

Merton Council

Planning Applications Committee

16 July 2015

Supplementary agenda

12 Modifications Sheet (for various items)

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Planning Applications Committee 16th July 2015

Supplementary Agenda (Modifications Sheet)

Item 5. 13 Chester Road SW19 (Ref 15/P0870) (Village Ward)

Consultation (page16).

Amend second sentence of paragraph 6.1 to read:

Twelve letters of objection were received on the following grounds:

- Detrimental impact on character of conservation area;
- Harmful impact on views from Grade ii* listed Cannizaro Park;
- Loss of privacy and overlooking;
- Set a poor precedent;
- Loss of daylight/sunlight and natural light;
- Overshadowing;
- Front porch extension is too large;
- Loss of outlook;
- Loss of stability of adjoin house,
- Visually intrusive, overbearing and too dominant;
- Contribute to the terracing effect between Nos. 13 & 15;
- Overdevelopment.
-

Item 6. 187 Commonside East, Mitcham CR4 (Ref 14/P0729) Pollards Hill Ward)

Drawings (page 29)

P.06D replaced by P.06E

Consultation (Page 32)

Metropolitan police. Comments on further amendments to site layout drawing.

Notwithstanding changes concerns remain regarding level of surveillance of car park, potential for people to congregate in the undercroft area.

Fencing along Cedars Avenue would be too high to allow for natural surveillance.

Design of boundary wall should not enable seating and for persons to gather and cause anti-social behaviour.

Blank wall offers potential for graffiti.

Item 7. 94-96 Haydons Road and 1-3 Quicks Road, South Wimbledon (Ref 15/P2070)(Abbey Ward)

Current proposals (page 56).

Paragraph 3.1 - Remove 'and 3 bed'.

Consultation (page 58).

Paragraph 5.1 - 6 additional representations received (5 in objection (including 1 group objection on behalf 15 properties) and 1 in response to objections from Applicant):

New objections raised:

- Council must ensure Asbestos is dealt with correctly (Note: this is not a Planning matter)
- Concerns regarding damage to existing properties from construction (Note: this is not a Planning matter)
- The existing width restriction, humps, and “no right turn” at the Quicks Road junction must remain on highway safety grounds
- There is not sufficient on-site parking for the commercial floor space
- The security gates should be locked

Applicant’s response to objections:

- The design and materials of the development are of a high quality and respond to the surrounding buildings
- The development will provide equivalent employment as previously with the commercial floor space proposed
- A commercial occupier would need to submit further details to the Council for approval of any shop front
- The proposed car parking (1 disabled bay, 3 residential bays, and 1 commercial parking bay) complies with London Plan standards
- The reduction in height and bulk and massing of the development has addressed previous privacy concerns
- The proposed 2.1m boundary walling to the car park is sufficiently high for security
- No affordable housing is required for the development since it will provide less than 10 units

Condition 7 – Remove ‘(Commercial Unit)’ so that the condition refers to a refuse and recycling strategy for the entire development.

Insert ‘Condition 41 Non-Standard Condition: Notwithstanding any details shown on the approved floor plans and elevations, prior to commencement of development details of a revised first floor, rear facing, window serving Flat 2 as shown on the plans, shall be submitted for approval and which shall be designed to be orientated to face away from the rear curtilages of the dwellings at Haydons Road.

Reason: To safeguard the amenities and privacy of the occupiers of nearby properties and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2011, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

Item 8. 2-6 High Street Colliers Wood, SW19 (15/P0211) (Colliers Wood Ward).

No modifications.

Item 9. Former Express Dairy, North Lodge, 166-168 London Road , Morden SM4 (14/P3362)(Merton Park Ward).

Current proposals (page 146)

Amend table to show the shared garden space available to all of the proposed units including flats 27, 28 and 29.

Recommendation (page 175).

Page 174 Amend condition 15 as follows (add reference to brown/living roof)
Non Standard Condition (Green/Brown/Living roof) Prior to the occupation of any part of the development a green roof shall be in place that is in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority. The green roof shall be maintained in accordance with the approved plan for the lifetime of the development. Reason for condition To enhance the appearance of the development, the amenities of the area and to improve the management of surface water runoff in accordance with policy CS13 of the Adopted Core Strategy (July 2011) and DM D1 and DM F2 of Merton's Sites and Policies Plan 2014.

An additional set of images is attached to this sheet from five different viewpoints that show the existing buildings (image a); the proposed development (image b) and a comparison between the two (image c)

Item 10. Planning Appeal decisions.

No modifications.

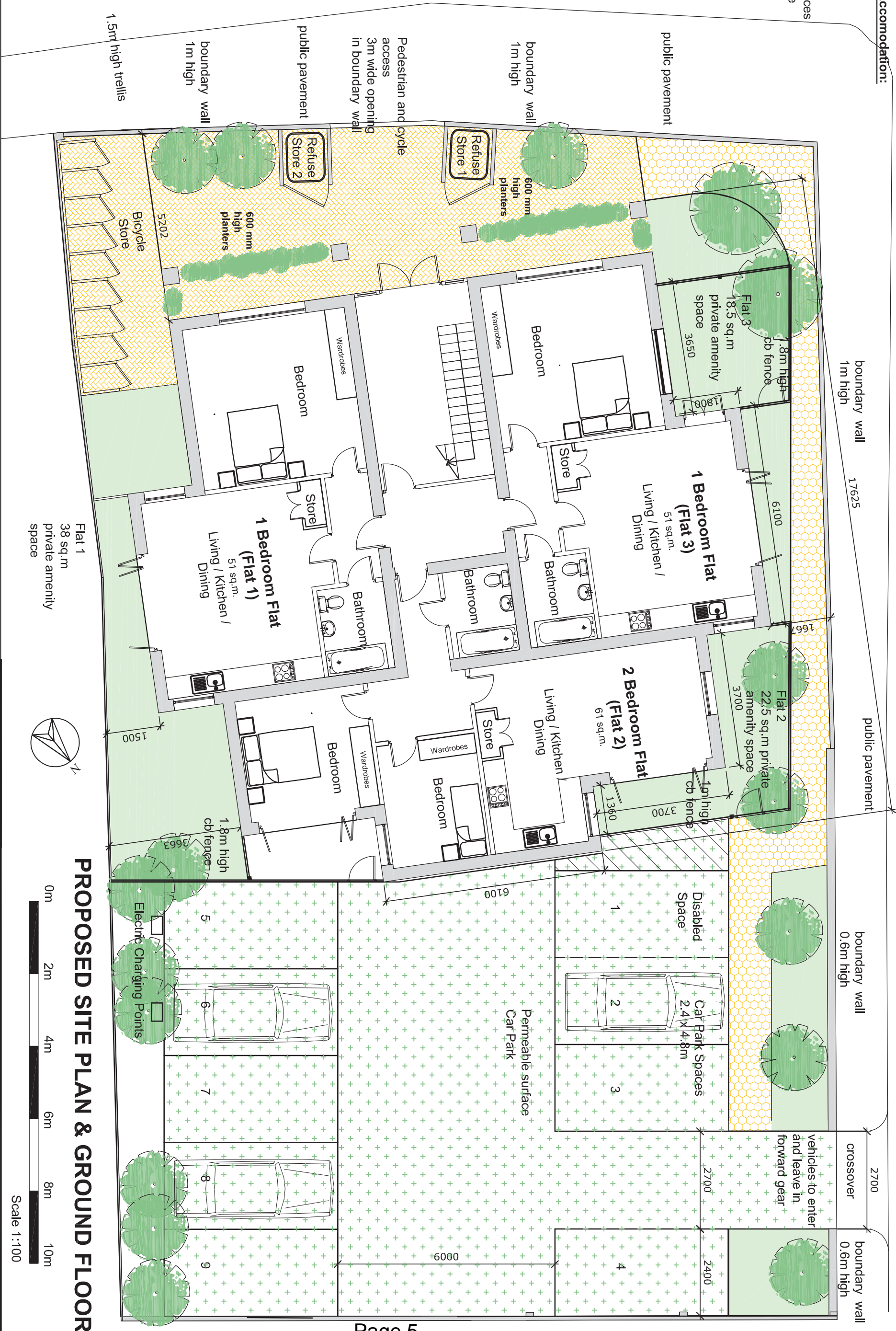
Item 11. Planning Enforcement.

No modifications.

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Schedule Of Accommodation:

- 5 x 2 Bed Flats
- 4 x 1 Bed Flats
- 9 Car Park Spaces
- 9 Cycle Storage



PROPOSED SITE PLAN & GROUND FLOOR



PROPOSED SITE PLAN @ 1:100 SCALE @ A3

CLIENT : Mr CORRIGAN
 PROJECT: NEW DEVELOPMENT
 187 COMMONSIDE SIDE EAST
 MITCHAM
 SURREY CR4 1HB



Ideal Planning and Design Ltd.
 Hyde Park House
 5 Mansfield Road,
 London, SW15 2RS
 Tel: 0208 8230750
 Web: www.idealplanningdesign.co.uk
 Email: info@idealpld.co.uk

SCALE	1:100	DATE	08.07.2015
DRAWN	CTC		
PROJECT	Drawing No		
964	P.06		
REV.	E		

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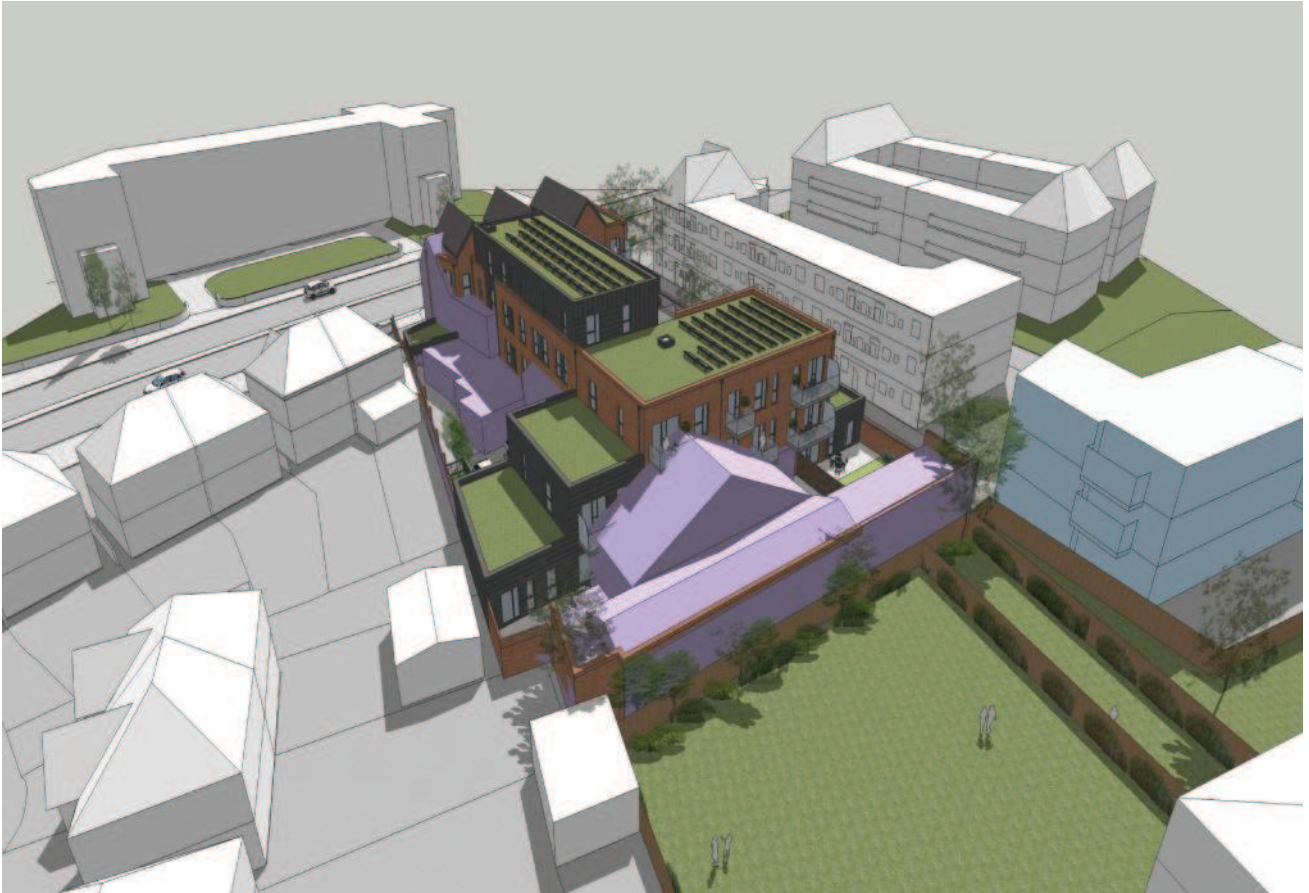
1a



1b



1c



2a



2b



2c



3a



3b



3c



4a



4b



4c





5a



5b



5c