

**Merton Council**  
**Planning Applications Committee**  
**14 December 2017**  
**Supplementary agenda**

16 Modifications

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## Planning Applications Committee 14<sup>th</sup> December 2017 Supplementary Agenda (Modifications Sheet)

### Item 5. Deacon House, 10 Atherton Drive, Wimbledon SW19 – 17/P2878 – Village Ward.

Withdrawn from this Committee.

### Item 6. Rear of 218 Morden Road, South Wimbledon SW19 – 17/P2921 – Merton Park Ward.

No modifications.

### Item 7. 1 Amber Court, 100 Richmond Road, Raynes Park SW20 – 17/P3697 – Raynes Park Ward.

#### Consultations (page 47)

Amend second sentence of paragraph 5.1 to read: “ Six (6) letters of objection were received...” (then as per agenda report).

- One additional representation was received from The Wimbledon Society following the finalisation of the Planning Applications Committee Agenda. This representation raised the following concerns:
  - The extension should be set 1 metre inside the front and rear face of the existing building to comply with Council’s SPG on Residential Extensions.
  - Construction traffic is likely to result in inconvenience and disruption to surrounding residents.
- An additional letter was received from previous representor (Michael Sparrow) following the finalisation of the Planning Applications Committee Agenda, which raised the following points:
  - The shared driveway in amber court is shared by all properties in Amber Court and is 2.5 metres in width (not 2.8 as noted in the officer’s report).
  - Concerns over public consultation process for historic planning applications at the application site.

#### Planning considerations (page 50)

#### Insert after paragraph 7.17

Notwithstanding the presence of a boundary fence, and, for the time being vegetation and trees along the boundary of the rear garden at 98 Richmond Road, the proximity of significant openings in the flank wall of the extension at ground floor level to serve an open plan living//dining/kitchen room shown on the submitted plans have the potential to diminish the sense of privacy of the neighbouring garden.

Coupled with the limited details for these openings on the submitted plans it would also be prudent to require full details of the design of the relevant part of the flank wall including glazing and whether the areas are to have openings/be designed to have openable windows.

Recommendation (page 51).

Amend condition 4 to include both obscured glazing and be designed to be fixed shut.

Additional conditions:

Standard condition F8 (Site Supervision). The details of the Arboricultural Method Statement and Tree Protection Plan shall include the retention of an arboricultural expert to supervise, monitor and report to the LPA not less than monthly the status of all tree works and tree protection measures throughout the course of the construction period. At the conclusion of the construction period the arboricultural expert shall submit to the LPA a satisfactory completion statement to demonstrate compliance with the approved protection measures.

Non standard condition. Before the development hereby approved commences details of glazing materials and window or glazed panel design for the openings shown at ground floor level in the flank wall of the proposed extension, shall be submitted to and approved in writing by the local planning authority. The flank wall shall be constructed in accordance with such details as are approved and shall be permanently retained as such thereafter. Reason. To safeguard neighbour amenity and to ensure the satisfactory design of the extension and to comply with Sites and Policies plan policy DM.D3.

Non standard condition. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no window, door or other opening other than those expressly authorised by this permission shall be constructed in the flank wall of the extension hereby approved without planning permission first being obtained from the Local Planning Authority. Reason. To safeguard the amenities of neighbouring occupiers and to comply with Sites and Policies plan policy DM.D3.

### **Item 8.18 Ridgway Place, Wimbledon SW19 – 17/P2807 – Hillside Ward.**

Consultation (page 57)

Four late letters received regarding the amended plans received from 20, 24, 33 and 63 Ridgway Place

- The proposal is still overdevelopment of the site but squeezing a pair of semi-detached houses where there is now only one.
- The proposed roof design causes concern and has increased in height since the previous application.
- Front dormers are out of keeping with the road.
- Although there are dormers at 28/30 Ridgway these are a long way from number 18.
- the vast bulk of the building would be detrimental to privacy and light enjoyed by neighbours.

- A significant reduction in footprint and height and redesign of the roof is required.
- A more modest two storey building with accommodation within the roof space.
- If permission is granted the side and roof windows should be obscure glazed.
- The tree report makes no mention of trees in other neighbours gardens.
- A proper tree protection plan is needed for the immediately adjacent trees as part of any planning approval.
- The tree survey tries to minimise the importance of the trees.
- If planning permission is granted the frontage should be landscaped in accordance with the submitted plans
- Hours of construction should be limited.
- The applicant has not consulted with residents.

**Item 9. 10 St Mary's Road Wimbledon SW19 – 17/P2937 – Village Ward.**

Recommendation (page 67)

Additional condition:

The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling.

Reason: To safeguard the amenities of neighbouring residents, to prevent the unauthorised introduction of an independent use and to ensure compliance with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2011, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

**Item 10. Park Gate House, 356 West Barnes Lane, New Malden KT3 – 17/P2952 – West Barnes Ward.**

No modifications.

**Item 11. 49 Whitford Gardens, Mitcham CR4 – Figges Marsh Ward.**

Recommendation (page 95)

Amend to read: Grant planning permission subject to the completion of a S106 agreement/unilateral undertaking and planning conditions.

**Item 12. Land rear of 1 York Road, South Wimbledon SW19 – 17/P2440 – Trinity Ward**

Withdrawn from this Committee.

**Item 13. Planning Appeal decisions.**

No modifications.

**Item 14. Enforcement summary.**

No modifications.