

Merton Council
Planning Applications Committee
25 May 2017
Supplementary agenda

17 Modifications

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Planning Applications Committee 25th May 2017
Supplementary Agenda (Modifications Sheet)

Item 5. 4 and 4A Cottenham Park Road, West Wimbledon SW20 - 16/P4268 – Village Ward

No modifications.

Item 6. 32 Florence Avenue, Morden SM4 – 17/P0652 – Ravensbury Ward.

Consultation (page 28)

Amend paragraph 5.3 to read as follows:

'In addition to the petition, there were 6 objections from local residents raising concerns relating to:'

Additional drawings available on Planning Website/at the meeting.

1. Refused/appealed scheme 16/P3861 – front elevation.
2. Refused/appealed scheme 16/P3861 – floor plan.
3. Refused/appealed scheme 16/P3861 – ground plan.

Item 7. 1 Hadleigh Close, Merton Park SW20 – 17/P0842 – Merton Park Ward.

Seven letters have been received in response to 1) the Committee letter sent 17 May 2017 advising objectors of the Committee date and 2) amended plans illustrating a reduction in the size and position of the flank windows of the scheme. These 7 letters are from local residents who have previously submitted objections to the scheme.

The letters do not raise any new issues which have not already been addressed during the course of the application.

Item 8. Hatton House, 81 Hartfield Road, Wimbledon SW19 – 17/P0093 – Dundonald Ward.

Two letters have been received in response to the committee letter sent 17 May 2017 advising objectors of the Committee date. They are from local residents who have previously submitted objections to the scheme. Their comments reiterate previous concerns and do not raise any new issues that have not already been addressed.

Current Proposal (page 52)

Amend paragraph 3.3 to read as follows:

“The application has been modified since the initial submission, restricting the change of use to the lower ground floor units only and an undertaking to exclude day nursery/crèche usage for the unit. The proposed opening times for the premises are between 6am and 8pm, 7 days a week.”

Consultation (page 55)

Amend paragraph 5.3 Environmental Health Officer comments to remove:

“3. Prior to commencement of development an air quality assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment report shall include recommendations, appropriate remedial measures and actions to minimise the impact of the development on the surrounding locality and occupants of the building itself.”

Conditions (page 59)

Remove Condition 14 (Air Quality Assessment).

Item 9. 162-164 Hartfield Road, Wimbledon SW19 – 16/P1139 – Dundonald Ward.

21 Late letters received in respect of amended plans from residents in Hartfield Road, Boscombe Road, Bertram Cottages, Graham Road, Gladstone Road and Griffiths Road and Herbert Road.

- Proposal will result in loss of two family houses.
- Road already overpopulated.
- Lack of school places in the area.
- A flat development will set a precedent.
- Proposal is overdevelopment of the site.
- No family sized units in the development.
- Balconies will overlook neighbouring properties.
- Existing houses are in keeping with the area.
- basement excavation will affect drainage.
- there are already enough ‘new style’ developments in Hartfield Road.
- Proposed building still too large.
- Changes have not addressed residents’ concerns.
- Plant room may result in noise.

Item 10. 7 Lambourne Avenue, Wimbledon Park SW19 – 16/P4672 – Wimbledon Park Ward.

Insert para 3.1.6

‘For clarification, following the further revisions requested by officers to the current submission, in comparison to the previously refused application 15/P2380 which was dismissed on appeal, the reduction in dimensions overall are as follows:

House A

Maximum depth of house reduced from 16.2m to 14.9m (1.3m reduction).
North West Flank wall reduced from 14.5m to 12.7m (1.8m reduction).
Ridge height lowered from 54.85 AOD to 53.61 AOD (1.24m reduction)
Eaves height lowered on part of roof from 51.72 AOD to 49.76 AOD (1.92m reduction).

House B

Ridge height lowered from 54.85 AOD to 54.31 AOD (0.54m reduction),
Eaves height lowered from 51.72 AOD to 51.34 AOD (0.38m reduction).

Maximum depth of house reduced from 16.85m to 15.85m (1.0m reduction).

Comparison Plans

Please find on Planning Website/available at meeting, comparison front and side elevations of the previous planning application 15/P2380 (refused) and the proposed scheme.

Late Objection

Councillor Janice Howard - Wimbledon Park Ward

The bulk, mass and size of the development has only been tweaked by centimetres in key areas and all our comments still stand regarding the inappropriate size and bulk of the development.

This is a conservation area and the proposed development would dominate the other residential houses in this cul de sac.

Item 11. 91 The Quadrant, West Wimbledon SW20 – 17/P0706 – Dundonald Ward.

No modifications.

Item 12. 8 St Mary's Road, Wimbledon SW19 – 17/P0913 – Village Ward

1 Late letter received from the occupiers of 6 St. Mary's Road stating that the site is already overdeveloped and the shortened garden would constitute further over development. The removal of trees to excavate the pool (on the adjacent site) (Application 17/P0276) would result in damage to retained trees and the inclusion of an oval window in the front elevation is unprecedented. The roof light in the side roof elevation would cause direct overlooking if number 8 St Mary's Road.

Item 13. 23 Streatham Road, Mitcham CR4 – 16/P4418 – Figges Marsh Ward.

Recommendation (page 130)

Condition 18. To be amended to read:

Prior to commencement of the use the parking spaces as described on the proposed site plan 010041 rev 11 including the installation of two 50kw 'rapid charger' active charging points and a further 8 passive charging spaces, shall be provided ..(thereafter as per report).

Two late letters of objection have been received that raised similar issues to those already listed and one further concern that as Graham Avenue has unrestricted parking shoppers will park there and thereby aggravate the current parking situation.

Item 14. Wellington House, 60-68 Wimbledon Hill Road SW19 – 17/P0903 – Hillside Ward.

Amend condition 23 to read:

No works shall commence on the proposed façade at ground floor level until a design code for the advertisement signage on the retail frontage has been submitted to and approved by the Local Planning Authority. Any subsequent advertisement consent applications shall also strictly adhere to the approved code.

Reason: To ensure a satisfactory appearance of the development and to comply with policy DM D5 of the Adopted Sites and Policies Plan and Policies Maps (July 2014).

Item 15. Planning Appeal decisions.

No modifications.

Item 16. Enforcement summary.

No modifications.