

Merton Council

Planning Applications Committee

15 October 2015

Second Supplementary agenda

11 Modifications Sheet (for various items)

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Planning Applications Committee 15th October 2015 **Supplementary Agenda (Modifications Sheet)**

Item 5. 1 Arterberry Road SW20 (15/P2989)(Raynes Park Ward).

No modifications.

Item 6. 6 Murray Road, West Wimbledon SW19 (15/P2351)(Hillside Ward).

No modifications.

Item 7. Land at rear of 7 Somerset Road Wimbledon SW19 (15/P1707)(Village Ward).

1 late representation received enclosing photographs of Lincoln Avenue (attached).

Drawing numbers (page 51)

Substitute 0193_p101g with 0193_p101h, 0193_p102h with 0193_p102j,
0193_sk059 B with 0193_sk059 C

Current proposals (page 52)

Paragraph 3.4 – Substitute ‘garage’ with ‘gym’

Paragraph 3.7 – Replace ‘The dwelling would include a single integral garage and one parking space in front of the garage.’ with ‘The dwelling would include one parking space within the front curtilage.’

Planning History (page 53). Amend to read:

Tennis Court Land at 7 Somerset Road

13/P2414 - ERECTION OF NEW DETACHED 6 BEDROOM DWELLING (TO BE BUILT ON EXISTING TENNIS COURT AREA AT REAR) FRONTING LINCOLN AVENUE – Members resolved to approve at August 2014 PAC subject to a S106 legal agreement however was withdrawn by the applicant prior to completion of the legal agreement. (*This application was made by Banner Homes however it is the site owners who are the applicants for this current application.)

12/P0181 - ERECTION OF NEW DETACHED 3 - STOREY DWELLING (TO BE BUILT ON EXISTING TENNIS COURT AREA AT THE REAR) FRONTING LINCOLN AVENUE – Withdrawn.

09/P2458 - ERECTION OF A 4 BEDROOM SINGLE FAMILY DWELLING ON LAND FRONTING LINCOLN AVENUE PREVIOUSLY FORMING PART OF SITE AT 7 SOMERSET ROAD - Approved at June 2010 PAC (but not implemented – permission expired 4th June 2013)

09/P1855 - ERECTION OF A 4 BEDROOM SINGLE FAMILY DWELLING ON LAND FRONTING LINCOLN AVENUE PREVIOUSLY FORMING PART OF SITE AT 7 SOMERSET ROAD – Withdrawn

7 and 9 Somerset Road

13/P2401 - DEMOLITION OF 2 X EXISTING DETACHED HOUSES AND ERECTION OF 2 REPLACEMENT DETACHED HOUSES – Approved September 2013 and is still extant until September 2016.

*This application was made by Banner Homes

13/P1625/NEW - PRE APPLICATION ADVICE FOR THE DEMOLITION OF EXISTING DWELLINGS AND ASSOCIATED GARAGES. ERECTION OF 3 X DETACHED DWELLINGS AND ASSOCIATED GARAGES.

12/P2102 - DEMOLITION OF 2 x EXISTING DETACHED HOUSES AND ERECTION OF 3 HOUSES (2 x 3 STOREY REPLACEMENT DWELLINGS FRONTING SOMERSET ROAD AND NEW DETACHED 2 STOREY DWELLING TO REAR OF 9 SOMERSET ROAD) – Withdrawn October 2015.

12/P1709 - DEMOLITION OF TWO EXISTING DETACHED HOUSES AND ERECTION OF 2 REPLACEMENT HOUSES DETACHED HOUSES (INCLUDING REAR POOL HOUSE) – Approved December 2012 and is still extant until December 2015.

12/P0179 - ERECTION OF TWO NEW DETACHED 3 STOREY DWELLINGS REPLACING TWO EXISTING DETACHED HOUSES (FRONTING SOMERSET ROAD) – Withdrawn

13/P3323 - APPLICATION FOR VARIATION OF CONDITION 2 (APPROVED PLANS) ATTACHED TO LBM PLANNING PERMISSION 12/P1709 (DATED 19/12/2012) TO OMIT PROPOSED POOL BUILDING, RELATING TO THE DEMOLITION OF TWO EXISTING DETACHED HOUSES AND ERECTION OF 2 X NEW TWO STOREY DETACHED HOUSES WITH ACCOMMODATION IN THE ROOF, FRONTING SOMERSET ROAD. – Approved December 2013.

Consultation (Page 55)

Amended Plans – Insert ‘Subsequent to the 2nd consultation, the integral garage has been removed from the scheme and replaced with a parking space at grade.’

Planning considerations (page 56)

Paragraph 7.36 – Replace with ‘The proposed parking provision is for 1 space in front of the garage, and this is considered acceptable.’

Paragraph 7.44 – Remove ‘the proposed redevelopment of 7 and 9 Somerset Road (current application ref. 12/P2102)’

Paragraph 7.45 – Remove ‘Application 12/P2102 proposes the demolition of 7 and 9 Somerset Road and the erection of 3 replacement dwellings’

Paragraph 7.47 – Remove ‘12/P2102’

Item 8. Tree Preservation Order (No 676) 95 Merton Hall Road SW19 (Dundonald Ward).

Planning considerations (page 79)

Additional comments from Trees Officer in response to drainage report.

The company began their survey of the drains from 'mh1', which is at the front of the property – adjacent to the highway. The survey then went upstream into the property and was abandoned at a distance of 4.33 metres from mh1. That means the blockage is located beneath the house. The blockage is described as an 'unknown mass obstruction'. The descriptive report suggests this may be a disused pipe. Roots were found, but only at the beginning of the survey at mh1. No analysis of the roots has been done, but these are most likely to originate from vegetation located nearby. No roots can be seen in the photograph taken at point 4.33m, and if the expert has changed their assessment of the cause of the blockage, then the report should have been updated. A more thorough investigation should be carried to establish whether there is any link between the Lime tree and the blockage, this would allow a suitable remedy to be considered.

This blockage is unlikely to have any connection with the Lime tree. If the objector wishes to pursue this line of reasoning, then this could be done under a new tree works application which would include the right of an appeal against the Council's decision.

The submission of the drainage report does not change the Tree Officer's recommendation that the Order should be confirmed without modification.

Additional information (attached to Supplementary agenda):

- Letter from householder at 95 Merton Hall Road dated 13/10/15.
- Drainage report dated 17/09/15 regarding tree submitted by owner of 95 Merton Hall Road.

Item 9. Planning Appeal decisions.

No modifications.

Item 10. Planning Enforcement.

No modifications.

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Sabah Halli

From: Tom Cairns
Sent: 15 October 2015 10:51
To: Sue Wright; Sabah Halli
Cc: 'MARTIN ANGEL'; Councillor Hamish Badenoch
Subject: Materials for this evening's Committee hearing - 12/P1707

Sue, Sabah,

I would be grateful if you could arrange for the attached photographs to be distributed to the Councillors and available to be shown to them at this evening's meeting, showing the street scene on Lincoln Avenue.

[http://planning.merton.gov.uk/MVM.DMS/Planning%20Application/1000081000/1000081345/13P2414 Committee%20Additional%20Information.pdf](http://planning.merton.gov.uk/MVM.DMS/Planning%20Application/1000081000/1000081345/13P2414%20Committee%20Additional%20Information.pdf)

Kind regards

Tom

LAND R/O 7 SOMERSET
ROAD



Penny Mortimer

As promised

Subject: P13/2414

To: Sabah Halli

Sent: 20 August 2014 09:35

From: Penny Mortimer [mailto:peter.penny@btinternet.com]

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2013
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www.merton.gov.uk/planning

Fel: 020 8545 3297
Duty Tel: 020 8545 3777

Sabah Halli - Principal Planning Officer
Development Control | 14th floor | London Borough of Merton Civic Centre | Morden | Surrey | SM4 6DX

Subject: FW: P13/2414

To: Dawn Eggleton

Sent: 20 August 2014 09:40

From: Sabah Halli

Dawn Eggleton







Sent from my iPad



95 Merton Hall Road,
Wimbledon,
London,
SW19 3PX
13th October 2015

TOWN & COUNTRY PLANNING ACT 1980 (AS AMENDED)

MERTON (NO.676) TREE PRESERVATION ORDER 2015

ADDRESS : 95 MERTON HALL ROAD, WIMBLEDON CHASE, LONDON , SW19 3PX

RE : OBJECTION TO TREE PRESEVATION ORDER

For the Attention of Rose Stepanek:

In response to your letter dated 7 October 2015 in respect to the Lime Tree at the above address we would like to submit two additional reference materials in respect to the case.

1. Recent photo of the tree in question, taken on October 12th , from the top of the house of 95 Merton Hall. This shows the severity of the situation and even though the leaves have started to fall, the density and size of the tree can clearly be seen.
2. Over the last few years we have experienced periodic issues of a smell coming from the drains. Over the last six months this has become significantly worse to the point that it now unbearable. To remedy the situation we have had to pay for a third party drain expert to come and resolve the matter. Please find attached a drain report from an expert company called "Happy Drains". As part of the report it references a "substantial and undetermined mass obstruction" which following further discussions with the experts, they strongly believe to be tree roots. To this point, we feel that the severity of the situation may now have a potential structural implication on the house which our insurance company agrees with. It is now a matter of urgency and we feel in the best interest of both the council and us to remedy the issue by removing the current tree and replacing with a tree of far-less scale and size.

Yours sincerely

A handwritten signature in black ink is written over a large blacked-out redaction. Below the signature, there is another line of blacked-out redaction, likely covering a name and contact details.

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Happy Drains Ltd,
Unit 12A Chalex Industrial Estate, Manor Hall Road, Southwick., BN42 4NH
Tel 0800 849 8099
Email :- Service@happydrains.co.uk

www.happydrains.co.uk

Ref U0008185

Date 17/09/2015

[REDACTED]
95 Merton Park Road
Wimbledon
SW19 3PX

Dear Sir/Madam

1. DESCRIPTION OF PROPERTY

Semi Detached Residential Property

2. DRAINAGE SYSTEM

This is a foul drainage system accessible by Manhole 1 (Mh1). The pipework is circular in shape, 100mm in diameter and vitrified clay material. Further specific variations can be found in the report content.

3. SHARED

The sections identified within the property boundary are for the sole use of this property and therefore the responsibility of the site owner to maintain.

The sections as shared or beyond the property boundary generally are the legal responsibility of the local water company to maintain.

4. CIRCUMSTANCES

- General investigation Works. Customer getting smells.

5. CAUSE AND EXTENT OF DAMAGE

The defects are fully noted in the attached report.

7. Quotation and Specification of Repairs

Abandonment of the survey Mh 1 to SVP was caused by a substantial and undetermined mass obstruction.

We strongly recommend a CCTV controlled cutting operation, this is necessary to restore flow.

This should also enable us to survey the entire run and fully appraise the complete structural integrity of the remaining pipe work. This will then allow us to give the most cost effective method and specification for any repair. Is the defect local to that point only or does the entire length need remedial works? The mass and associated debris will cause future blockages and the works as recommended should be carried within the very near future.

We would be pleased to carry out these works for the sum of: - £295.00 + VAT



Happy Drains Ltd,
Unit 12A Chalex Industrial Estate, Manor Hall Road, Southwick, BN42 4NH
Tel 0800 849 8099
Email :- Service@happydrains.co.uk

www.happydrains.co.uk

8. COST SAVINGS

The proposed repair methods has been specifically selected as the most cost effective method and expedient to rectify the defects noted.

9. GUARANTEE

Please note that all repair works proposed are guaranteed for up to 5 years for repairs and our guarantee does not affect your statutory rights.

Due to the nature of working underground it is not possible to state conclusively that there will be no further damage discovered once the repairs are commenced, if this occurs, we will make all efforts to mitigate the costs and seek the authority through the proper channels before carrying out additional repairs.

Please ensure that appropriate access to water and electricity are provided on site to complete the repair (the engineer will confirm these details with you) If you require more information or wish to discuss this matter please contact us.

Yours sincerely

Happy Drains Ltd



95 Merton Hall Road SW19 - CCTV Survey Report : 18/09/15

Name : HAPPY DRAINS LTD
Contact :
Location : 12A Chalex Industrial Estate
Town : Southwick Manor Hall Road
Region : Sussex
Postcode : BN43 4NH
Tel : 08008498099
Mobile : 07824757572
Email : reports@happydrains.co.uk
Fax :

Client Information

Name : ██████████
Contact : ██████████
Location : ██████████
Town : London
Region :
Postcode : SW19 3PX
Tel : ██████████
Mobile :
Email :
Fax :

Site Information

Name : ██████████
Contact : ██████████
Location : 95 Merton Hall Road
Town : London
Region :
Postcode : SW19 3PX
Tel : ██████████
Mobile :
Email :
Fax :

Total grades for project

Grade 1 Defects	0	Grade 2 Defects	1	Grade 3 Defects	17	Grade 4 Defects	0	Grade 5 Defects	0
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Happy Drains Ltd, Unit 12, Chalex Industrial Estate, Manor Hall Road,
Southwick, BN424NH
Tel 0800 849 8099
Email Service@happydrains.co.uk

Inspection Report

Page 2

Graded defect count per section

This section shows the number of graded defects per individual survey. A grade 5 defect being serious and indicating more urgent repair. Grade 3-4 defects are less serious and are less urgent concerning repair. Grade 1-2 defects are relatively minor and could be monitored and/or repaired if thought necessary.

Section: 1 **Start:** MH1 **End:** MH2 **Road:** 95 Merton Hall Road
Length: 3.26 **Use:** Combined **Depth:** 1000 **Place:** London

From To	Dia	Material	G1 - 2	G3 - 4	G5
00.00m - 03.26m	100	Vitrified Clay (i.e. all clayware)	0	1	0

Section: 2 **Start:** MH1 **End:** A **Road:** 95 Merton Hall Road
Length: 4.33 **Use:** Combined **Depth:** 1000 **Place:** London

From To	Dia	Material	G1 - 2	G3 - 4	G5
00.00m - 04.33m	100	Vitrified Clay (i.e. all clayware)	1	1	0

Total grades for project

Grade 1 Defects	0	Grade 2 Defects	1	Grade 3 Defects	2	Grade 4 Defects	0	Grade 5 Defects	0
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Happy Drains Ltd, Unit 12, Chalex Industrial Estate, Manor Hall Road,
Southwick, BN424NH
Tel 0800 849 8099
Email Service@Happydrains.co.uk

Inspection Report

Page 3

Site: 95 Merton Hall Road London

Section 1

Client: ██████████	Location (Street Name): 95 Merton Hall Road	City/Town/Village London	Cust Job Ref. U0008185	Surveyors Name: Paul	Date: 18/09/2015
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Start Node Ref: MH1	Finish Node Ref: MH2	Direction: U	Height/Dia: 100
Start Node Depth: 1000	Finish Node Depth: 250	Use: C	Shape: C
Start Node Coordinate:	Finish Node Coordinate:	Material: VC	Cleaned: N

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	Remarks
A				D	N	3.26	

Position	Code	Description	CD	Pic	Grade
00.00m	MH	Start node type, manhole			0
00.00m	WL	Water level 0%		0_1	0
03.11m	OB	Other obstacles 35%		0_2	3
03.26m	SA	Survey abandoned		0_99	0

Total grades for project

Grade 1 Defects	0	Grade 2 Defects	1	Grade 3 Defects	1	Grade 4 Defects	0	Grade 5 Defects	0
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Descriptive Report with Remarks and Observation Images

Pos	Code	Description	Image
00.00m	MH	Start node type, manhole MH1	
00.00m	WL	Water level: 0% Height/Diameter	Image Provided - Ref: 0_1
03.11m	OB	Other obstacles: 35% Cross sectional area loss - Grade 3 Hardend Scale	Image Provided - Ref: 0_2
03.26m	SA	Survey abandoned Camera Unable To Pass	Image Provided - Ref: 0_9999

Total grades for project

Grade 1 Defects	0	Grade 2 Defects	1	Grade 3 Defects	2	Grade 4 Defects	0	Grade 5 Defects	0
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Site: 95 Merton Hall Road London

Section 2

Client:	Location (Street Name):	City/Town/Village	Cust Job Ref.	Surveyors Name:	Date:
[REDACTED]	95 Merton Hall Road	London	U0008185	Paul	18/09/2015

Start Node Ref:	MH1	Finish Node Ref:	A	Direction:	U	Height/Dia:	100
Start Node Depth:	1000	Finish Node Depth:	0	Use:	C	Shape:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC	Cleaned	N

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	Remarks
A				D	N	4.33	

Position	Code	Description	CD	Pic	Grade
00.00m	MH	Start node type, manhole			0
00.00m	WL	Water level 0%		1_1	0
00.00m	R	Roots		1_2	2
04.33m	OB	Other obstacles 100%		1_3	3
04.33m	SA	Survey abandoned		1_99	0

Total grades for project

Grade 1 Defects	0	Grade 2 Defects	1	Grade 3 Defects	2	Grade 4 Defects	0	Grade 5 Defects	0
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Descriptive Report with Remarks and Observation Images

Pos	Code	Description	Image
00.00m	MH	Start node type, manhole MH1	
00.00m	WL	Water level: 0% Height/Diameter	Image Provided - Ref: 1_1
00.00m	R	Roots - Grade 2	Image Provided - Ref: 1_2
04.33m	OB	Other obstacles: 100% Cross sectional area loss - Grade 3 Believed To Be Disused	Image Provided - Ref: 1_3

Total grades for project

Grade 1 Defects	0	Grade 2 Defects	1	Grade 3 Defects	2	Grade 4 Defects	0	Grade 5 Defects	0
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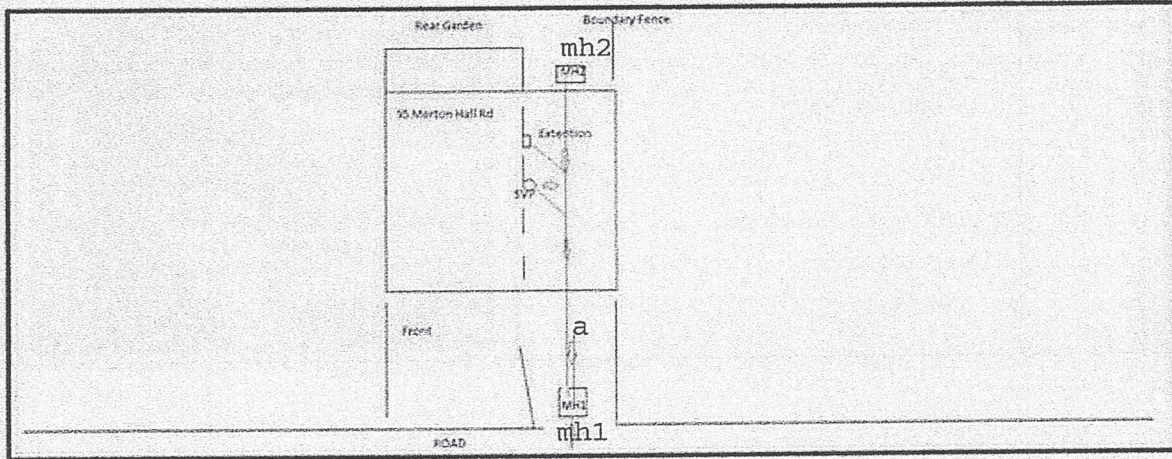
Pos	Code	Description	Image
04.33m	SA	Survey abandoned END	Image Provided - Ref: 1_9999 

Total grades for project

Grade 1 Defects	0	Grade 2 Defects	1	Grade 3 Defects	2	Grade 4 Defects	0	Grade 5 Defects	0
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Plan of Site



Total grades for project

Grade 1 Defects	0	Grade 2 Defects	1	Grade 3 Defects	2	Grade 4 Defects	0	Grade 5 Defects	0
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