

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FRONTING LINCOLN AVENUE – Members resolved to approve at August 2014 PAC subject to a S106 legal agreement however was withdrawn by the applicant prior to completion of the legal agreement.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OF NEW DETACHED 3 - STOREY DWELLING (TO BE BUILT ON EXISTING TENNIS COURT AREA AT THE REAR) FRONTING LINCOLN AVENUE – Withdrawn.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A 4 BEDROOM SINGLE FAMILY DWELLING ON LAND FRONTING LINCOLN AVENUE PREVIOUSLY FORMING PART OF SITE AT 7 SOMERSET ROAD – Withdrawn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3 STOREY REPLACEMENT DWELLINGS FRONTING SOMERSET ROAD AND NEW DETACHED 2 STOREY DWELLING TO REAR OF 9 SOMERSET ROAD) – Withdrawn October 2015.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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