

Merton Council

Planning Applications Committee

10 July 2014

Supplementary agenda

13. Modifications Sheet (for various items)

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Supplementary Agenda [Modifications Sheet] Planning Applications Committee – 10 July 2014

Back of front cover
Address for Item 9 should be 2 Tabor Grove

Item 1. Declarations of interest
N/A

Item 2. Apologies for absence
N/A

Item 3. Minutes of the Previous Meeting
No modifications

Item 4. Town Planning Applications - Covering Report
No modifications

Item 5. 37 Edge Hill, Wimbledon, SW19 4NP (Ref.14/P1159)
No modifications

Item 6. 1 Hood Road, West Wimbledon, SW20 0SR (Ref. 14/P0266)
Page 44

Add following additional standard planning condition (8):
“No demolition or construction work or ancillary activities such as deliveries shall take place before 0800hrs or after 1800hrs Mondays to Fridays inclusive; before 0800hrs or after 1300hrs on Saturdays or at any time on Sundays or Bank Holidays. Reason for condition: To safeguard the amenities of the area and occupiers of neighbouring properties and to ensure compliance with Sites and Policies policy DM D2.

Item 7: 67 Murray Road, Wimbledon, SW19 4PF (Ref. 14/P0738)
Page 51 paragraph 5.1.1

First bullet point second sentence should read “Are dealing with this with ‘pumps’ in the cellar”

Page 59

Add following additional standard planning condition (11):
“No demolition or construction work or ancillary activities such as deliveries shall take place before 0800hrs or after 1800hrs Mondays to Fridays inclusive; before 0800hrs or after 1300hrs on Saturdays or at any time on Sundays or Bank Holidays. Reason for condition: To safeguard the amenities of the area and occupiers of neighbouring properties and to ensure compliance with Sites and Policies policy DM D2.

Item 8: 95 Pepys Road, Raynes Park, SW20 8NW (Ref. 14/P1250)
Page 75

Consultation

Amend paragraph 5.2 as follows:

As a result of the original public consultation 24 letters/emails have been received from local residents objecting to the proposal on the following grounds:

- Potential damage to foundations of adjacent properties;
- Out of character with surrounding area and the conservation area – it alters the uniform appearance of the terrace;
- Disruption as a result of building works such as additional vehicle movements;
- Will set a precedent;
- Inconvenience to pedestrians.

Add following as paragraph 5.2.1:

As a result of the original consultation 6 letters were received in support of the application [including the adjoining neighbour] on the basis that the proposal will provide improvements to the application property.

Add following as paragraph 5.2.2:

After consideration of the concerns expressed in the initial consultation including comments from the Design and Conservation Officer, the applicant was requested to amend the proposal. These amendments were to introduce railings and a hedge around the front light well for reasons of safety and to provide screening. Further public consultation was carried out on these changes and in relation to the Basement Impact Assessment that is amended to the agenda.

Add following as paragraph 5.2.3:

As a result of the re-consultation 8 letters have been received restating previous objections and making the following comments:

- Harmony and repetitive unity of the terrace will be destroyed
- The proposal is inconsistent with the spirit of the Lambton Road Conservation Area Design Guide
- The proposed front wall results in a lack of cohesiveness across the terrace
- The condition imposed to plant screening in the form of shrubs is unenforceable
- The Basement Impact Assessment fails to give confidence that the basement would be achievable given the caveats in the report
- The report assessment was made in the summer months not the winter months which would have illustrated a different impact
- The Basement Impact Assessment is not impartial.

Amend paragraph 5.5 as follows

LB Merton Transport Planning Officer

The application property has an existing approved vehicle access on to Pepys Road which is considered acceptable. A planning condition is recommended to ensure that existing driver sightlines are maintained.

Amend paragraph 5.6 as follows

LB Merton Design and Conservation Officer

The proposal for a basement could destabilise the property. There is a concern about the visual impact of the front lightwell.

Add following as paragraph 5.7

Residents Association of West Wimbledon

The Residents Association of West Wimbledon in responding to the initial consultation highlighted the lack of an Impact Assessment for the Basement [this was subsequently received and subject to further consultation]. The Residents Association of West Wimbledon has suggested several planning conditions should the Council be minded to approved i.e. hours of construction, removal of spoil and a condition to balance the run-off levels.

Add following as paragraph 5.8

Former Raynes Park Ward Councillor Margaret Brierly

The former ward councillor for Raynes Park Ward commented before the elections that she supports the objections to the proposal raised by her constituents.

Add following as paragraph 5.8

LB Merton Building Control Officer

The assessment set out in the submitted Basement Impact Assessment is considered acceptable and as a desktop assessment it sets out an appropriate assessment of potential issues. The actual construction of the basement will have to comply with current Building Regulations.

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Amend paragraph 7.3 as follows:

There have been no concerns raised in consultation responses in relation to the proposed rear extension. The extension which replaces an existing extension of a similar size and with a depth of 3m could be erected as permitted development without any need for planning permission. The neighbouring property has an existing single storey rear extension. The impact of the extension on residential amenity has been considered and the extension has been found to be acceptable.

Amend paragraph 7.5 as follows:

There is no objection to the proposal from the Council's Transport Planning Officer subject to a planning condition that ensures that the height of the new boundary treatment shall not exceed the existing height of the fencing within 2m either side of the centre line of the existing vehicle access.

Add following as paragraph 7.9:

Additional comments have been made by the original objectors to the proposal following further consultation on the proposal. The following responses are provided to these comments

- Harmony and repetitive unity of the terrace will be destroyed

The proposed front lightwell by its nature is located at ground level. In this location views of the lightwell will be obstructed from public areas by other nearby structures such as boundary walls and landscaping. In the case of the application proposal the proposed landscaping immediately adjacent to the lightwell will also provide screening.

- The proposal is inconsistent with the spirit of the Lambton Road Conservation Area Design Guide.

Whilst it is accepted that the proposal will introduce a change to the appearance of the application property, the visual impact of the proposal is very limited due to existing and proposed boundary treatment and landscaping.

- The proposed front wall results in a lack of cohesiveness across the terrace;

There are a variety of different boundary treatments on neighbouring properties including timber fencing and brick boundary walls. The introduction of a brick boundary wall is considered an improvement to the appearance of the existing boundary

- The condition imposed to plant screening in the form of shrubs is unenforceable

The proposed landscaping condition is based on the wording of the Council's standard planning condition; this wording is widely used and is considered enforceable.

- The Basement Impact Assessment fails to give confidence that the basement would be achievable given the caveats in the report

The Basement Impact Assessment has been considered by the Council's Building Control Officer and has been found to be acceptable. The Basement Impact Assessment is a method statement that in the view of officers does provide assurance that the basement can be constructed without harm to the existing building. The construction works to form the basement would be controlled under the building regulations. An informative has been used to remind the applicant of the requirements of the Party Wall Act in terms of neighbouring properties.

- The report assessment was made in the summer months not the winter months which would have illustrated a different impact.

The Basement Impact Assessment has been considered by the Council's Building Control Officer and has been found to be acceptable.

- The Basement Impact Assessment is not impartial.

As with all reports that are submitted with a planning application the submitted Basement Impact Assessment was commissioned by the applicant. The Basement Impact Assessment that has been prepared by a suitably qualified person has been considered by the Council's Building Control Officer and has been found to be acceptable.

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Amend condition 11 as follows:

Within a distance of two metres that is measured either side of the centre line of the existing vehicle access the height of the new boundary wall shall not exceed one metre in height. Reason for condition: In the interests of vehicle and pedestrian safety and to comply with policy CS20 of the Merton Core Planning Strategy 2011.

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Add the following additional informative:

"The applicant is advised to check the requirements of the Party Wall Act 1996 relating to work on an existing wall shared with another property, building on the boundary with a neighbouring property, or excavating near a neighbouring building. Further information is available at the following link:
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>"

Item 9. 2 Tabor Grove, Wimbledon, SW19 4EB (Ref.13/P2359)

Page 115

Amend drawing numbers as follows:

"A20 (00), A(20)01E and 002_SP"

Page 116

Add following text as paragraph 3.2:

"The proposed materials will match the existing building fabric. The part first floor extension will be built in rendered brickwork and the part single storey rear extension will be built in brickwork." "The existing part single storey extension is to be demolished and rebuilt and the existing part first floor extension is to be extended."

Page 120

Add following additional standard planning condition (6):

"No demolition or construction work or ancillary activities such as deliveries shall take place before 0800hrs or after 1800hrs Mondays to Fridays inclusive; before 0800hrs or after 1300hrs on Saturdays or at any time on Sundays or Bank Holidays. Reason for condition: To safeguard the amenities of the area and occupiers of neighbouring properties and to ensure compliance with Sites and Policies policy DM D2.

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Add condition:

Add following additional standard planning condition (7):

"No windows shall be inserted in the flank wall of the first floor rear extension without the prior permission in writing of the Local Planning Authority. Reason for condition To safeguard the amenities and privacy of the occupiers of

neighbouring properties in accordance with policy DM D2 of the Adopted Merton Sites and Policies Plan (July 2014).”

Item 10. 191-193 Western Road, Mitcham, SW19 2QD (Ref. 14/P1241)

No modifications

Item 11 Planning Appeal Decisions

No modifications