

Merton Council

Planning Applications Committee

19 October 2017

Supplementary agenda

19 Modifications

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Planning Applications Committee 19th October 2017 Supplementary Agenda (Modifications Sheet)

Item 5. 5 Calonne Road, SW19 – 17/P2478 – Village Ward

Consultation (page 15)

Three representations received from local residents following PAC notification reiterating previous objections as follows:

- Inaccurate plans with respect to existing building and proposed scheme
- Visual intrusion
- Development out of keeping with conservation area
- Adverse impact on neighbour amenity

One representation received from Parkside Residents Association objecting on the grounds of unsympathetic design that fails to complement the Conservation Area setting and negative impact on the amenity of neighbours

Planning Considerations (page 16).

Impact on Neighbouring Amenity (page 16)

Amend paragraph 7.7 as follows:

The current scheme has been amended from the previously withdrawn proposal by shifting the massing of the first floor addition towards the front of the building, setting it back from the shared boundary with number 5 Calonne Road by 13 metres. As such it is not expected that the addition will create an overbearing or unneighbourly presence to the occupiers of number 5, and it is also expected that the perception of overlooking and visual intrusion will be minimised.

Item 6. Land to the rear of 145 Claremont Avenue, KT3 – 17/P2729 – West Barnes Ward.

No modifications.

Item 7. Former Wolfson Centre, Copse Hill SW20 – 16/P4853 – Village Ward

Drawings (page 35).

Add drawing Nos. P_261(02) & P_262(02)

Consultation (page 41).

Amend second sentence of paragraph 6.14 to read:

Representations have been received from 98 addresses whose concerns can be summarised as follows:

Amend first sentence of paragraph 6.22 to read:

The submitted Energy & Sustainability Assessment Addendum (dated August 2017) indicates that the proposed development can achieve a 35% improvement in CO2 emissions on Part L 2013 (option 2) which meets the minimum sustainability requirements of a 35% improvement over Part L 2013 as required by Policy 5.2 of the London Plan (2016) and Merton's Core Planning Strategy Policy CS15 (2011) and therefore can be deemed policy compliant.

Planning considerations (page 54)

Add sentence to end of paragraph 7.25:

This approach is consistent with the previous planning application on the site for eight houses (LBM Ref: 12/P2157) which as a standalone development was below the density matrix threshold but when taken together with the adjoining Atkinson Morley hospital development fell within the matrix range.

Amend final two sentences of paragraph 7.46 to read:

The submitted Energy & Sustainability Assessment Addendum (dated August 2017) indicates that the proposed development can achieve a 35% improvement in CO2 emissions on Part L 2013 (option 2) which meets the minimum sustainability requirements of a 35% improvement over Part L 2013 as required by Policy 5.2 of the London Plan (2016) and Merton's Core Planning Strategy Policy CS15 (2011) and therefore can be deemed policy compliant. The estimated zero carbon cash in lieu contribution will be £114,200.

Recommendation (page 68)

Amend the following heads of term:

2) Zero carbon cash in lieu financial contribution (Estimated to be £114,200)

Add conditions:

H.1 (New Vehicle Access – Details to be submitted)

H.2 (Vehicle Access to be provided)

H.3 (Redundant Crossovers)

H.10 (Construction Vehicles, Washdown Facilities, etc (major sites))

Non Standard Condition: No developments shall commence on site until the below documents have been submitted and agreed by the planning officer.

- a) Detailed Construction Method Statement produced by the respective Contractor/s responsible for installation of the contiguous piled retaining wall, king post retaining wall, excavation and construction of the basement retaining walls. This shall be reviewed and agreed by the Structural Engineer designing the temporary and permanent retaining structures.

- b) Movement Monitoring report produced by specialist surveyors appointed to install the monitoring gauges. The detailed report should include the locations of the horizontal and vertical movement monitoring, frequency of monitoring, trigger levels (green, amber and red) for the various respective locations, the actions required for different trigger alarms etc. Note: Monitoring stations have to be set on the highway adjacent to the site (Copse Hill) to record any horizontal and/or vertical movements in the ground. .
- c) Plan showing all the temporary retaining walls and permanent retaining walls, sections of all the various retaining walls (Section 1-1 to Section 9-9), construction sequence drawings produced by the relevant appointed Contractor.

Non Standard Condition: Electric vehicle charging points (in accordance with London Plan standards).

Item 8. Belvedere Court, 1A Courthope Road, SW19 – 17/P2332 – Village Ward

Recommendation (page 75)

Amend to: 'Grant planning permission'.

Delete reference to S.106

Item 9. Birchwood, 7 Ellerton Road SW20 – 17/P1682 – Village Ward.

No modifications.

Item 10. 21 Goodenough Road, SW19 – 17/P3360 – Dundonald Ward.

Consultation (page 109)

Additional representations.

Three additional letters of objection has been received (a total of 10 letters from 9 individuals), raising the following new grounds:

- Loss of rear garden.
- Dominate outlook from properties to the rear.
- Extent of rear glazing is excessive.
- Windows are larger than shown on the plans.
- Space between the extension and properties to the rear is reduced too much.
- Noise disturbance due to proximity of building to the neighbours to the rear.
- Comparative applications referred to by applicant are not similar in terms of the form of buildings, many of which already had two-storey outriggers, unlike the dwellings on Goodenough Road and Cochrane Avenue.
- Application should be assessed on planning merits and not on the basis of permitted development which is not relevant to this application.
- Loss of light to neighbouring properties.

1 letter of support has been received from the neighbouring occupier, expressing support for the following reasons:

- Happy with the works and the contractors are considerate and friendly.

Officer comment:

By way of clarity, the following response is offered to the points raised:

- The reduction in garden space and the distance between the extensions and properties to the rear has already been assessed and approved under application ref. 17/P1446. Therefore, it would not be reasonable to refuse the application on this basis.
- The submitted plans show smaller rear facing first floor windows than has been installed. The applicant has agreed to insert smaller windows in accordance with the approved plans and this matter will be dealt with by condition to ensure that the larger windows are not retained.
- It would not be reasonable to refuse the application on noise disturbance, as the use would remain as a single family dwelling and any excessive noise would be addressed by Environmental Health legislation.
- The application is assessed on its merits having regard to material planning considerations, which in this case, includes the fact that the dormer window could have been constructed under permitted development rights had it have been constructed after the two-storey extension. This matter cannot be ignored in the assessment.

Recommendation (page 115).

Additional condition 5:

5. Within 2 months of the date of this planning permission alterations shall be carried out to ensure that the rear facing windows are in accordance with the approved plans in terms of size, position and style and shall be retained as such thereafter.

Reason: Having regard to the impact on neighbouring amenity.

Item 11. Unit 7, Priory Retail Park, 131 High Street Colliers Wood, SW19 – 17/P1089 – Colliers Wood Ward.

No modifications.

Item 12. 577 Kingston Road – 17/P0763 – Dundonald Ward.

Drawing numbers (page 133)

Amend as follows:

0002 REV PL1; 0100; 0101; 0102; 0203; 0205; 0206; 0300; 0301; 0302; 1100 REVA; 1101; 1102 REV C; 1103 REV B; 1104 REVA; 1105 REVA; 1110 REV; 1203 REVA 1205 REVA; 1206 REVA; 1300 REVA; 1301 REVA; 1302 REVB; 1303 REVB; TK01 REV A

Addendum Plans/Documents (page 133)

Amend as follows:

additional daylight & sunlight assessments 25.08.2017 and 09.05.2017; energy statement addendum (June 2017); CGI view 21.08.2017; accommodation schedule; CGI of proposed rear roof 18.10.2017

Proposals (page 137)

New Paragraph 3.12 at page 137.

Officers would note that following the issuing of the report there have been minor changes to the ground floor plan, east and rear elevations as follows:

1. Brickwork on the proposed rear and east elevations has been increased in height up to the equivalent height of two storeys; thereby removing a strip of aluminium cladding.
2. Removal of vegetation in front of escape route on the proposed ground floor plan and rear elevation.
3. The proposed openings at ground floor level on the rear elevation have been amended to match those shown on the proposed rear elevation.

Recommendation (page 159)

Remove Condition 12

Remove Condition 16

Remove Condition 25

Amended Conditions

30. No development shall take place (excluding demolition) until full details of a landscaping and planting scheme has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved before the commencement of the use or the occupation of any building hereby approved, unless otherwise agreed in writing by the Local Planning Authority. The details shall include on a plan, full details of the size, species, spacing, quantities and location of proposed plants, together with any hard surfacing, means of enclosure, and indications of all existing trees, hedges and any other features to be retained, and measures for their protection during the course of development.

Reason: To enhance the appearance of the development in the interest of the amenities of the area, to ensure the provision sustainable drainage surfaces and to comply with the following Development Plan policies for Merton: policies 5.1, 7.5 and 7.21 of the London Plan 2016, policies CS13 and CS16 of Merton's Core Planning Strategy 2011 and policies DM D2, F2 and O2 of Merton's Sites and Polices Plan 2014.

Item 13. 119 Merton Hall Road, SW19 – 17/P3102 – Merton Park Ward.

Consultation (page 177).

Additional representations.

An additional letters of objection has been received from the neighbouring occupier (a total of 2 letters from 1 individual), raising the following new grounds:

- The proposed extension is similar in style to a barn.
- Described as a single storey extension but would have a maximum height of 3.7m.
- Structure would tower over the neighbour's patio.
- The internal floor heights are 38cm above ground level, with ceiling heights being raised proportionately.
- The extension at No.121 has been built marginally higher than the approved plans.

Officer comment:

By way of clarity, the following response is offered to the points raised:

- There would be some marginal impact on the neighbouring property as a result of the proposed extension. However, the impact is not considered to be materially harmful and would not be inconsistent with how planning policies in relation to neighbouring amenity are applied. Therefore, the proposal is considered to be acceptable in terms of neighbouring amenity.

Item 14. 12A Ravensbury Terrace SW18 – 16/P3551 – Wimbledon Park Ward.

Description and proposals (pages 185 and 187)

The commercial floor space is 224.5m² rather than the 318m² referred to in the proposal description and report.

Planning background (page 186)

Para 3.1 add new sentence 'Planning permission has been granted subject to completion of a S.106 Agreement for the erection of a building comprising 4 x 1 bedroom flats (LBM Ref.15/P4016) at 12 Ravensbury Terrace'.

Para. 3.2 Planning permission (LBM Ref.13/P2904) has in part been implemented.

Current proposals (page 187).

Para 4.5 56 cycle parking spaces are provided 44 for residents and 12 for offices.

Para 4.7 add new sentence 'The width of the riverside walkway along the eastern and southern boundaries of the site is considered to be acceptable'.

Insert at end.

The applicant has offered to contribute £50,000 towards the River Wandle pedestrian cycle bridge and this would be secured via a S106 legal agreement.

Consultation (page 190).

Two late letters of objection have been received from the occupiers of 10 Haselmere Avenue and 149 Revelstoke Road .

- The development is so much bigger than anything in the immediate area.
- The height would dwarf surrounding houses and effect light to houses on Ravensbury Terrace.
- The developer should come up with a smaller less imposing build.
- The proposed development lacks car parking. The number of flat should be reduced and parking increased.

Natural England.

The amendments to the original application are unlikely to have any significant impact upon the natural environment.

London Borough of Wandsworth

Objection to the proposal on the grounds that 'By reason of the proposed location, excessive scale and inappropriate design the development would fail to relate well to the character and appearance of the surrounding area nor adequately protect the setting of the River Wandle'. Should the London Borough of Merton be minded to grant planning permission it is requested that the following conditions form part of the decision notice.

1. Prior to commencement of the development, details of a scheme to insulate the development against noise form the Locally Significant Industrial Area shall be submitted to and be approved by the Local Planning Authority. The approved measures shall be installed prior to the first residential occupation of the building.

Reason for condition: To protect the occupiers of the proposed development and to ensure that the development does not prejudice the operation/use of the adjacent Locally significant Industrial Area.

2. Prior to commencement of the development a Construction Management Plan shall be submitted and approved by the Local Planning Authority, in consultation with the London Borough of Wandsworth. The plan should detail the routing of construction vehicles, time of arrival and departure, and ant proposed temporary traffic and pedestrian management measures during the course of construction. The works shall be carried out in accordance with the approved plan.

Reason for condition; In the interest of traffic and general amenity in the area.

Para 8.10 amend sentence 'The financial viability of the development has been assessed by Pod Partnership the Council's appointed assessor for this scheme. They have concluded that the development can deliver two shared ownership 2 bedroom flats and make a financial contribution towards affordable housing of £115,000 (to be paid on implementation of the consent)'.

Recommendation (page199).

Insert additional head of agreement.

Financial contribution (£50,000) towards River Wandle pedestrian bridge

Item 15. 12 Waterside Way SW17 – 17/P0438 – Wimbledon Park Ward.

ITEM WITHDRAWN FROM THIS AGENDA

Item 16. TPO 712 – 15 Kingswood Road SW19.

No modifications.

Item 17. Planning Appeal decisions.

No modifications.

Item 18. Enforcement summary.

No modifications.