

Planning Applications Committee 22nd August 2019 Supplementary Agenda (Modifications Sheet)

Item 5. 83 Dora Road SW19 – 19/P1914 – Wimbledon Park Ward

Updated plans received 18/08/2019, drawing numbers: 07, 08 and 09.

Item 6. 24 The Grange SW19 - 19/P2384 – Village Ward

Recommendation (page 28)

Add extra conditions and informative:

Condition: 15

No development approved by this permission shall be commenced until a detailed scheme for the provision of surface and foul water drainage has been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. The drainage scheme will dispose of surface water by means of a sustainable drainage system (SuDS) at the agreed runoff rate (no more than 2l/s), in accordance with drainage hierarchy contained within the London Plan Policy (5.12, 5.13 and SPG) and the advice contained within the National SuDS Standards.

Reason: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DMF2 and the London Plan policy 5.13.

Condition: 16

Prior to the commencement of development, the applicant shall submit a detailed construction method statement (CMS) produced by the respective contractor/s responsible for building the approved works, to the approval of the Local Planning Authority. The construction method statement shall also detail how drainage and groundwater, will be managed and mitigated during and post construction (permanent phase) such as through passive drainage measures around the basement structure.

Reason: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DMF2 and the London Plan policy 5.13.

Condition 17

The discharge of Condition 11 (Basement Construction Method Statement) is subject to the appointed Contractor undertaking the basement excavation and construction works exactly as per the submitted documents. Any departure has to be agreed and approved by the Planning Authority prior to works being carried out.

Reason for condition: In the interest of safety and neighbour amenity and to comply with policy DM D2 (Design Considerations in all Developments) of the Adopted Merton Sites and Polices Plan 2014.

Condition 18

No Structural works will commence without a detailed temporary works design undertaken by the appointed Contractor, and a drawing and calculation package in

place including all necessary method statements. This has to be reviewed and approved by the Structural Engineer.

Reason for condition: In the interest of safety and neighbour amenity and to comply with policy DM D2 (Design Considerations in all Developments) of the Adopted Merton Sites and Policies Plan 2014.

Existing Informative 15 renumbered 19 and Informative 16 renumbered 20

Additional Informative 21:

No surface water runoff should discharge onto the public highway including the public footway or highway. When it is proposed to connect to a public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required (contact no. 0845 850 2777). No waste material, including concrete, mortar, grout, plaster, fats, oils and chemicals shall be washed down on the highway or disposed of into the highway drainage system

Item 7. 101 Hamilton Road SW19 – 19/P0883 – Abbey Ward

No modifications.

Item 8. 237 Kingston Road SW19 – 19/P1462 – Merton Park Ward

No modifications.

Item 9. Land adjacent to 163A Mostyn Road SW19–19/P1235–Merton Park Ward

Current proposals (page 94)

Paragraph 3.2 – amend '*Alterations include a reduction the height of the dwelling*' to '*Alterations include a reduction the height of the dwelling by 200mm*'.

Consultations (page 96)

One late representation received citing the following concerns:

- Noise and disruption from access between nos. 151 & 153 with bedroom window on side of alley
- Length and timing of construction works
- Refusal for gates to be installed to property
- Previous damage to property from clearing site
- 6-8m high tree to the rear of nos. 153 & 155
- Requirement for permission from landowners to grant access the site
- Setting of undesirable precedent

Planning considerations (page 99)

Paragraph 7.13 – amend '*This proposal has sought to address these concerns by reducing the height of the development*' **to** '*This proposal has sought to address these concerns by reducing the height of the development by 200mm*'.

Paragraph 7.22 – amend '*Upon consultation with the applicant and further legal advice, along with a recent appeal decision on a nearby backland housing site*' **to** '*Upon consultation with the applicant and further legal advice, along with consideration of a recent appeal decision on a nearby backland housing site at Woodville Road, (ref. APP/T5720/W/18/3208093),*'