

Merton Council

Planning Applications Committee

11 February 2016

Second Supplementary agenda

16 Modifications Sheet (for various items)

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Planning Applications Committee 11th February 2016 **Supplementary Agenda (Modifications Sheet)**

Item 5. Land adjacent to 5 Cambridge Road (and rear of 3 Cambridge Road), West Wimbledon, SW20 0SQ (15/P2177)(Raynes Park Ward).

No modifications.

Item 6. 258 Coombe Lane SW20 (15/P2082)(Village Ward).

Reference number to be corrected to 15/P2082.

Item 7. 30 Griffiths Road, Wimbledon, London, SW19 1SP (15/P4370)(Abbey Ward)

Consultation (pages 100-102)

Insert: Six late letters of objection received. The letters reiterate the original objections and amendments do not overcome original concerns. In addition to the reiteration of the original concerns raised, concerns relate to trees not providing year round screening and 1.1m high hedges at roof level would not prevent overlooking.

Councillor Judge has raised concerns with the loss of affordable housing units formerly on the site.

Item 8. Grosvenor Court, Grosvenor Hill, Wimbledon, SW19 4RX (15/P0797)(Village Ward)

Planning Considerations (Page143).

New sun and day light report received to demonstrate that the proposed development meets BRE guidance in regards to Emerson Court (report attached to Supplementary Agenda).

Item 9. 101 Hamilton Road, South Wimbledon, SW19 1JG (15/P3573)(Abbey Ward).

Drawings (page 173).

Revised plans received (attached to Supplementary agenda).

Plan 820C/16 Rev B replaces Rev A - Changes involve annotation of windows at 206 – 212 Merton High

Plan 820C/01 Rev D replaces /01 Rev C & Plan 820C/10 Rev A replaces /10 - Revised plans show that the proposed semi-detached house will have a new cavity wall built alongside the existing property at 97 Hamilton Road rather than using their party wall.

Consultations (Page 177). One late letter objection received. The letter raises concern with 2 storey house at rear being out of keeping, loss of light and side window would overlook garden. Overlooking from 2 storey rear extension. Disruption during construction. Request for houses and not flats.

Conditions (page 190)
Delete condition 23 (Highway alterations)

Item 10. Land Rear of 150-152 Hartfield Road, Wimbledon, SW19 3TJ (15/P2482)(Dundonald Ward).

I late submission from occupier of 107 Gladstone Road (registered to speak at Committee) comprising three photographs of site.

Item 11. 15/P3746 8 Pentney Road, Wimbledon, London, SW19 4JE (Ward) Hillside

No modifications.

Item 12. 5 Peregrine Way, West Wimbledon SW19 4RN (15/P3993)(Raynes Park Ward).

No modifications.

Item 13. 8 St Mary's Road, Wimbledon SW19 7BW (15/P3969)(Village Ward).

No modifications.

Item 14. Planning Appeal decisions.

No modifications.

Item 15. Planning Enforcement.

(b) 112 Edgehill, Mitcham, CR4 (para.'s 2.02 & 2.04) – Councillor Linda Kirby requested clarification and an update on action regarding this site.

Enforcement notice issued 26/10/2015 and came into effect on 5/12/2015 requiring the removal of the canopy type extension by the 4/1/2016. It was indicated that the notice was to be appealed however the council has not received notification of an appeal from the Planning Inspectorate. A site visit in January 2016 established that the notice had not been complied with and a letter was sent warning of the instigation of prosecution proceedings if no action be taken to remove the structure..

Grosvenor Court

Grosvenor Hill, Wimbledon, London SW19 4RX



Planning Application BRE Sunlight/ Daylight Assessment

156/PL/55 -RevP

SITE & SURROUNDINGS



AN INTRODUCTION TO DAYLIGHT/ SUNLIGHT

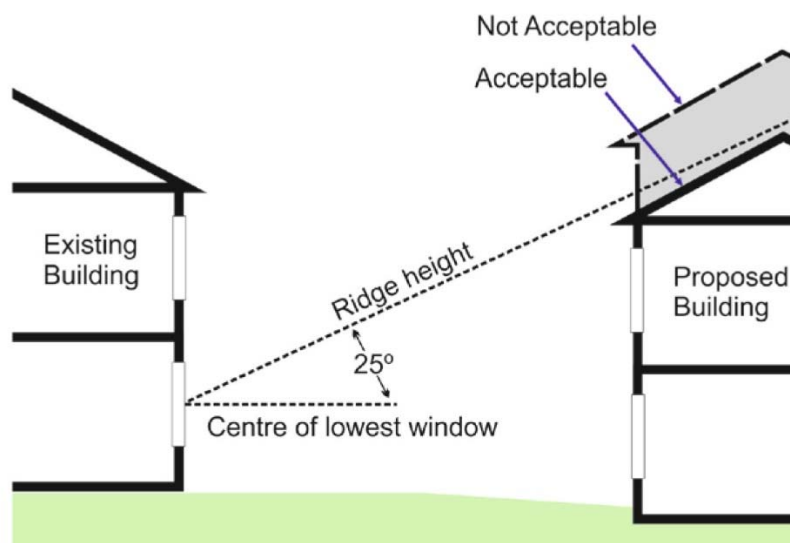
The Building Research Establishment's (BRE) Digest 209 guide 'Site Layout Planning for Daylight and Sunlight' sets out empirical guidelines and methods for assessing natural light. These standards apply essentially to new residential developments but may also be used for other types of development where 'daylight' is seen as an important issue.

The methods of assessment set out in the BRE's guide vary in complexity: some or all of these methods may be used, depending upon the specific circumstances of the development criteria. The requirements of this guidance relate primarily to the main inhabited rooms such as living rooms, dining rooms and bedrooms and not to areas such as utility rooms, stairs, kitchens, toilets or to gardens with seating areas.

The BRE guide gives two helpful rule of thumb tests which can be used to determine whether or not a detailed daylight and sunlight study is required. These tests have been carried out on Emmerson Court Flats at Ground Level – facing the new development (See Proposed Site Plan and Sections CC and DD).

25 DEGREE TEST

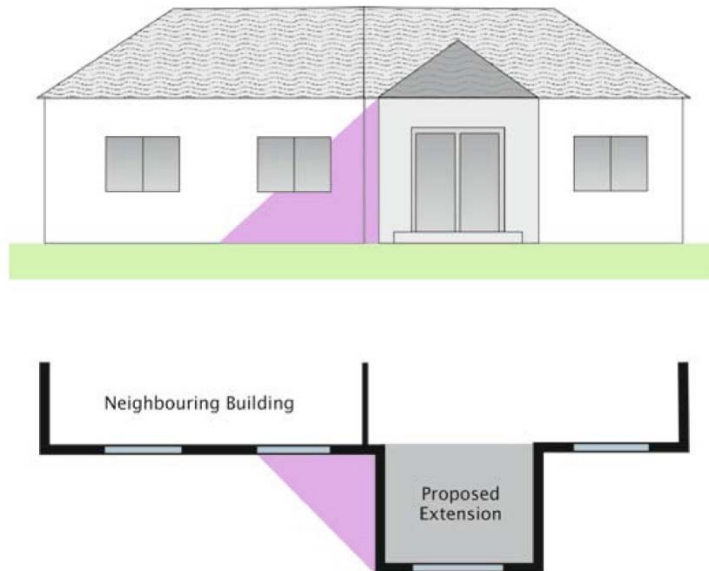
This approach should be utilised when a new building or extension directly **faces** the affected window. Suitable daylight for habitable rooms is achieved when a 25 degree angle taken from the centre of the lowest window is kept unobstructed (see illustration below).



The proposal Site Plan and Proposed Sections CC & DD (See Appendix) illustrate that the proposal is below 25 degrees from all habitable rooms to Ground Floor at Emmerson Court.

45 DEGREE TEST

Using this approach, a line is drawn at a 45 degree angle from the centre of the closest ground floor habitable room window of neighbouring properties (see illustrations). The loss of daylight will only be significant if a development is within 12 metres of the window of the neighbouring property (see illustration below).



The proposal does not step forward of Emmerson Court from its front elevation with Draxmont. The Proposed Site plan indicates that this is well outside of the 45 degree test. The proposal sits 13.5m away from Emmerson court as measured at centre of window – greater than the 12m recommended as being acceptable.

In addition it should be noted that the corner Flat 2 bedroom has corner windows facing the site and Draxmont and therefore has access to large amount of light. Earlier exercises issued in support of the application illustrate views from this room and the very low impact the new development will have on outlook.

SUN DIAGRAM STUDY

In addition to BRE recommendations please see 156(PL)35_revP_SunPath Analysis (Appendix) which illustrates shadow fall at morning lunch and evening during the months of April, July and October. This supports the 2 BRE Tests above in that ground Floor Flats to Emmerson Courts are not affected by loss of sunlight.

OUTLOOK

A separate study in response to concerns raised on outlook from Emmerson Court was issued to the council on 2 August 2015. This illustrated minimal impact on outlook from Emmerson Court Ground Floor Flats.

CONCLUSION

The proposed development does not affect daylight/ sunlight to Ground floor flats facing development from Emmerson Court

APPENDIX

Site Photographs

Existing & Proposed Aerial Sketches

Aerial Visualisation

156(PL)02_revP2_Existing Site Plan

156(PL)05_revP3_Proposed Ground Floor Site Plan

156(PL)15_revP2_Section CC Proposed (SW Elevation)

156(PL)18_revP2_Section DD Proposed

156(PL)30_revP_View from Flat 2 Emesron Ct

156(PL)35_revP_SunPath Analysis

SITE PHOTOGRAPHS



Photo A – View of Emmerson Court Elevation showing Corner to Draxmont elevation

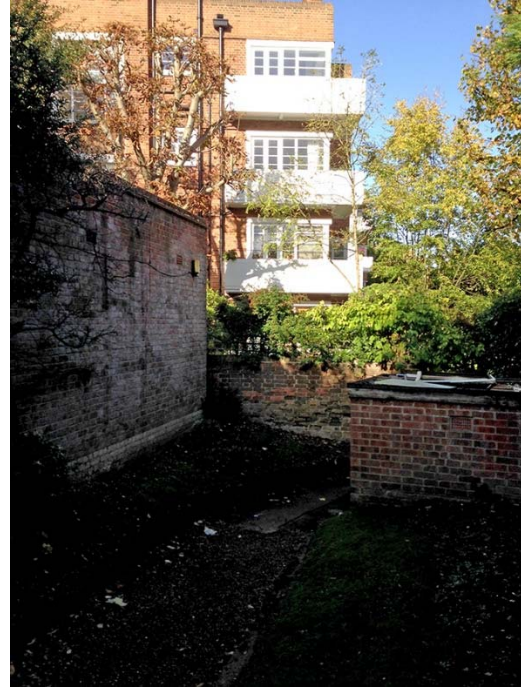


Photo B – View of Emmerson Court Corner to Draxmont elevation



Photo C – View of Emmerson Court

EXISTING & PROPOSED AERIAL SKETCHES



Existing Aerial Sketch



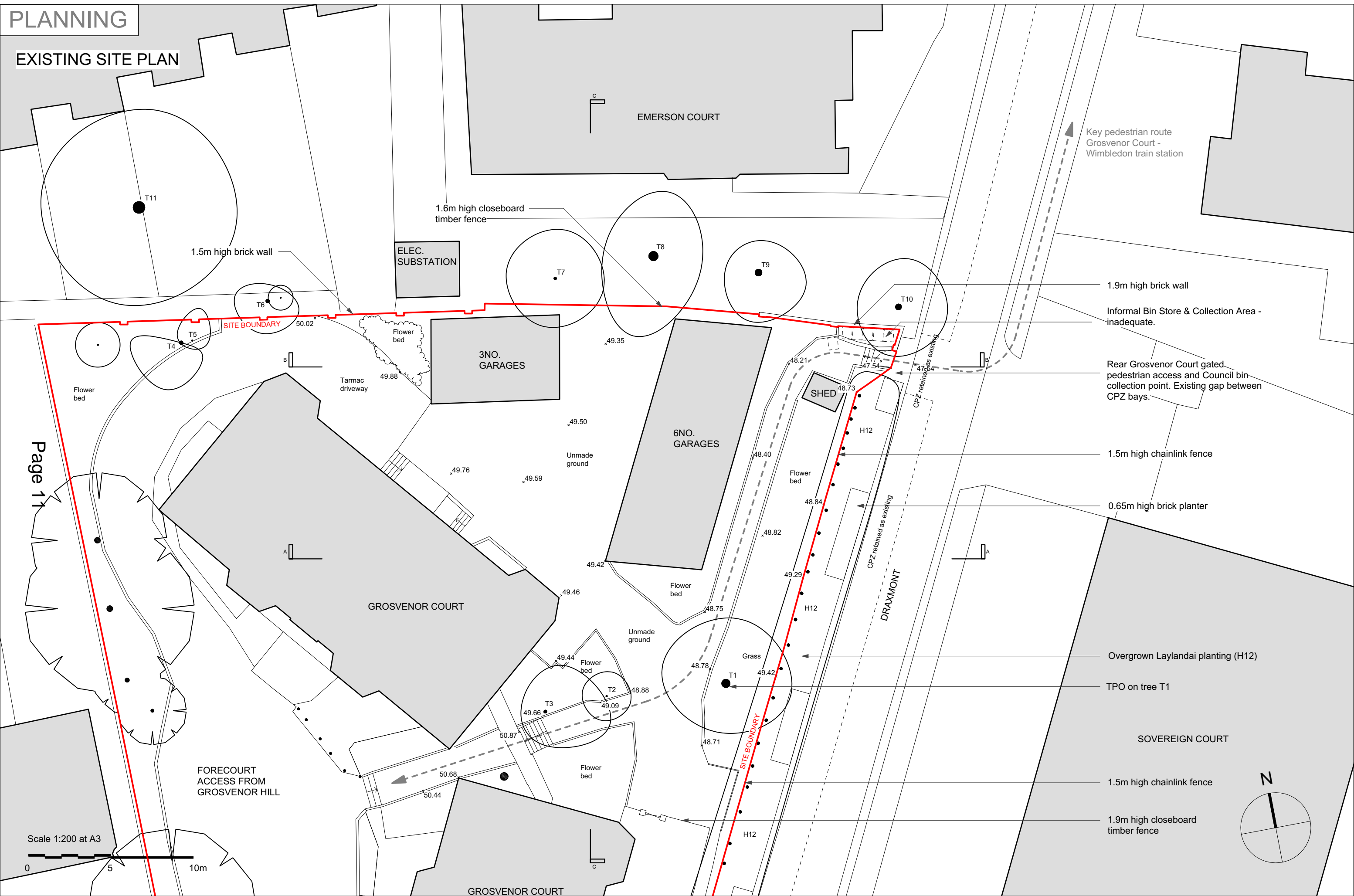
Proposed Aerial Sketch

PROPOSED AERIAL VISUALISATION



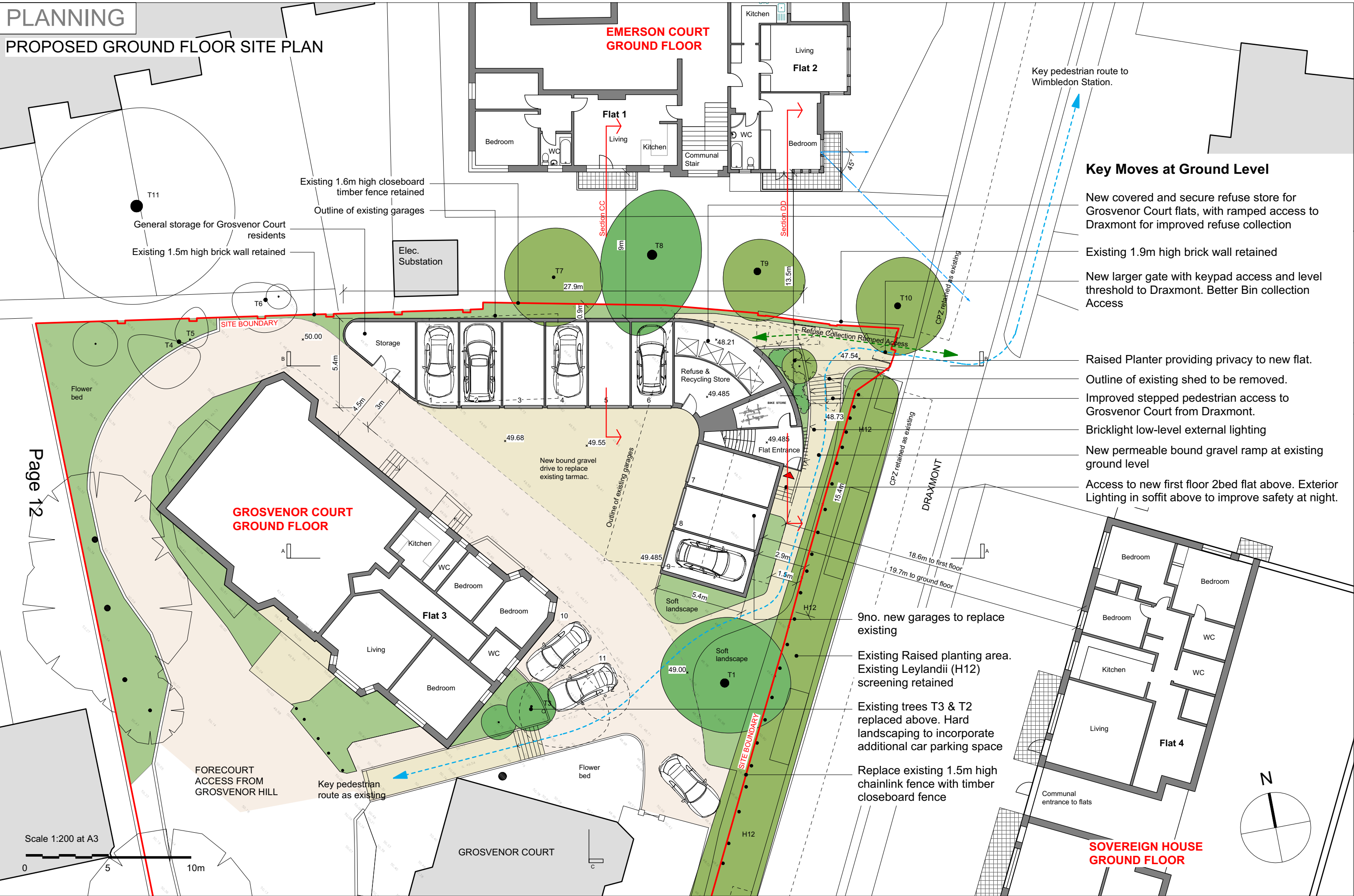
PLANNING

EXISTING SITE PLAN



Page 11

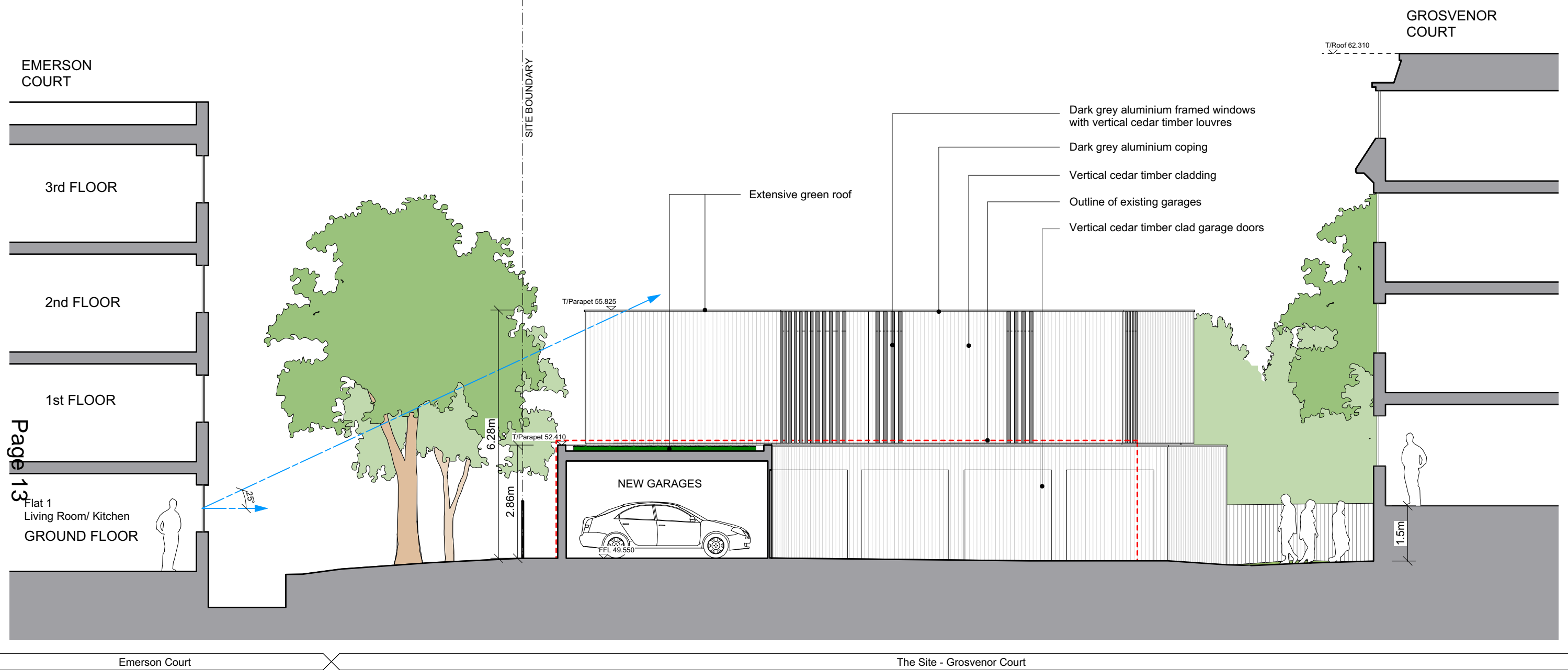
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0 5 10m



Key Moves at Ground Level

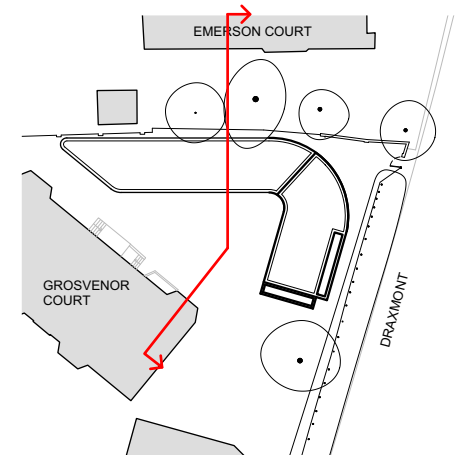
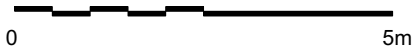
- New covered and secure refuse store for Grosvenor Court flats, with ramped access to Draxmont for improved refuse collection
- Existing 1.9m high brick wall retained
- New larger gate with keypad access and level threshold to Draxmont. Better Bin collection Access
- Raised Planter providing privacy to new flat.
- Outline of existing shed to be removed.
- Improved stepped pedestrian access to Grosvenor Court from Draxmont.
- Bricklight low-level external lighting
- New permeable bound gravel ramp at existing ground level
- Access to new first floor 2bed flat above. Exterior Lighting in soffit above to improve safety at night.

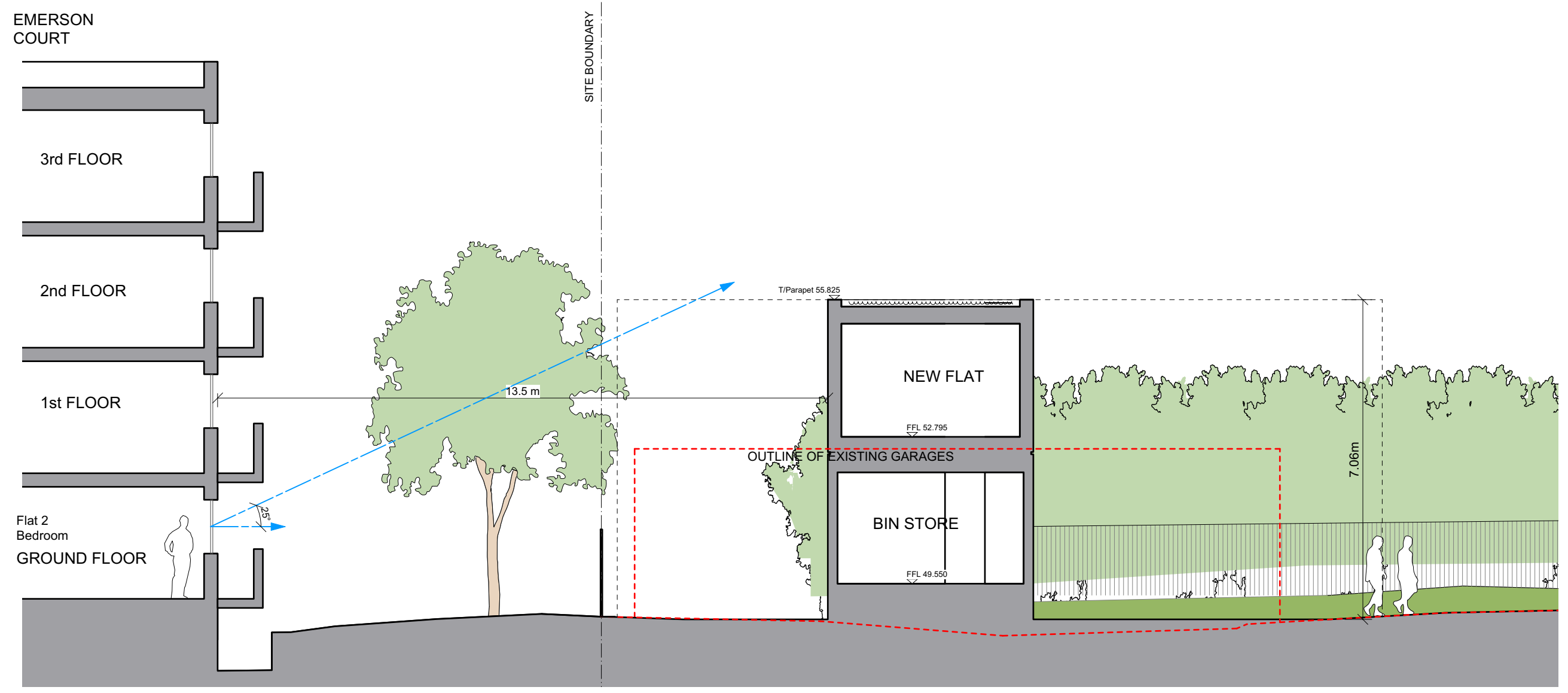
Page 12



Section CC Proposed (South-West Elevation)

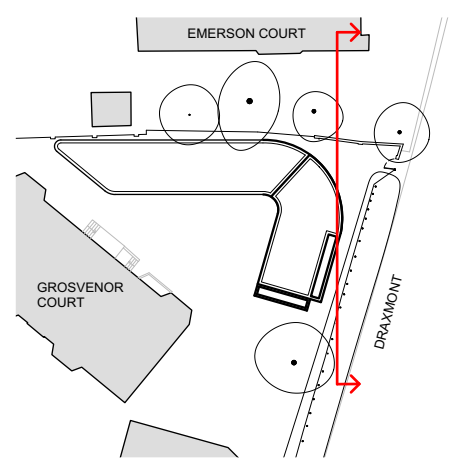
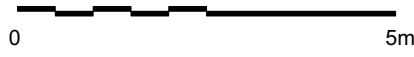
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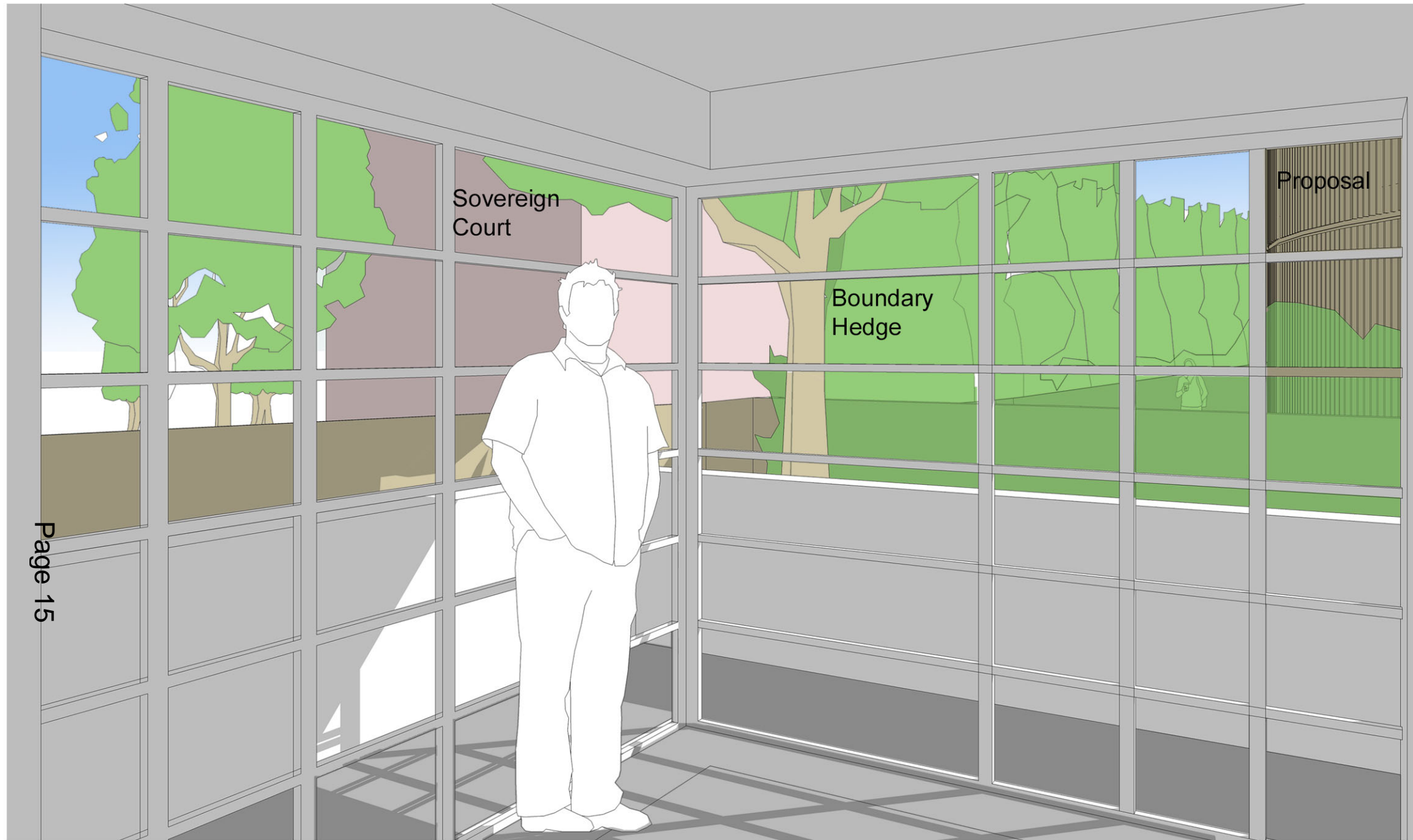
Section DD Proposed

Scale 1:100 at A3



Glazing to Draxmont

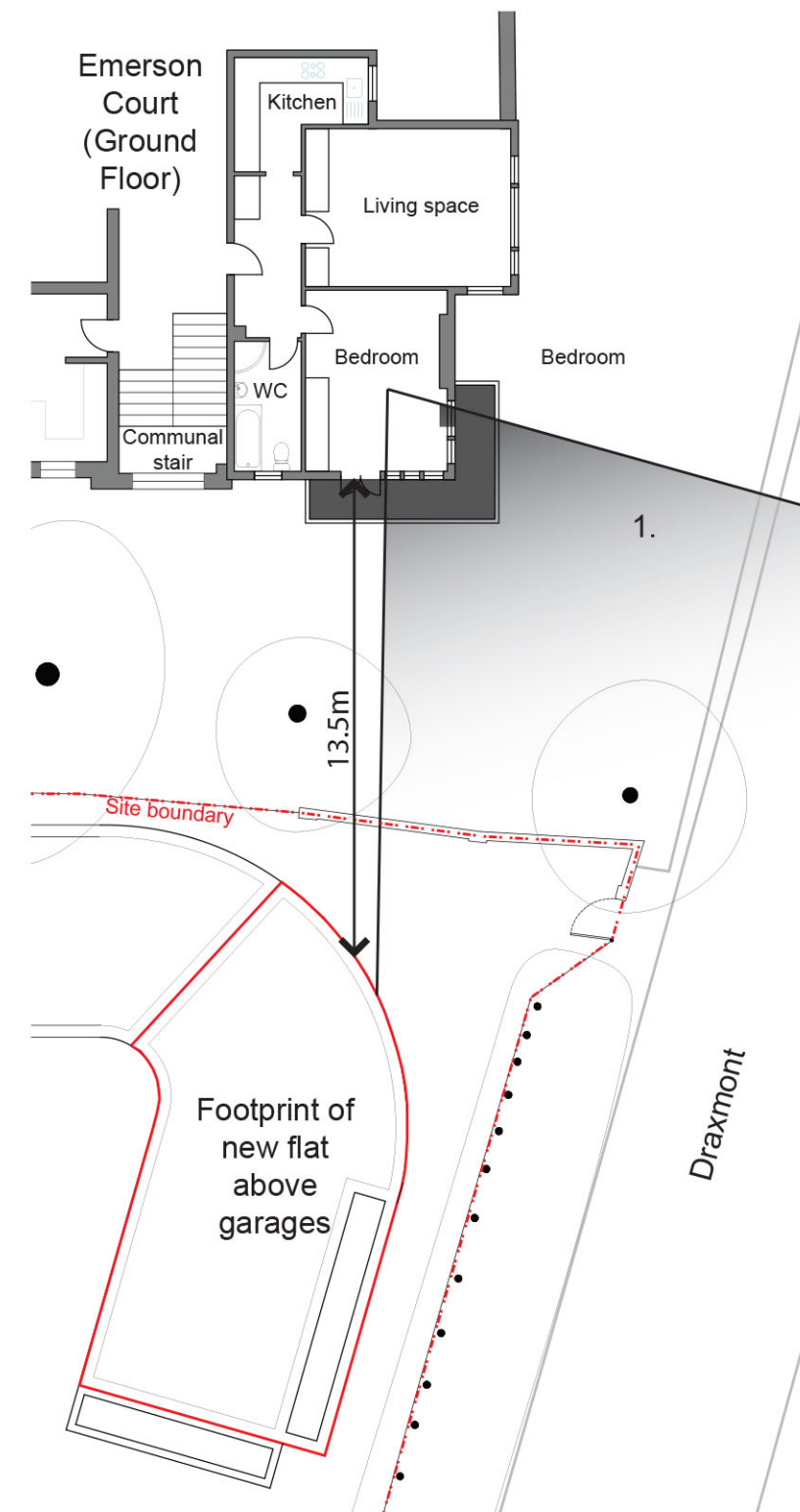
Glazing to Grosvenor Court

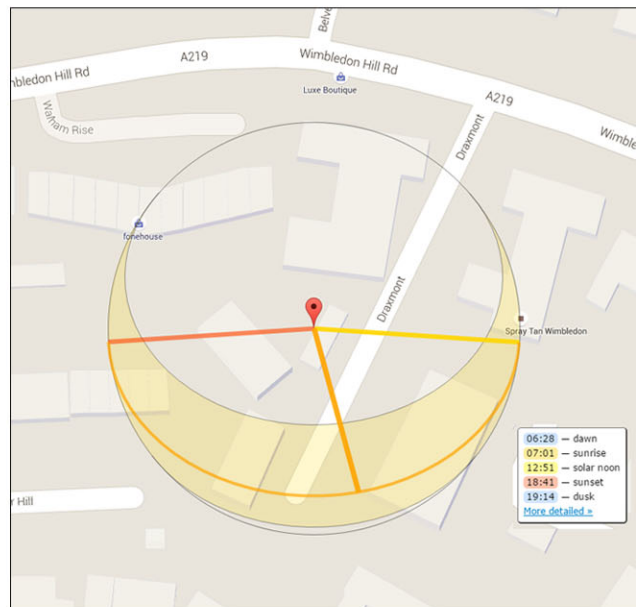


Page 15

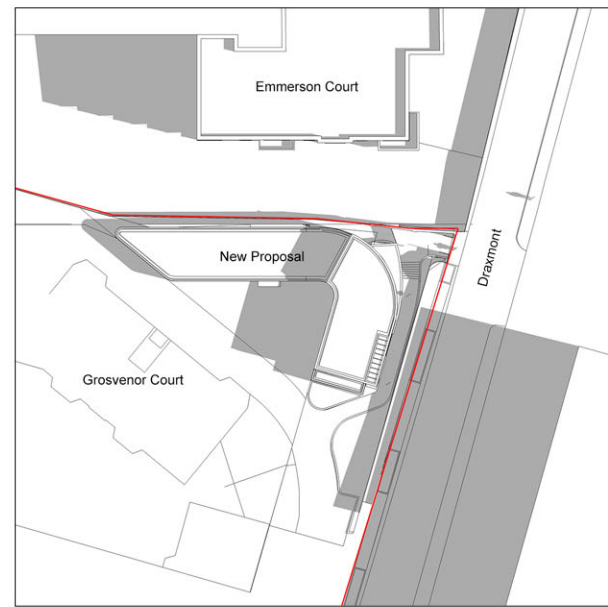
View from Bedroom of Flat 2, Emerson Court

This view indicates outlook from the corner bedroom window of the corner flat of Emerson Court at ground floor - see key plan. Due to the oblique angle at which the proposal is seen from this corner window, impact is limited. In addition, the outlook from the living space and general orientation of the flat is towards Draxmont, as opposed to the neighbouring site of Grosvenor Court.





Sun Path April



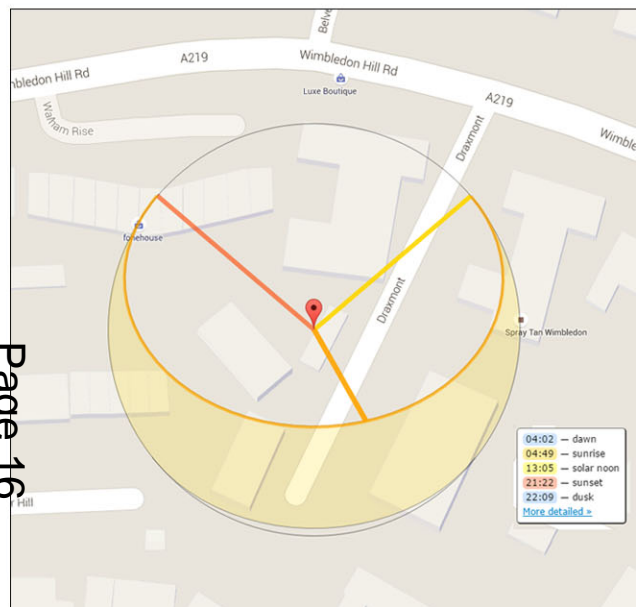
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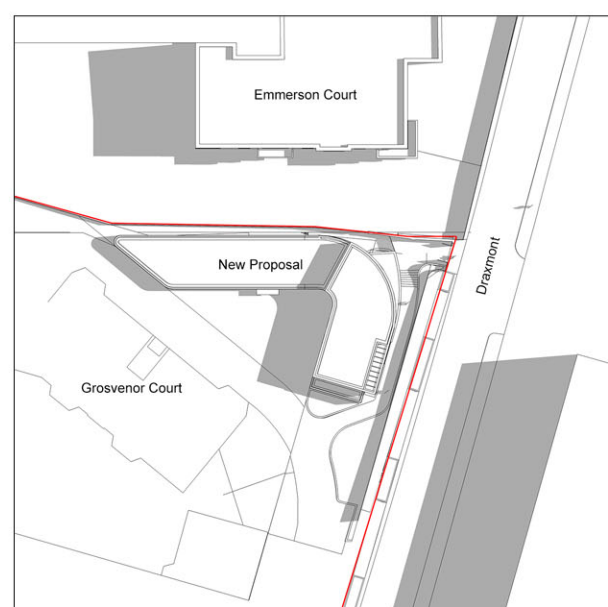
01 April - 1300



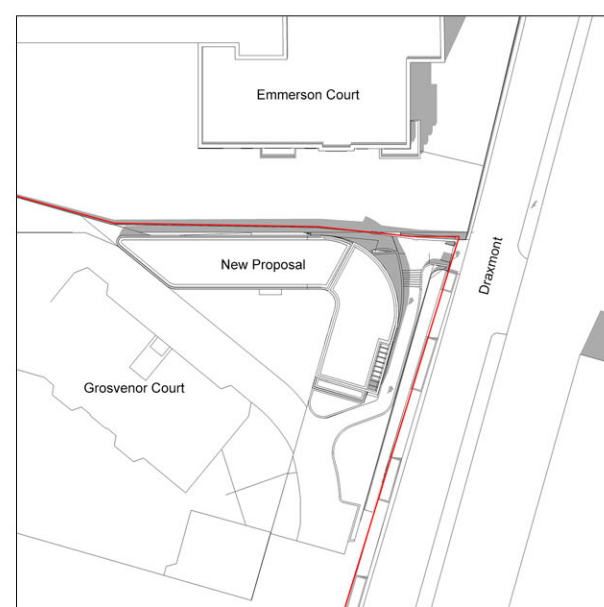
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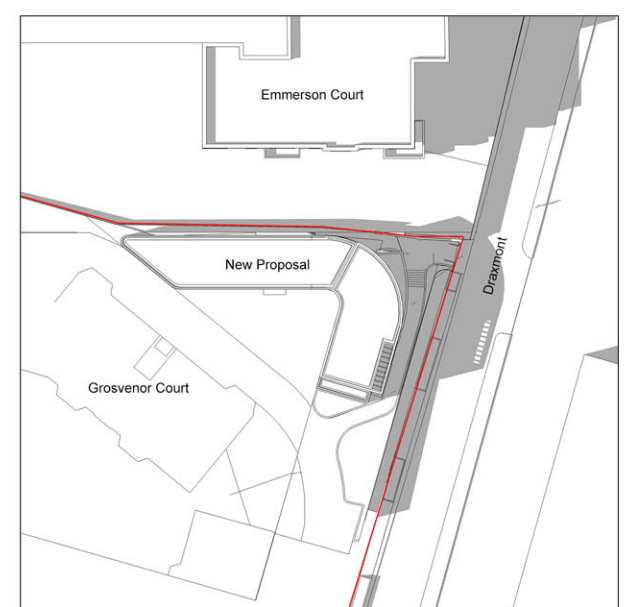
Sun Path July



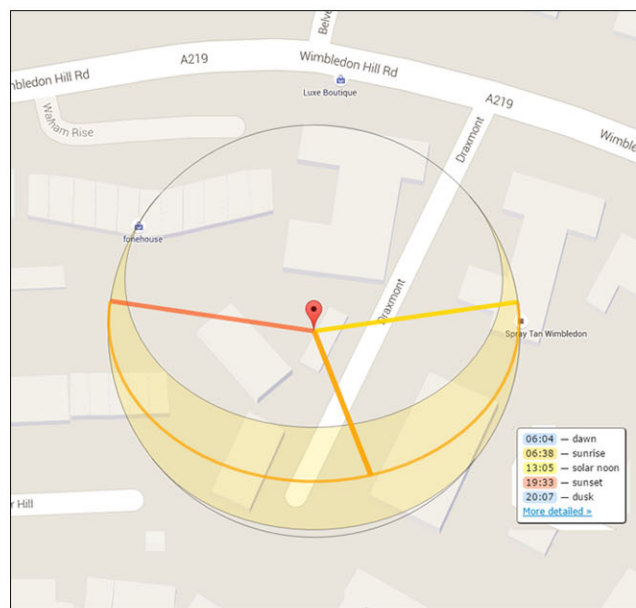
01 July - 0900



01 July - 1300



01 July - 1600



Sun Path October



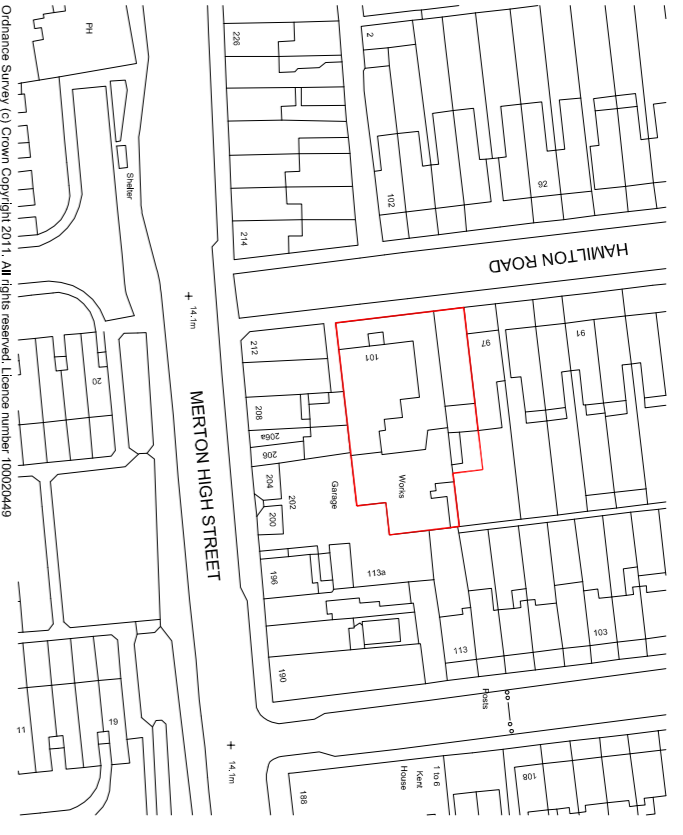
01 October - 0900



01 October - 1300



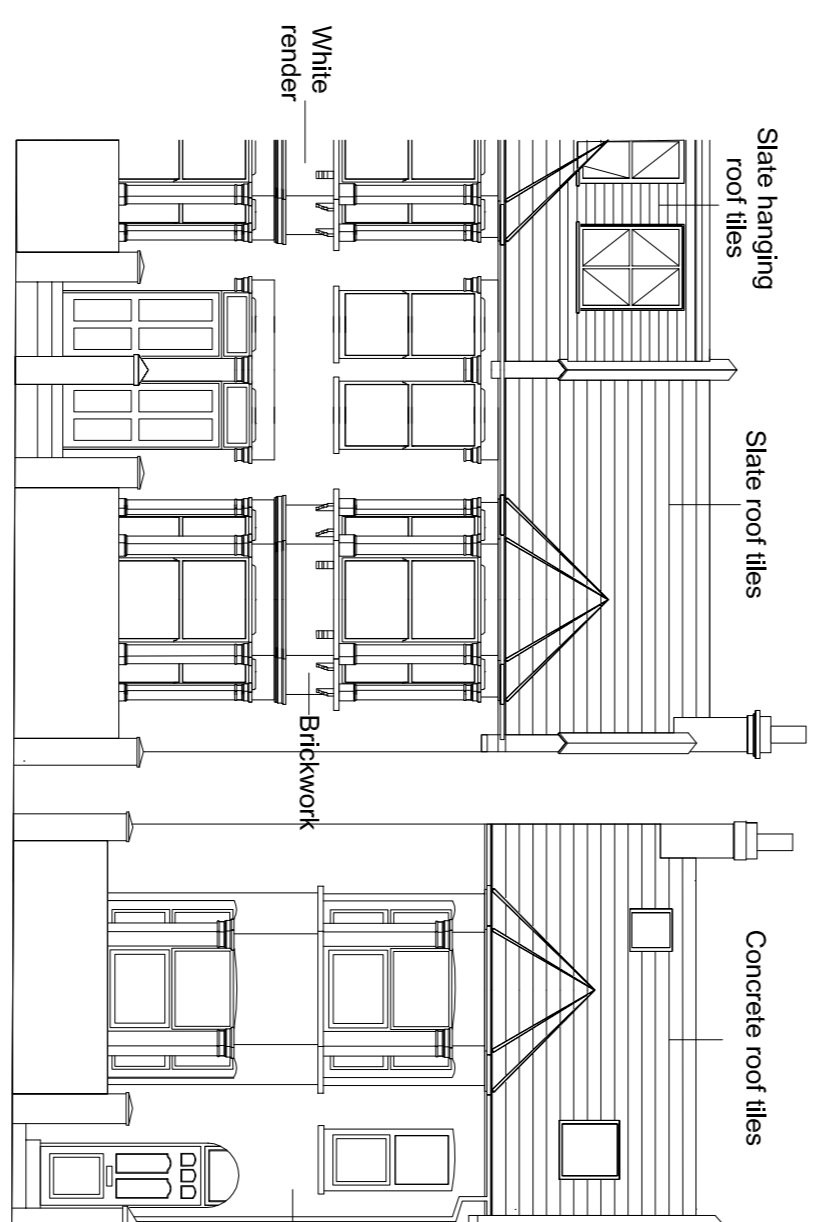
01 October - 1600



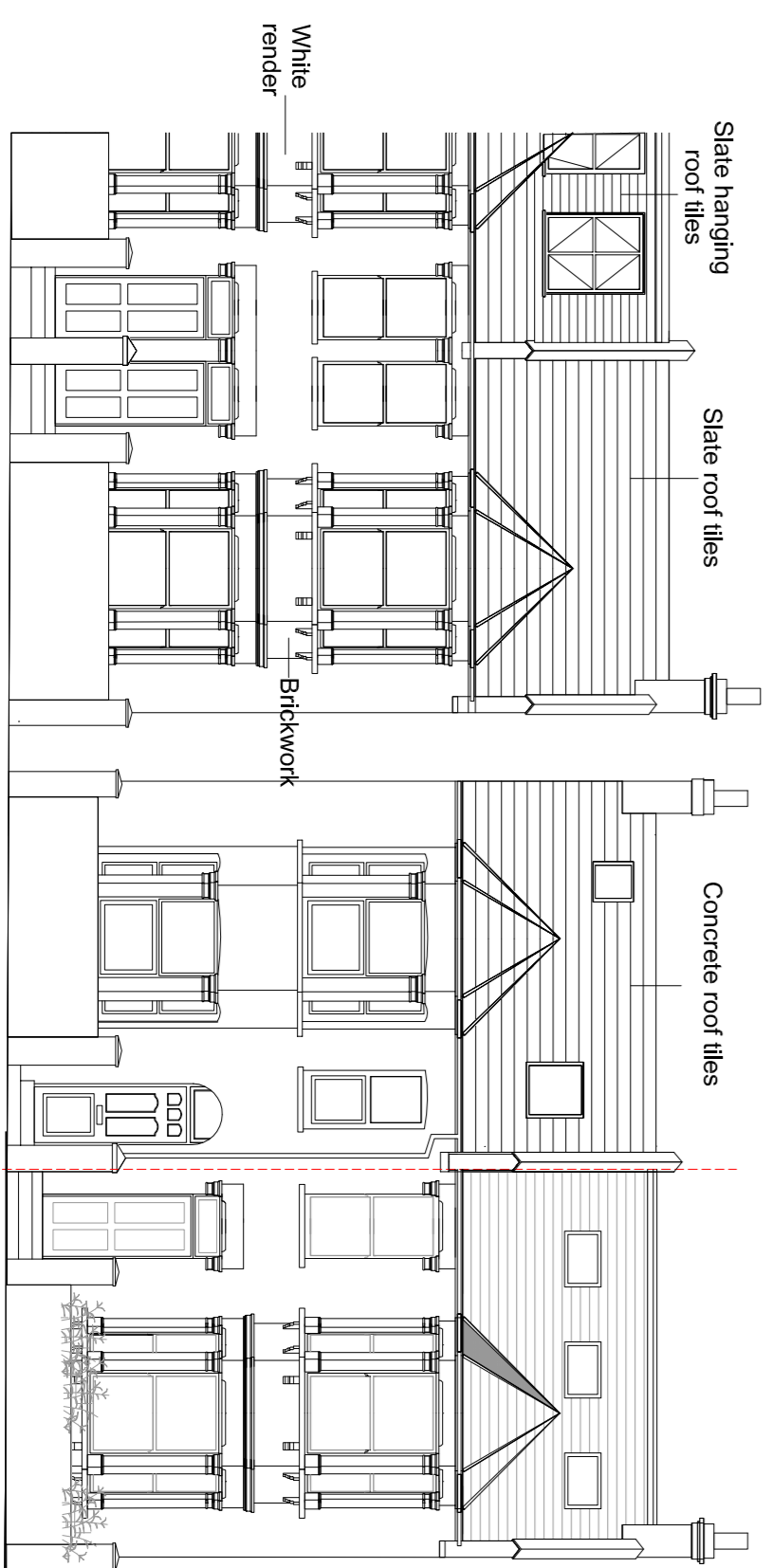
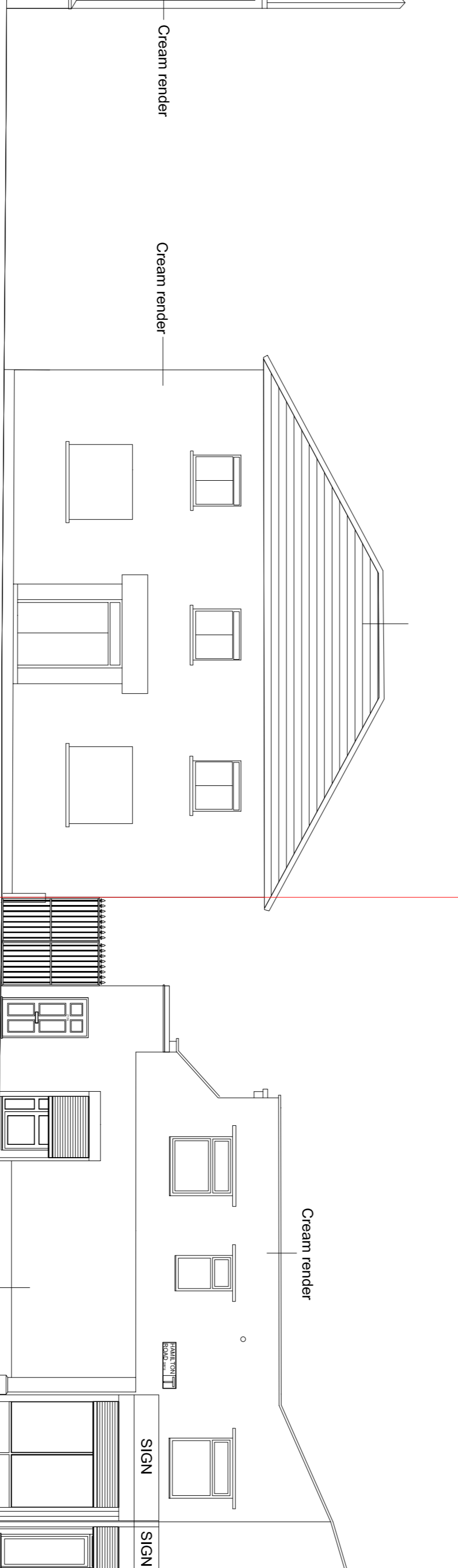
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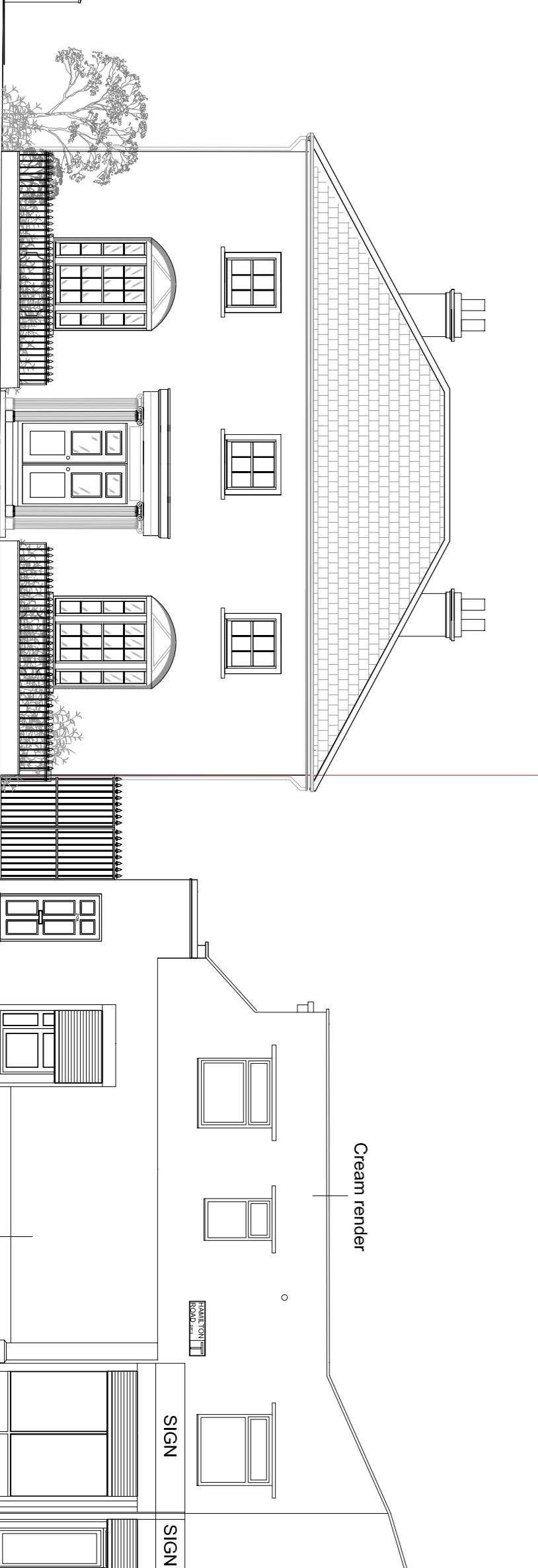
EXISTING SITE PLAN



EXISTING FRONT ELEVATION STREET SCENE



PROPOSED FRONT ELEVATION STREET SCENE



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 First Floor, 300, St. Marks Road,
 London, SW14 8JL
 Tel: +44 (0)20 8823 0750

Job Title
**DEVELOPMENT OF 4 SELF
 CONTAINED FLATS, 4 BED
 TERRACE HOUSE AND 2 BED
 DETACHED HOUSE**

Drawing Name
**LOCATION SITE PLAN
 existing and proposed street
 elevations**

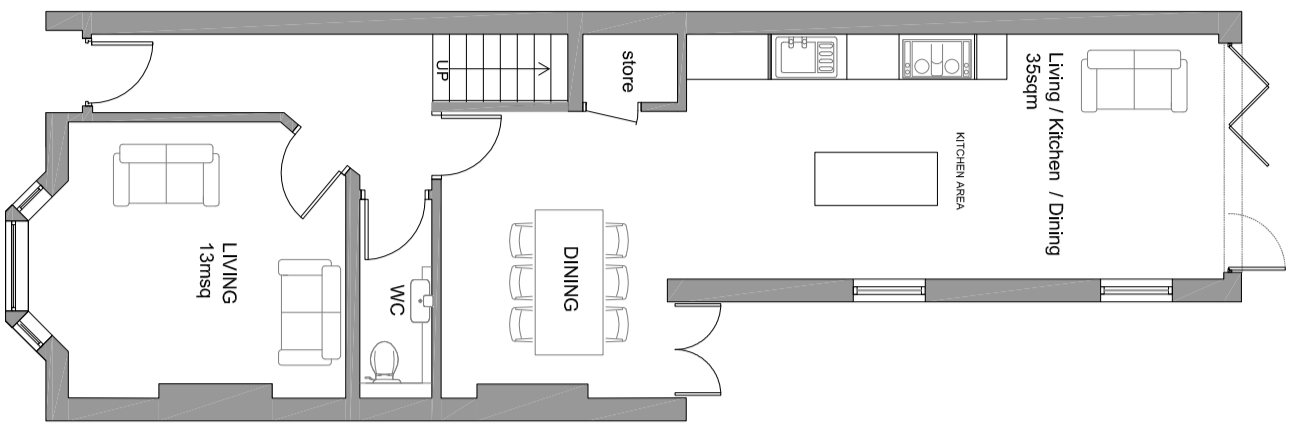
Client's Name
Mattocks Properties Ltd

Drawn By
 Helen Hotal
 Checked By
 Chris Gwilliam
 Date
 26/02/2013

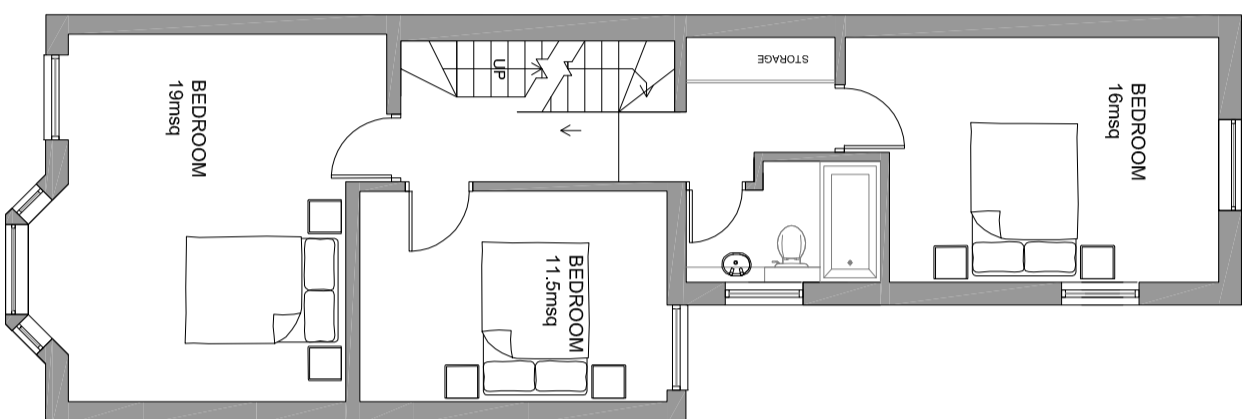
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Typical ID
 Revision
820C/01 REV D

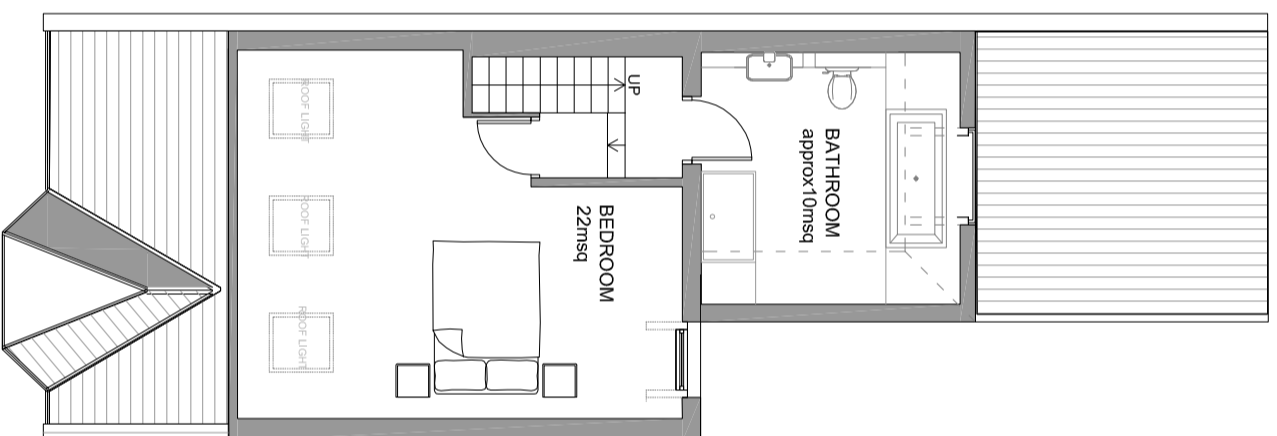
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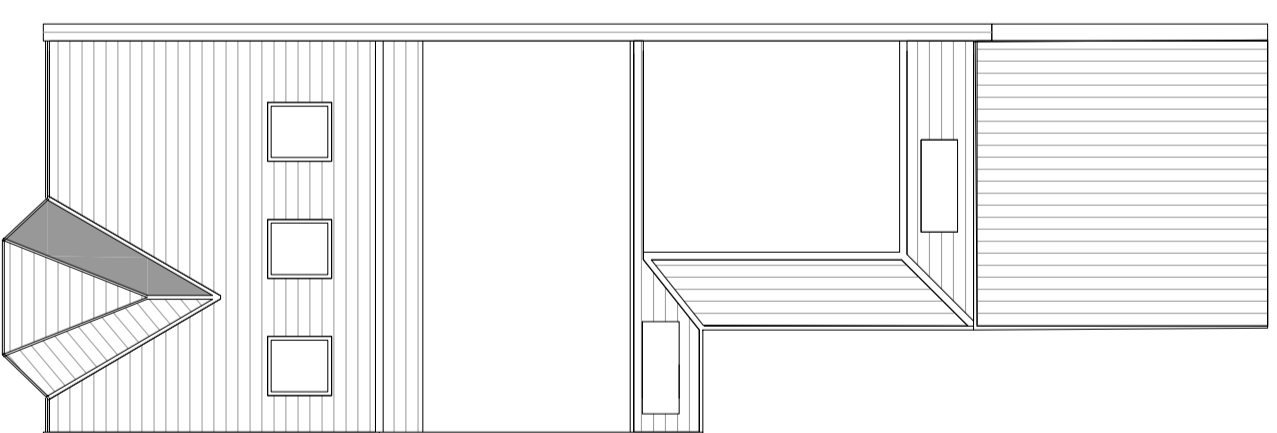
PROPOSED GROUND FLOOR PLAN



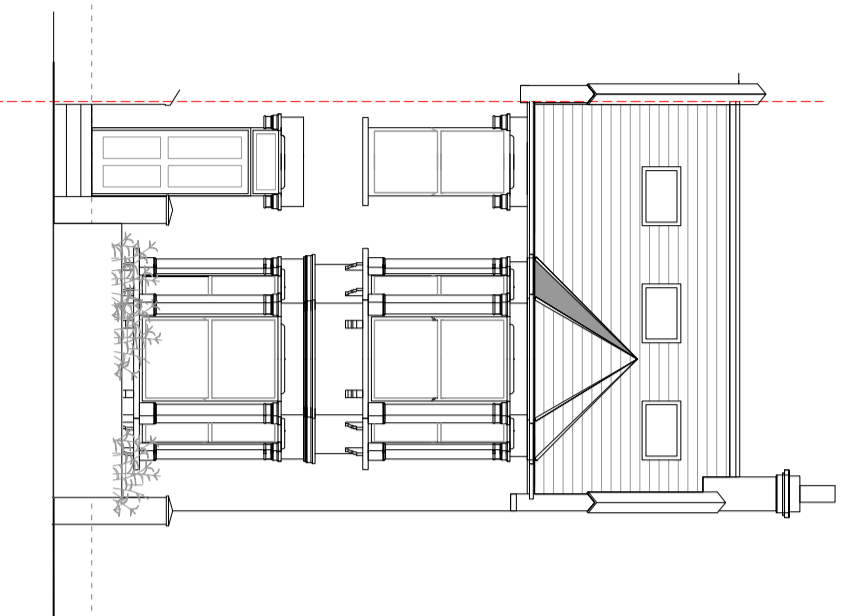
PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



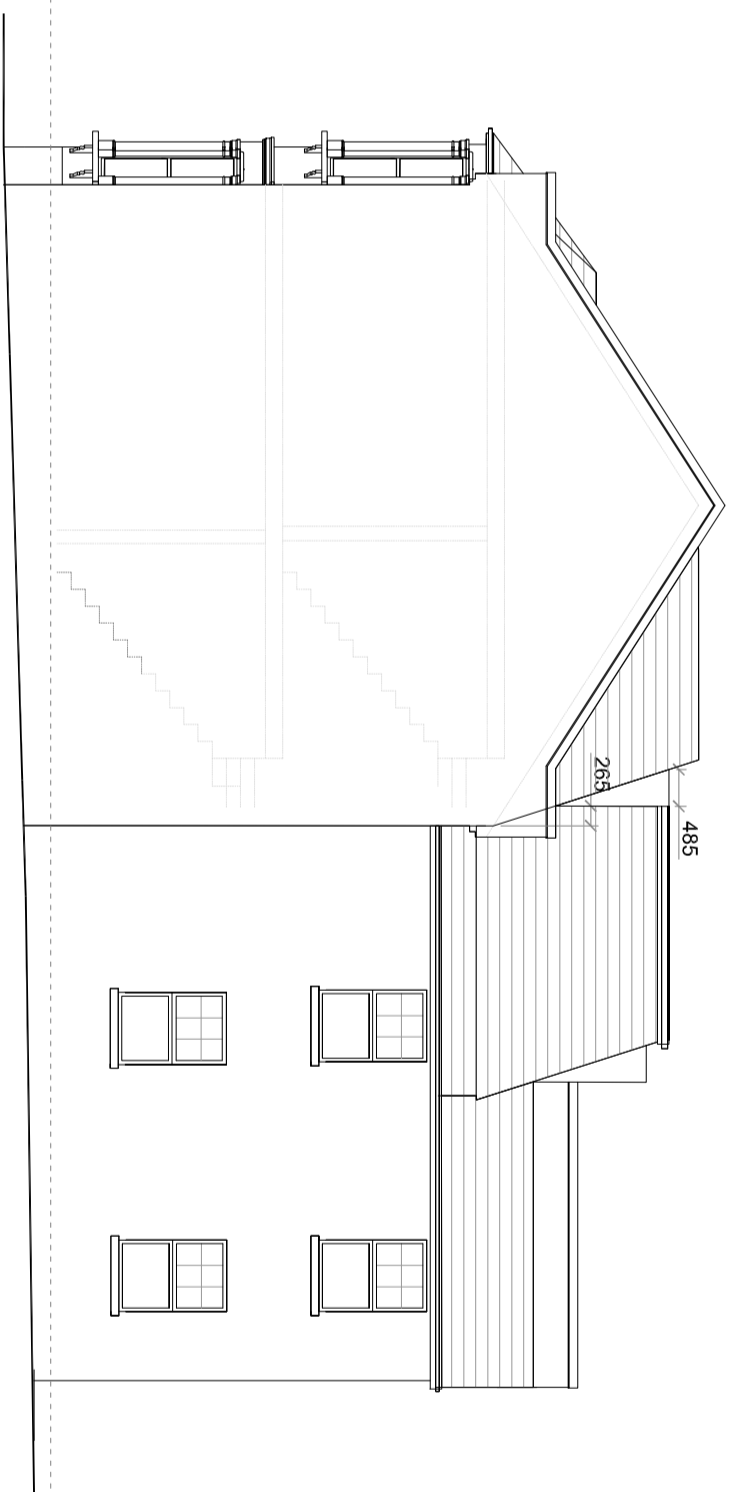
PROPOSED ROOF PLAN



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

Scale 0 1 2 3 4 5 M

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101 Hamilton Road
London, SW19

Drawing Name
PROPOSED NEW TERRACE HOUSE

Client's Name
Matcocks Properties Ltd

Drawn by
KATE LOGUE
Checked by
Chris Gwilliam

Date
26/07/2015
Date
26/07/2015

Drawing Scale
1:100 @ A2

Layout ID
Revision
820C/10

Rev A



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101 Haverhill Road
London, SW19

Drawing Name
**ROSE COTTAGE FIRST FLOOR
WINDOW DISTANCES**

Client's Name
Mattocks Properties Ltd

Drawing No.
KATE LOGUE

Date
26/07/2015

Checked By
CMS OGD/AM

Date
26/07/2015

Drawing Scale
1:100 @ A2

Layer ID
820C/16

Revision
REV B



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