03	P1
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30A RIDGWAY PLACE
 July 2022
 RELATIONSHIP to NO 32
 AS PROPOSED

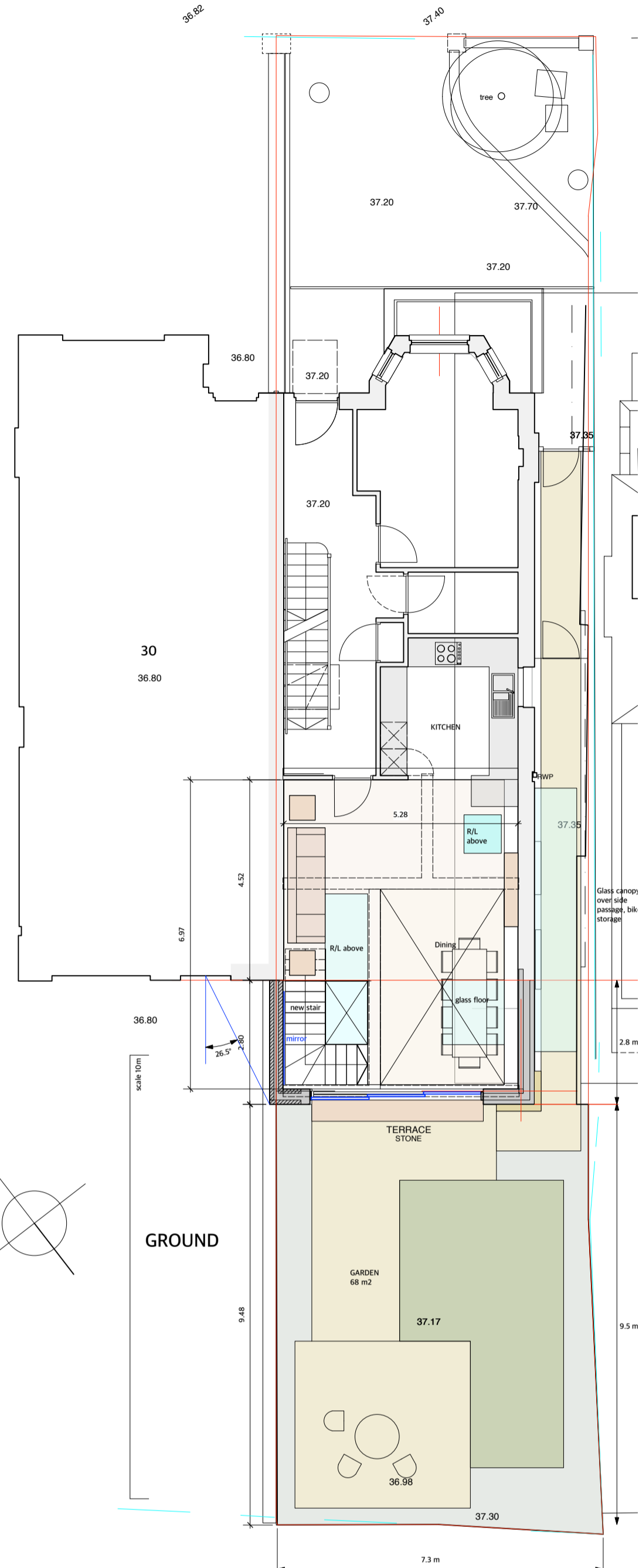




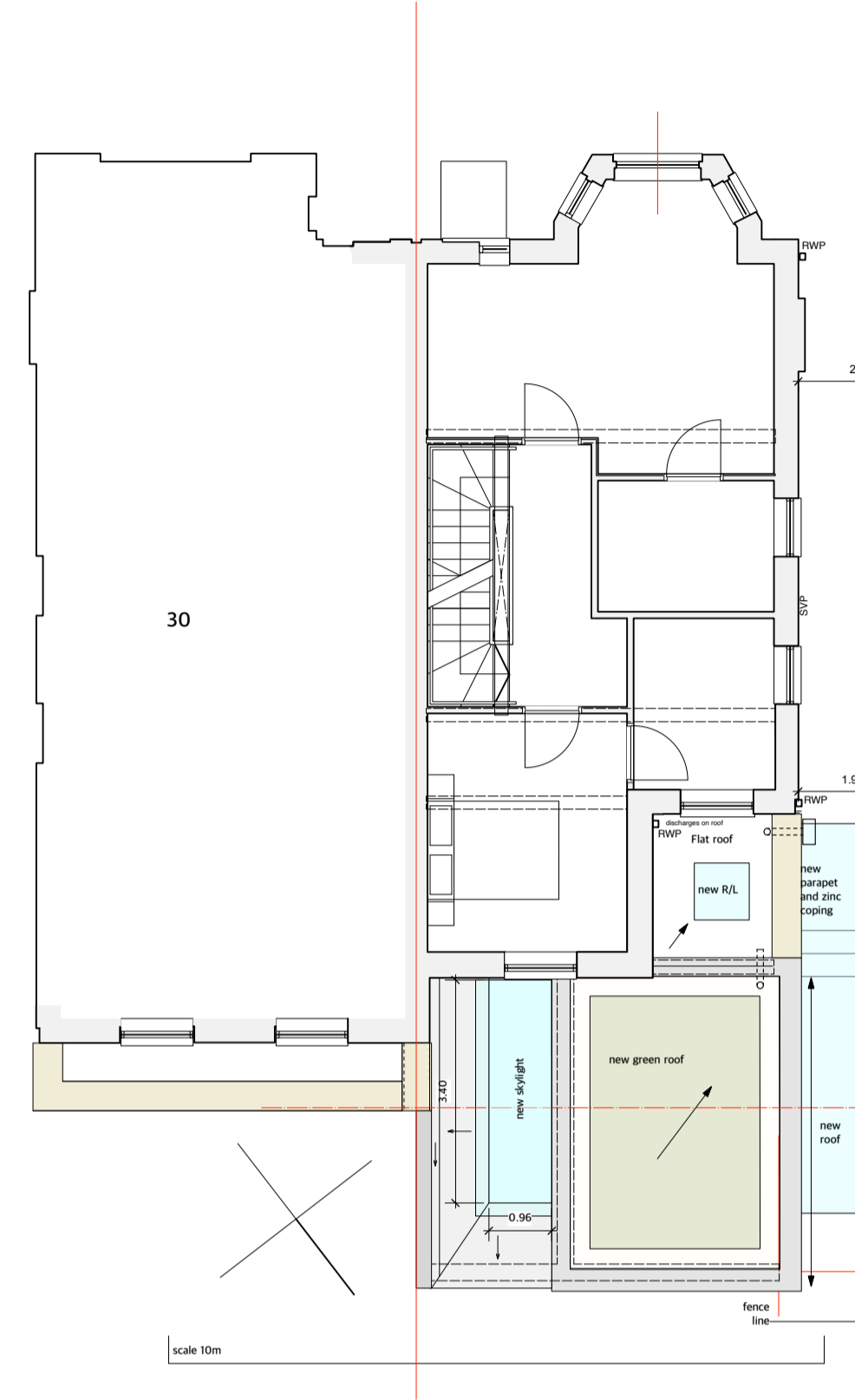
LOCATION



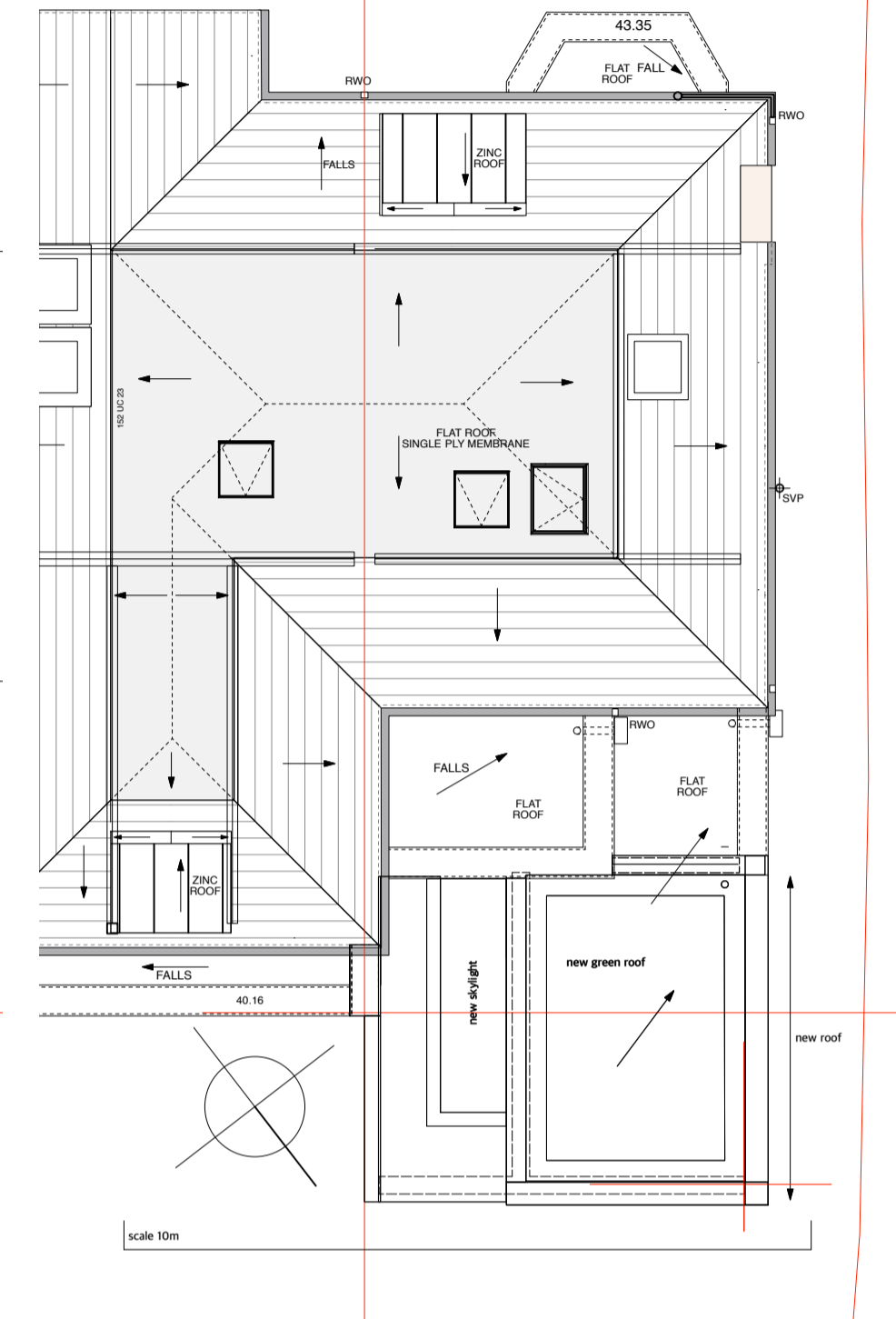
LOWER GROUND



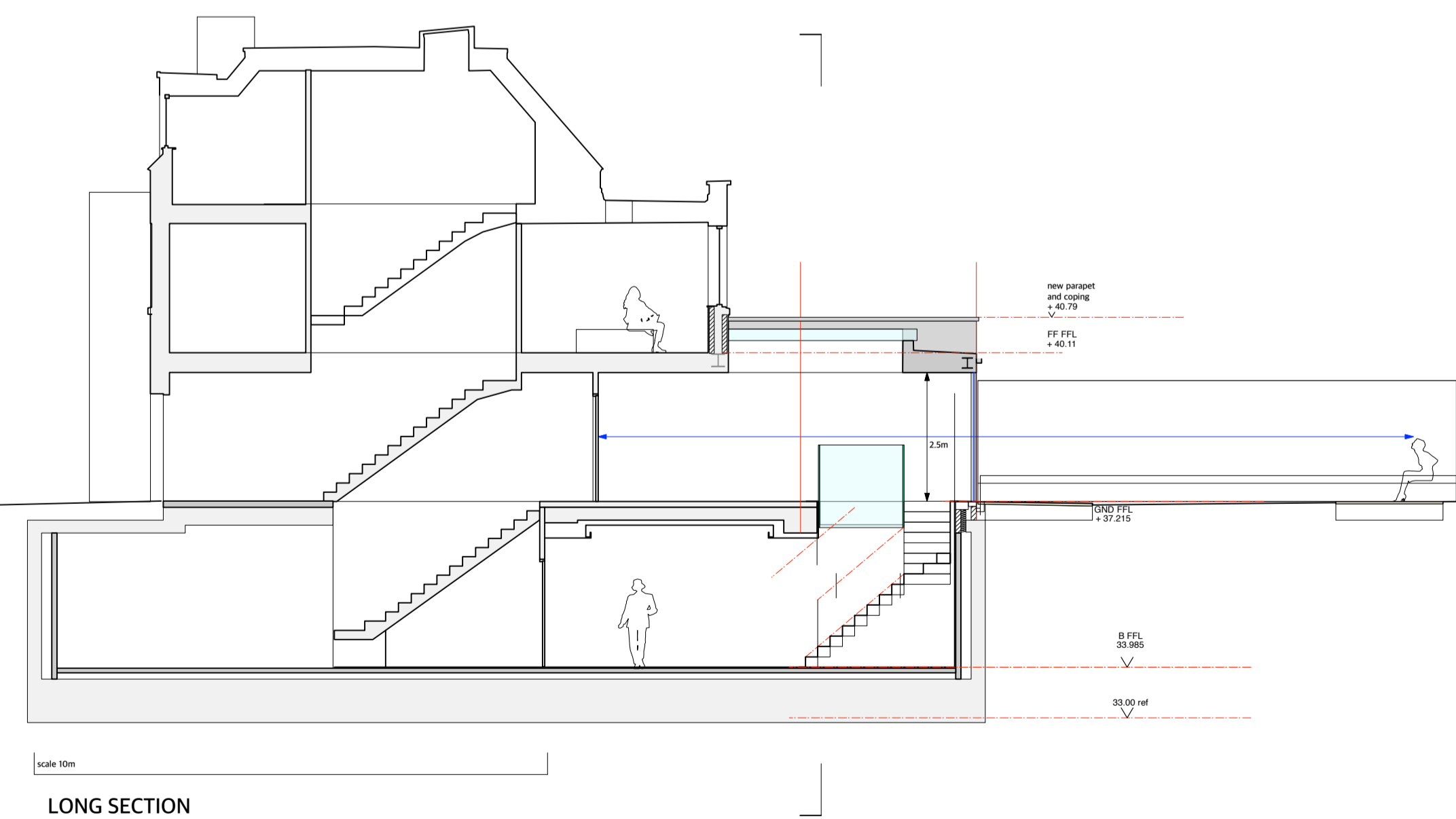
GROUND



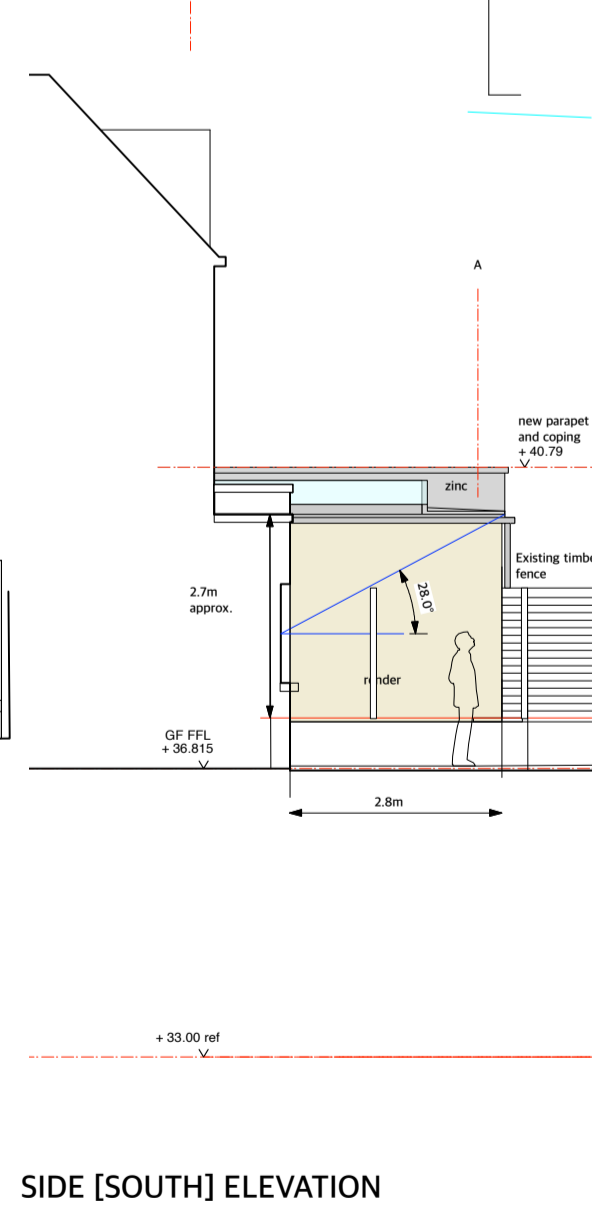
FIRST FLOOR - NO CHANGE



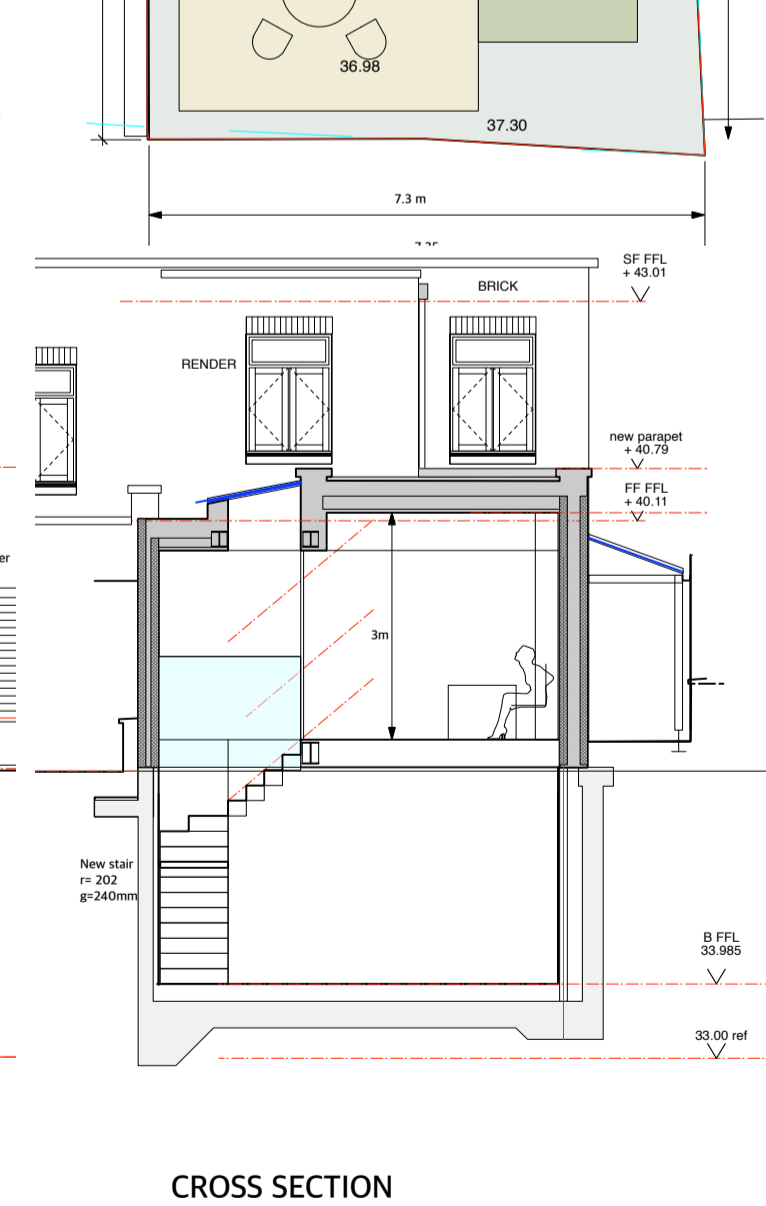
ROOF PLAN



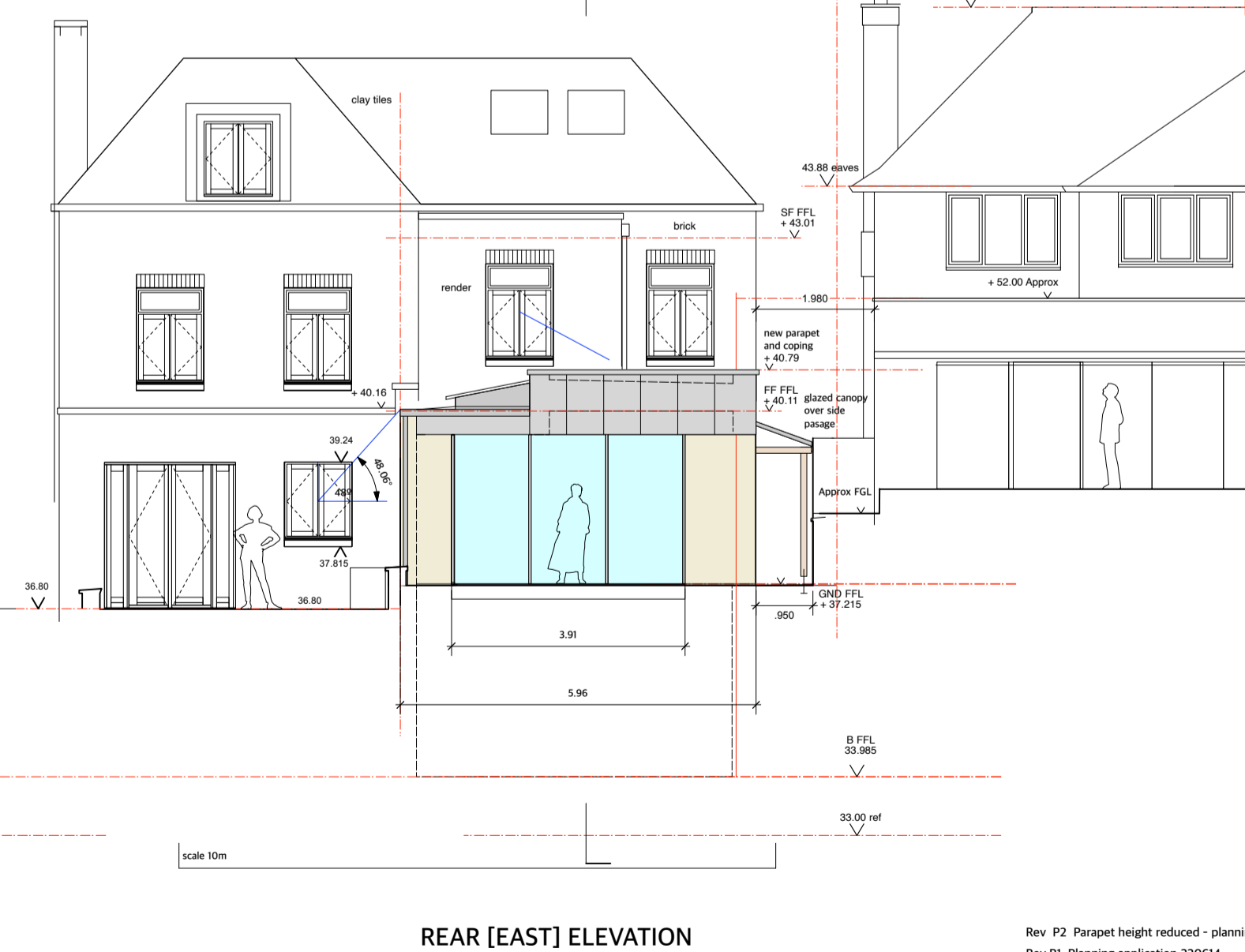
LONG SECTION



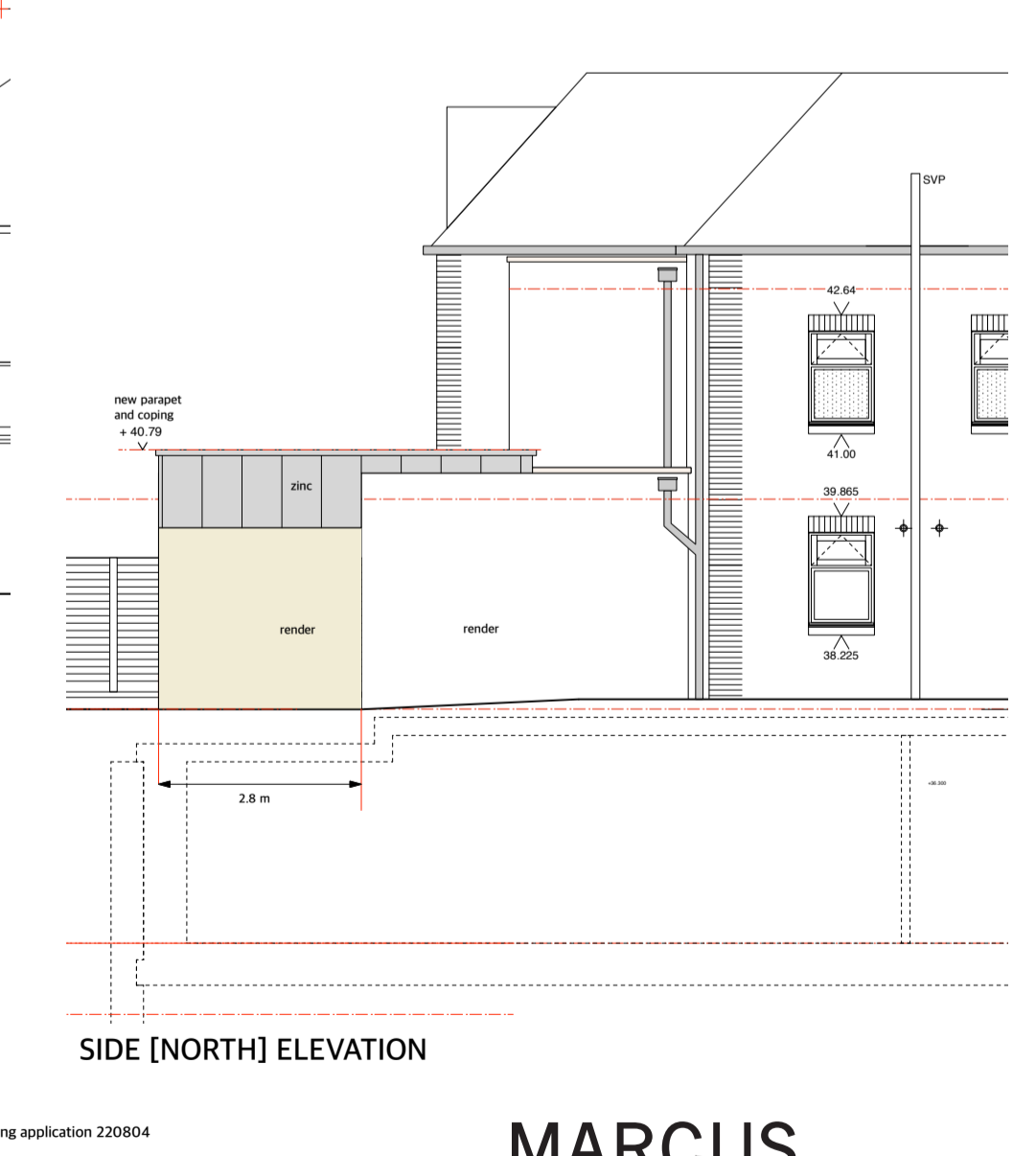
SIDE [SOUTH] ELEVATION



CROSS SECTION



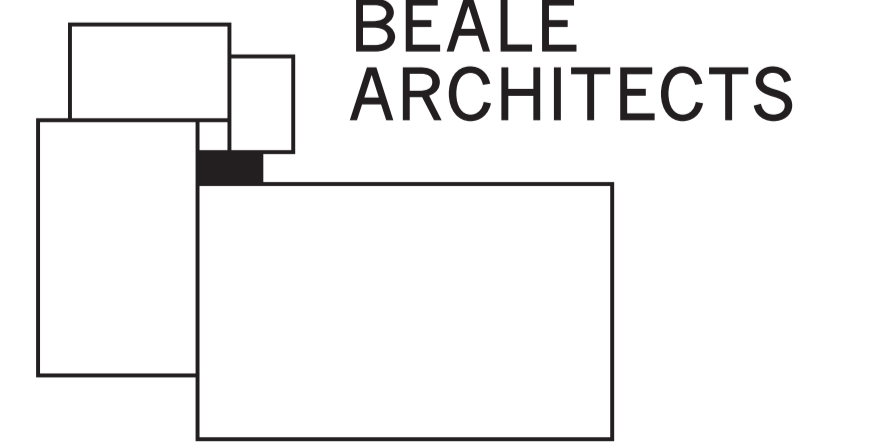
REAR [EAST] ELEVATION

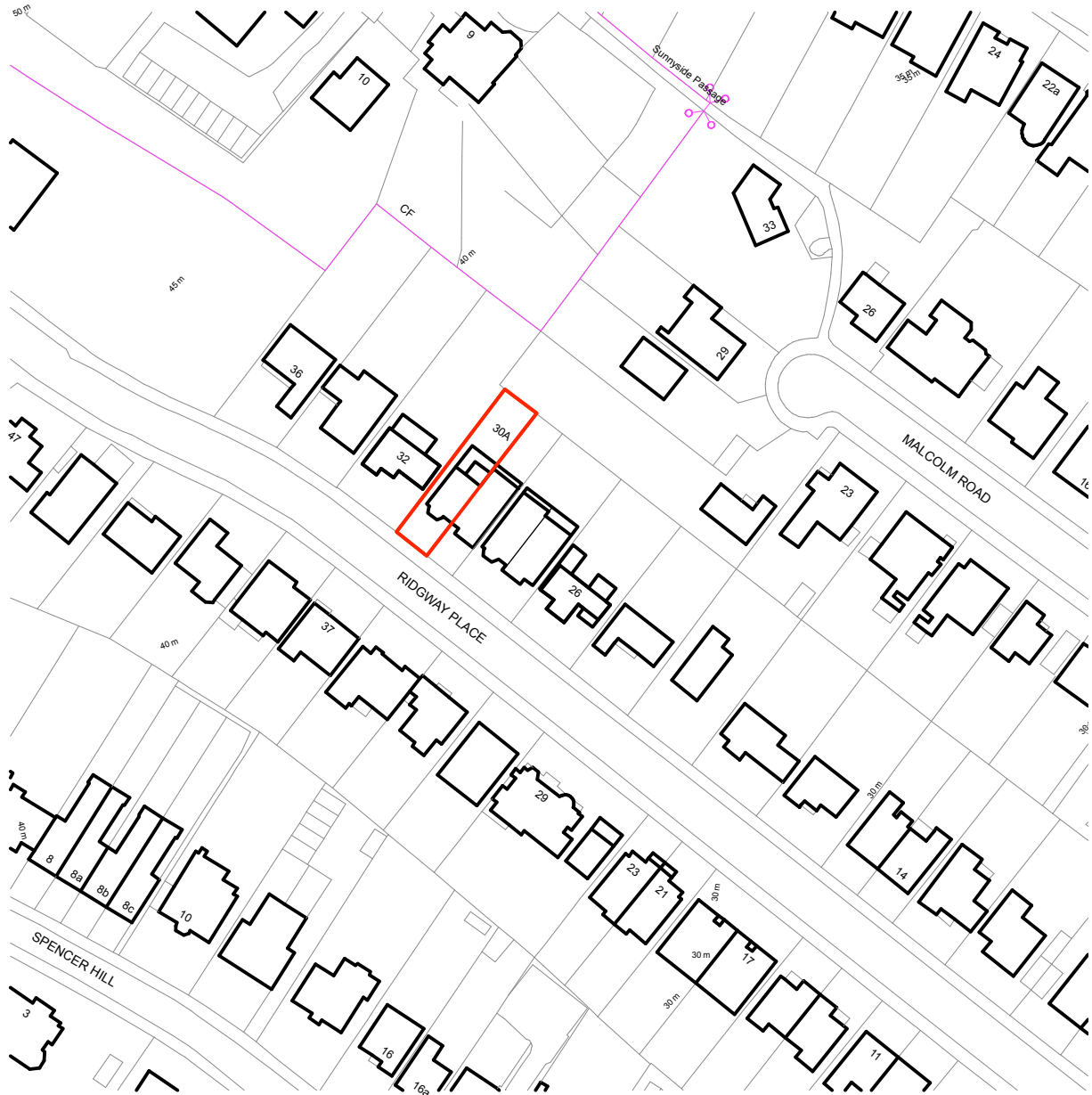


SIDE [NORTH] ELEVATION

Rev P2 Parapet height reduced - planning application 220804
Rev P1 Planning application 220614
Rev B Minor updates 220608 and issued as A4
Rev A Minor updates 220608 and issued as A4

640.2 01 Rev P2
30A RIDGWAY PLACE
June 2022
PLANS, ELEVATIONS
AS PROPOSED





Marcus Beale Architects
 July 2022
 30A RIDGWAY PLACE SW19
 LOCATION PLAN