

2nd Supplementary Agenda [2nd Modifications Sheet] Planning Applications Committee – 19 June 2014

**Item 11. 84 Queen Mary Avenue, Morden, SM4 4JR (Ref.14/P0422)
(Lower Morden Ward)
Additional modifications.**

Drawing numbers (page 133)

Amended to read:

1305-PL001 as amended by 1305-PL-LS100A, 1305-PL-100, 1305-PL-200, and SK020414 Access

PLANNING HISTORY (PAGE 135).

Amend Paragraph 4.1 as follows:

2007 (07/P2833) 82-88 Queen Mary Avenue - Planning permission refused for the demolition of existing residential buildings and the redevelopment of the site for a scheme providing 35 self-contained flats for the elderly with associated parking.

Reasons for refusal:

The proposed development would increase the demand for on-street residential car parking in the area and the applicant has failed to demonstrate that the additional vehicles likely to be generated by the development can be accommodated on the road network without compromising safety and efficiency, contrary to Policy PK.3 of the Adopted Merton Unitary Development Plan (October 2003).

The proposals fail to provide 50% affordable housing, to the detriment of those in housing need, and the applicant has failed to demonstrate that the development is unable to achieve this level of affordable housing as required by policy 3A.7 of the London Plan (2004).

The proposals by reason of height, design, size, massing and siting would result in a visually intrusive, incongruous and bulky form of development, resulting in an inappropriately high density, that would fail to achieve a high standard of design, would be harmful to the character and appearance of the Queen Mary Avenue Streetscene and to the amenities of neighbouring residential occupiers in terms of loss of privacy and outlook and would be contrary to policies ST.17, BE.15, BE.16 and BE.22 of the Adopted Merton Unitary Development Plan (October 2003).

Appeal dismissed following public inquiry in 2008.

Inspector not persuaded that notwithstanding the merits of development on brownfield land the proposals would be out of character and have a harmful impact on neighbour amenity.

CONSULTATION (PAGE135)

Insert the following:

5.3 Environmental Health raise no issue requiring conditioning.

5.4 Metropolitan police – Designing out crime officer. Vehicle passage to access houses – there should be no conflict between vehicle and pedestrian use. Recommends that full Secured by Design accreditation is sought (Informative added).

Recommendation and Conditions (pages 142-145)

Condition 11 – Amend to standard Condition F1 (Landscaping and tree protection).

No development shall take place until there has been submitted in writing for approval to the Local Planning Authority a scheme which shall include on a plan, full details of the size, species, spacing, quantities and location of 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. No development which is the subject of this condition shall be carried out until this scheme has been approved. The development shall not be occupied until the details have been approved and carried out in strict accordance with the approved details. The approved scheme shall be completed before the occupation of either dwelling that is part of the development.

Condition 13 – Amended to standard C6 (Refuse and recycling details).

No development shall take place until a scheme for the storage of refuse and recycling has been submitted in writing for approval to the Local Planning Authority. No works which are the subject of this condition shall be carried out until the scheme has been approved, and the development shall not be occupied until the scheme has been approved and has been carried out in full. Those facilities and measures shall thereafter be retained for use at all times from the date of first occupation.

Condition 16 – to be amended to read: Prior to the occupation of the dwellings a plan showing the proposed treatment for the access way, including materials, measures to ensure surface water runoff is contained within the application site, and lighting specifications (the treatment plan), shall be submitted to and approved in writing by the local planning authority. The treatment plans shall then be carried out before occupation of either dwelling and retained and maintained in accordance with these details.

Informative:

For further advice and clarification on achieving Secured by Design accreditation the applicant is advised to contact the Metropolitan Police Designing out crime officer (Pat Simcox – 020 8247 5834).