

## PLANNING APPLICATIONS COMMITTEE

20 OCTOBER 2022

### CASE OFFICER REPORT

#### APPLICATION NO.

22/P0092

#### DATE VALID

19/01/2022

#### **Site Address:**

35 Woodland Way, Mitcham, CR4 2DZ

#### **Ward:**

Graveney

#### **Proposal:**

Demolition of existing side garage and conservatory and erection of a part single storey, part two storey side extension. Erection of a two-storey rear extension, conversion of roofspace and erection of a rear roof extension. Modified block will be sub-divided to create 1 x 3-bedroom, 1 x 2 bedroom and 2 x 1 bedroom self-contained flats.

#### **Drawing Nos:**

2121/001 Rev D; 2121/016 Rev G; 2121/018 Rev G;  
2121/020 Rev G; 2121/022 Rev G; 2121/023 Rev F;  
2121/024 Rev F; 2121/025 Rev G; 2121/028 Rev F;  
2121/029 Rev F

#### **Contact Officer:**

Rebeca Martín Fraser

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### RECOMMENDATION

Grant Permission Subject to Conditions and S106 Agreement

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### CHECKLIST INFORMATION

Heads of agreement	Yes (permit free)
Is a screening opinion required	No
Is an Environmental Statement required	No
Press notice	No
Site notice	Yes
Design Review Panel consulted	No
Number of neighbours consulted	10
External consultations	No
Internal consultations	No
Controlled Parking Zone	Yes - GC2

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## 1. INTRODUCTION

1.1 This application is being brought to the Planning Applications Committee for determination due to the nature and number of objections received.

### 1.1.1 SITE AND SURROUNDINGS

1.1.2 The application site comprises a two-storey dwellinghouse located on a corner plot on the northern side of Woodland Way, Mitcham. The application site benefits from a single storey attached garage.

1.1.3 The site is not located within a conservation area and is not locally listed. It has a public transport access level (PTAL) of 2, this score indicates poor public transport access. It is also within a controlled parking zone (GC2).

1.1.4 The surrounding area is predominantly residential use and characterised by two storey houses.

## 2. CURRENT PROPOSAL

2.1 The application seeks planning permission for the conversion of the existing single family dwelling house into 3 flats including extensions to the side, rear and roof level.

### Two storey Side/Rear Extension

2.1.1 The two-story side/rear extension would be set back from the frontage of the building by 1.9m and would project 3.5m beyond the rear elevation of the original house. At the rear, the first-floor element of the two-storey extension would be inset 3.8m from the boundary with 33 Woodland Way. The approximate dimensions of the two storey side/rear extension would be:

- Depth of 10m; eaves height of 5.5m; ridge height of 8.3m and width of 4.3m.

### Single Storey Side/Rear Extension

2.1.2 The single storey side/rear extension would wrap around the proposed two storey side/rear extension. The single storey side element would include the front door (at side) to flat 2, two flank windows and would be setback from the front elevation by approximately 4.3m. It would also project 1.2m beyond the rear elevation of the proposed two storey rear extension. At the rear, the single storey rear element of the extension would be inset 3.5m from the boundary with 33 Woodland Way and 5m from the boundary with 37 Woodland Way. The approximate dimensions of the single storey side/rear extension would be:

- a depth of 8.1m; eaves height of 2.6m; ridge height of 3.8m.

### Two Storey Rear Extension

2.1.3 The part two storey rear extension would have the following approximate dimensions: at first floor a width of 6.25m; eaves height of 5.5m; ridge height of 8.3m and would project from the original rear wall by 3.5m.

### Single Storey Rear Extension

2.1.4 The proposed single storey rear extension would replace the existing single storey rear extension. The proposed single storey rear extension would be located along the boundary with 33 Woodland Way and would sit adjacent to the proposed two storey rear extension. The single storey rear extension would project 3m along the boundary with 33 Woodland Way and have a width of 3.8m (to point of two storey rear extension). The approximate dimensions of the single storey rear extension would be:

- a depth of 3m; eaves height of 2.6m; ridge height of 3.8m.

Roof Extension

2.1.5 A hip to gable, rear dormer and x1 roof light to the front slope have already been consented under lawful development certificate 21/P3954. The hip to gable would have a length of 3.6m; depth of 7.5m and height of 2.6m. The rear dormer would have a length of 5.5m; height of 2.5m and depth of 3.5m.

Materials

2.1.6 The proposed ground and two storey extensions would be externally finished in render, clay tiles and roof tiles to match the existing building.

Space Standards

2.1.7 Below the table indicates the proposed number of beds, occupancy levels and external amenity spaces

Flat	No. of beds	No. of persons	Proposed GIA(sqm)	External amenity (sqm)
1	3	4	86.3sqm	20sqm
2	3	4	76sqm	25sqm
3	1	1	51.8sqm	10sqm

Cycle

2.1.8 Cycle storage for Flat 1 and 3 is proposed to the side of the dwellinghouse, cycle storage for Flat 2 is proposed to the rear garden.

Amenity Space

2.1.9 The rear garden of the plot has been split into three separate amenity spaces. Flat 1 (3 bed) would have 20sqm, flat 2 (3 bed) would have 25sqm and flat 3 (1 bed) would have 10sqm

Refuse

2.1.10 Refuse storage for Flat 1 is proposed to the front garden; refuse storage for Flat 2 and 3 is proposed to the rear gardens.

2.1.11 Amended plans

2.1.12 Due to concerns with the quality of the development, including overdevelopment of the site with poorly designed extensions, officers sought to overcome the concerns raised with a number of amendments during the course of the application. The main amendments compared to the original scheme are

as follows:

- Reduction in number of flats from 4 to 3
- Internal Alterations
- Altered design of extensions, including roof form and reduced footprint and massing.

### **3. PLANNING HISTORY**

- 3.1.1 17/P3182 - PRE-APPLICATION ADVICE FOR THE DEMOLITION OF GARAGE AND ERECTION OF A NEW 3 BED END OF TERRACE DWELLINGHOUSE – Pre-App Complete
- 3.1.2 21/P3954- APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE IN RESPECT OF THE PROPOSED ERECTION OF A HIP TO GABLE ROOF EXTENSION AND REAR DORMER WINDOW ALONG WITH INSTALLATION OF X1 ROOFLIGHT ON THE FRONT ROOFSLOPE - Issue Certificate of Lawfulness 31/01/22
- 3.1.3 21/P3948 - PRE-APPLICATION ADVICE FOR EXTENSION AND CONVERSION OF EXISTING SEMI DETACHED HOUSE TO CREATE FOUR DWELLINGS – Pre-App Complete

### **4. CONSULTATION**

- 4.1.1 Standard site notice displayed and individual letters to neighbouring properties.
- 4.1.2 Due to an administrative error by the agent regarding the site address, incorrect neighbouring properties were consulted. However, this was rectified, and all necessary neighbours have been consulted via a consultation letter and re-consultation letters during the course of the application due to amended plans being received. In addition to neighbouring letters, a site notice was display on the lamppost outside the property.
- 4.1.3 In response to consultation, a total of 56 objections were received (including a petition). The letters raise the following concerns:

#### Process

- No site notice displayed.
- Consultation letter was difficult to read and not sent to all neighbours.
- Adjoining neighbour at no.37 was not initially consulted, therefore has referred this to the ombudsman.
- Lack of notification and not enough to time to object.
- Several inaccuracies in the D&A statement regarding local transport links
- Petition signed by x25 neighbours that object to any form of flats being built on Woodland Way

#### Neighbour Amenity

- French windows inserted onto the rear dormer will cause overlooking for

occupiers at no.37.

- The increase in occupancy will lead to refuse issues
- Increase in occupancy would generate more noise
- Privacy concerns
- The neighbouring property at no.37 is side on, therefore it will be more overlooked than a normal dwelling
- Three narrow gardens are proposed which would increase noise and disturbance
- Prevent sufficient sunlight from reaching adjacent property gardens
- During the rebuild stage there will be early morning and late night disturbances, regardless of planning restrictions on construction times

### Design

- Overdevelopment of the site
- The roofs over the side additions are significantly lower than the main roof ridge, giving a fuller view over no.37.
- Residents of Woodland Way are not happy about the planned works or the way the matter has been dealt with and feel it will ruin the look of the street,
- The property will result in five units .

### Highways

- Traffic would increase
- Cause further parking problems.

### Other

- Affect property value.
- Woodland Way is a family residential area and there are no house conversions on Woodland Way, this build will set a precedent to other people
- The road has birds, squirrels and other wildlife which gives the feel of the countryside in a town environment
- Demolition works and foundations being dug will cause ground movement
- Will affect water pressure  
These two matters are not within the remit of planning

### Internal Consultees

4.1.4

#### Transport Planning

No objections subject to S106 legal agreement restricting future occupiers of 2 of the units from obtaining. Permit free option would be acceptable subject to the applicant entering into a Unilateral Undertaking which would restrict future occupiers of 2 units from obtaining an on-street residential parking permit to

park in the surrounding controlled parking zones to be secured by via S106 legal agreement.

4.1.5 Highways – No objection subject to conditions

## 5. POLICY CONTEXT

### **National Planning Policy Framework (2021)**

- Chapter 6 Building a strong, competitive economy
- Chapter 8 Promoting healthy and safe communities
- Chapter 9 Promoting sustainable transport
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed places
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change

### **London Plan 2021**

- Policy D1 London's form, character and capacity for growth
- Policy D2 Infrastructure requirements for sustainable densities
- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D6 Housing quality and standards
- Policy D7 Accessible housing
- Policy D14 Noise
- Policy H1 Increasing housing supply
- H2 Small sites
- Policy H9 Ensuring the best use of stock
- Policy H10 Housing size mix
- Policy G5 Urban greening
- Policy G6 Biodiversity and access to nature
- Policy G7 Trees and woodlands
- Policy SI 1 Improving air quality
- Policy SI 2 Minimising greenhouse gas emissions
- Policy SI 13 Sustainable drainage
- Policy T1 Strategic approach to transport
- Policy T5 Cycling
- Policy T6 Car parking
- Policy T6.1 Residential parking

### **Merton Core Strategy (2011)**

- Policy CS 9 Housing Provision
- Policy CS 14 Design
- Policy CS 15 Climate Change
- Policy CS 17 Waste Management
- Policy CS 20 Parking, Servicing and Delivery

## **Merton Sites and Policies Plan (2014)**

- DM H2 Housing mix
- DM H3 Support for affordable housing
- DM O2 Nature Conservation, Trees, hedges and landscape features
- DM D2 Design considerations in all developments
- DM D3 Alterations and extensions to existing buildings
- DM F2 Sustainable urban drainage systems (SuDS) and; Wastewater and Water Infrastructure
- DM T2 Transport impacts of development
- DM T3 Car parking and servicing standards

## **6. PLANNING CONSIDERATIONS**

6.1 The decisive planning issues towards this application are:

- Principle of development
- Standard of accommodation
- Impact upon the character and appearance of the area
- Impact upon neighbouring amenity
- Sustainability
- Highways, parking and cycle storage
- Refuse storage and collection
- Air Quality
- Biodiversity

### **6.2 Principle of development**

6.2.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan, unless material considerations indicate otherwise

6.2.2 The development seeks to provide two additional residential unit by increasing the density on site through the conversion of the property. The principle of the development to deliver further residential accommodation is considered acceptable and in line with policies seeking to increase provision of additional homes by finding opportunities through intensification of small sites.

6.2.3 Given the above, it is considered the proposal is acceptable in principle, subject to compliance with the relevant London Plan policies, Merton Local Development Framework Core Strategy, Merton Sites and Policies Plan and supplementary planning documents.

#### **Conversion of House into Flats**

6.2.4 Planning Policy CS 14 of Merton's Core Planning Strategy states that schemes involving dwelling conversions that result in the loss of an existing family sized unit must incorporate the re-provision of at least one family sized unit - a family sized unit is one which has at least 3 bedrooms. The proposal seeks to introduce two 3b4p units, which is therefore considered to comply with the

objectives set out in Policy CS 14.

6.2.5 London Plan Policy H2 encourages boroughs to support well-designed new homes on small sites (below 0.25 hectares in size), so to recognise that local character evolves over time and will need to change in appropriate locations to accommodate additional housing on small sites.

#### Provision of Housing

6.2.6 Policy H1 of the London Plan 2021 states that development plan policies should seek to identify new sources of land for residential development including intensification of housing provision through development at higher densities. Core Strategy policies CS8 & CS9 seek to encourage proposals for well-designed and conveniently located new housing that will create socially mixed and sustainable neighbourhoods through physical regeneration and effective use of space.

6.2.7 Policy H1 of the London Plan 2021 has set Merton a ten-year housing target of 9,180 new homes. The proposal would make a valuable contribution to meeting that target and providing much needed new housing.

6.2.8 Merton currently does not have a five-year supply of deliverable housing. It is therefore advised that members should consider this position as a significant material consideration in the determination of planning applications proposing additional homes.

6.2.9 Where local planning authorities cannot demonstrate a five year supply of deliverable housing sites, relevant decisions should apply the presumption in favour of sustainable development. This means that for planning applications involving the provision of housing, it should be granted permission unless:

- the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse effect of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

6.2.10 The scheme would therefore make a valuable contribution towards the Council's housing stock.

### **6.3 Standard of Residential Accommodation**

6.3.1 Planning Policy D6, Table 3.1 of the London Plan 2021 sets out the minimum gross internal floor area and built-in storage that all new dwellings/conversions must provide. Policy D6 also states that a dwelling with two or more bedspaces must have at least one double (or twin) bedroom that is at least 2.75m wide. Every other additional double (or twin) bedroom must be at least 2.55m wide. The proposed schedule of accommodation for this current application is set out below

<u>Flat no.</u>	<u>No. of beds</u>	<u>No. of persons</u>	<u>No. of storeys</u>	<u>Required GIA (m2)</u>	<u>Proposed GIA (m2)</u>	<u>Compliant</u>



<u>Flat 1</u>	3	4	2	84	86.3	Yes
<u>Flat 2</u>	3	4	1	74	76	Yes
<u>Flat 3</u>	1	1	2	37	51.8	Yes

6.3.2 As demonstrated by the table above, all units would meet the minimum space standards. All units would also provide a satisfactory standard of accommodation for future occupiers in terms of room sizes, layout, outlook, levels of natural daylight/sunlight and passive ventilation.

#### Amenity Space

6.3.3 In terms of the provision of amenity space, in accordance with the London Plan Policy 2021 Policy D6 and policy DMD2 of the Council's Sites and Policies Plan, there should be 5sq.m of external space provided for 1 and 2 person flats with an extra square metre provided for each additional occupant.

6.3.4 Flat 1 would have access to 20sqm of external amenity, Flat 2 access to 25sqm of external amenity, Flat 3 access to 10sqm of external amenity. All units are therefore considered to provide future occupants with policy compliant external amenity areas.

### **6.4 Impact upon the character and appearance of the area**

6.4.1 The National Planning Policy Framework (NPPF) Paragraph 123 states that it is especially important that planning decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. The National Planning Policy Framework sets out that achieving high quality places and buildings is fundamental to the planning and development process. It also leads to improvements in the quality of existing environments. It states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings

6.4.2 The regional planning policy advice in relation to design is found in the Chapter 3 of the London Plan (2021). These policies state that Local Authorities should seek to ensure that developments promote high quality inclusive design, enhance the public realm, and seek to ensure that development promotes world class architecture and design.

6.4.3 Planning policy DM D2 (Design considerations in all developments) seeks to achieve high quality design and protection of amenity within the Borough. Proposals for all development will be expected to relate positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings and existing street patterns, historic context, urban layout and landscape features of the surrounding area

6.4.4 The applicant proposes to enlarge the dwellinghouse in order to facilitate the conversion. The following assessment is made against the merits of the design and massing of the proposed adaptations to the existing building and the impact it has on the surrounding area.

6.4.5 Surveying the local area, it is evident that Woodland Way does not have an established architectural style. Nevertheless, many additions along the road are historic and it is essential to assess the application on its own merits in order to provide a good quality development.

6.4.6 Part single side extension/ two storey side extension

6.4.7 The proposed side extensions are considered acceptable due to its subordinate design approach which would ensure that the original building and pair of semis is respected. The extensions are considered to have a suitable subordinate design approach having a setback from the front elevation by approximately 1.15m (first floor), a hipped roof form and ridge height 0.35m below the ridge of the original house. The side extension would also be inset at least 1.5m from the site boundary (widening to 5m at the rear due to the tapered boundary line) which would help reduce the overall bulk and massing of the extensions when viewed from the street scene.

6.4.8 Part single/part two storey rear extension

6.4.9 Given the positioning of the property at a corner location, the two storey extensions would be visible from both street corners. It is acknowledged that the two-storey rear element of the proposed extension is large in size, however its form is considered to respect the original house in its extended form and the large size of this corner plot. The hipped roof form and lowered ridge height compared to the main roof ridge will also help reduce the perceived bulk and massing of the extension when viewed from the street scene and neighbouring properties.

6.4.10 The proposed ground floor rear extension is modest in size which would respect the original building and would be compatible with other similar single storey rear extensions found within the vicinity of the application site.

6.4.11 A hip to gable, rear dormer and x1 roof light to front roof slope

6.4.12 This element of the proposal has been consented under lawful development 21/P3954 and could be erected as a standalone extension to the house. Therefore, members do not need to consider the appropriateness of the roof extensions to the main house. However, consideration should be given to the cumulative impact of all the extensions to the property. On balance, as the proposed ground and first floor extensions have been designed with a subordinate design approach and the extensions are well distanced away from the site boundaries (so not to appear overly dominant or bulky), officers considered that the combination of the roof extensions and other extensions would respect the original building, visual amenities of the area and would help facilitate the additional homes on the site.

Materials

6.4.13 All the extensions would be externally finished in render, clay tiles and roof tiles to match the existing building, so would not appear contrary in terms of style and appearance. Overall, the proposal is not considered to result in visual harm that would warrant a refusal of permission, particularly given the site's context.

## **6.5 Impact upon neighbouring amenity**

- 6.5.1 SPP policy DM D2 states that proposals must be designed to ensure that they would not have an undue negative impact upon the amenity of neighbouring properties in terms of loss of light, quality of living conditions, privacy, visual intrusion and noise.
- 6.5.2 33 Woodland Way
- 6.5.3 The neighbouring dwellinghouse has been extended with a single storey rear extension. The proposed single storey rear extension would sit in the footprint of the existing rear addition and would therefore not project beyond what is already existing. This means that it would continue to finish in line with the existing rear addition at 33 Woodland Way along the shared boundary.
- 6.5.4 The proposed first floor element of the two storey rear extension would have a projection of 3.5m from the rear wall of the house and would be inset approximately 3.8m from the site boundary of this neighbour. Given the neighbours existing ground floor extension and good level of separation distance from the boundary it is considered that there would be no undue loss of amenity.
- 6.5.5 Part single storey/part two storey side extension would be erected to the east of the site on the other side of the house. Therefore, well distanced away from 33 Woodland Way to ensure that there would be no undue loss of amenity.
- 6.5.6 The roof works and rear dormer benefits from permitted development, officers therefore conclude that the dormer would have an acceptable impact on neighbour amenity.
- 6.5.7 Officers acknowledge that representations were received from occupiers at this address which raised concerns regarding noise due to the increase in occupancy. The existing dwellinghouse would be able to accommodate approximately 5 persons (2 double and 1 single bedroom), whilst the proposal has been designed for 9 persons (1 x 1 and 2 x 3 bedrooms). Whilst there may or may not be the potential of increased noise, a potential increase of up to 4 persons beyond the existing situation is not considered to be a significant uplift in numbers to justify refusal of planning permission. The proposal is therefore not considered to have an undue impact towards neighbouring occupiers in terms of noise.
- 6.5.8 37 Woodland Way
- 6.5.9 To the northeast, 37 Woodland Way is orientated at a right angle to the application site. The proposed upper floor level extensions would mostly face toward the blank flank wall of this neighbour and are well distanced away from this neighbouring property to ensure that there would be no undue loss of amenity in terms of outlook or light levels. Whilst a number of new rear facing windows are proposed at ground, first and roof levels, these would have a similar arrangement to the existing situation. It should also be noted that the rear dormer roof extension can be constructed under permitted development rights.

### 40 – 46 Woodland Way

6.5.10 The properties located on the other side of Woodland Way would be separated from the application site by a public highway which would offer some visual relief between neighbours. This is a standard relationship within urban areas. The level of separation from these neighbours to the proposed extensions are also well distanced away to ensure that there would be no undue loss of amenity.

## **6.6 Sustainability**

6.6.1 Merton's Core Planning Strategy (2011) Policy CS15 outlines how all minor and major development, including major refurbishment, should demonstrate: how the proposal makes effective use of resources and materials, minimises water use and CO2 emissions; makes the fullest contribution to minimising carbon dioxide emissions in accordance with the energy hierarchy and designed to withstand the long term impacts of climate change.

6.6.2 London Plan Policies SI 2, SI 5 and Merton's Sustainable Design and Construction Explanatory note, expects developments to achieve carbon reductions beyond Part L from energy efficiency measures alone to reduce energy demand as far as possible.

6.6.3 For minor residential developments, development is required to achieve a 19% improvement on Part L of the Building Regulations 2013 and water consumption should not exceed 105 litres/person/day.

6.6.4 To ensure that the proposed development meets the policy standards, the proposed would be subject of a planning condition requiring full details of the sustainability measures.

## **6.7 Flooding**

6.7.1 Policy SI 13 of the London Plan (Sustainable drainage) sets out that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. There should also be a preference for green over grey features.

6.7.2 The application site is located in flood zone 1, which means it has a low probability of flooding from rivers and the sea. The applicant has identified each unit would have a 500L water butt in the rear gardens. In order to ensure that the development meets the requirements of planning policy SI 13, a planning condition requiring full details of flood mitigation measures can be secured via a planning condition.

## **6.8 Highways, parking and cycle storage**

6.8.1 Planning Policy T1 (Strategic approach to transport) of the London Plan 2021 states that the delivery of the Mayor's strategic target of 80 per cent of all trips in London to be made by foot, cycle or public transport by 2041. All development should make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and ensure that any impacts on London's transport networks and supporting infrastructure are mitigated.

6.8.2 Planning Policy DM T2 (Transport impacts of development) of Merton's Sites and Policies Plans seeks to ensure that development is sustainable and has

minimal impact on the existing transport infrastructure and local environment.

### Car Parking

- 6.8.3 The site currently provides off-street parking in the form of a garage space and a driveway. The applicant has stated that they would negotiate with the Council to establish if a car parking space can be retained on the frontage. Therefore, this does not form part of the application before members and would be subject of the separate application.
- 6.8.4 Planning Policy T6 (Car parking) of the London Plan 2021 states that Car free development should be the starting point for all development proposals in places that are (or are planned to be) well-connected by public transport, with developments elsewhere designed to provide the minimum necessary parking ('car-lite'). Car-free development has no general parking but should still provide disabled persons parking in line with standards set out in policy T6.1 (Residential parking). Planning Policy DM T3 (Car parking and servicing standards) of Merton's Sites and Policies Plan also promotes car free development in areas which benefit from good access to public transport (generally PTAL 4 or above) and be within an existing controlled Parking Zone.
- 6.8.5 The application site has a PTAL rating of 2 (moderate) and within Car Parking Zone GC2. The Councils Transport Planner has confirmed that the development is considered to be suitable as a permit free development as this would take pressure off existing car parking zones and promote sustainable modes of transport. In this instance, as the property already benefits from the ability to obtain car parking permits, the permit free development would only relate to restriction for flats 1 and 3. The applicant has agreed to the permit free requirement, this can be controlled via a S106 agreement restricting permits

### Cycle Standards

- 6.8.6 Cycle storage is required for new development in accordance with London Plan Standards and Core Strategy policy CS 18. The Plan requires one cycle parking space for 1 bed 1 person units, 1.5 spaces per 1 bedroom, 2-person unit and two spaces for all other dwellings. Flat 1 and Flat 2 would require 2 cycle spaces and Flat 3 would require 1 cycle space. The application has shown on the drawings the exact location of these facilities which are in the rear gardens of each Flat. There is sufficient space in the rear gardens to accommodate cycle storage. In order to ensure sufficient spaces are provided a condition has been attached which requests the cycle store details to ensure that they are covered and secure and comply.

## **6.9 Refuse storage and collection**

- 6.9.1 Merton Core Strategy Policy CS17 requires new developments to demonstrate integrated, well-designed waste storage facilities that will include recycling facilities.
- 6.9.2 London Plan Policies SI 7 and SI 8 identifies that in order to manage London's waste sustainably, the waste management capacity of existing sites should be optimised and developments should be designed with adequate, flexible, and easily accessible storage space and collection systems that support, as a

minimum, the separate collection of dry recyclables (at least card, paper, mixed plastics, metals, glass) and food.

- 6.9.3 Refuse bins for Flat 1 are located within the front garden and the bins for Flats 2&3 are located within the rear gardens. This would be acceptable and would prevent the front garden from being cluttered with refuse bins. The location is considered acceptable subject to a suitably worded condition requesting the exact details of the refuse storage each unit.

## **6.10 Air Quality**

- 6.10.1 The Council declared the borough an Air Quality Management Area (AQMA) and requires all developments to be air quality neutral. Policy SI 1 of the London Plan 2021 further supports this by stating that as a minimum, development proposals must be at least Air Quality Neutral.

- 6.10.2 The application does not provide any assurance on this basis. However, it is noted that no additional car parking would be provided. A planning condition requiring details of how the development would address air quality requirements can be attached to any permission.

- 6.10.3 In addition, officers recommend conditions relating to the construction process and air quality to minimise the impact.

## **6.11 Biodiversity**

- 6.11.1 Planning Policy G6 of the London plan sets out that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain, including sites not within areas of special protection. Planning Policy DM O2 (Nature conservation, trees, hedges and landscape features) of Merton's Sites and Policies Plan seeks to protect and enhance biodiversity. Policy CS13 of the Core Planning Strategy requires proposals for new dwellings in back gardens must justify the impact on biodiversity value of the site.

- 6.11.2 It is considered the biodiversity value of the existing site is limited and would not warrant a refusal of permission. So, while the application site provides limited biodiversity value, a suitably worded condition should be applied to ensure net biodiversity gain.

## **7. CONCLUSION**

- 7.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when determining a planning application, regard is to be had to the development plan, and the determination shall be made in accordance with the development plan, unless material considerations indicate otherwise.

- 7.1.2 NPPF - Paragraph 122 explains planning decisions should support development that makes efficient use of land, taking into account the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; the desirability of maintaining an area's prevailing character and setting, and the importance of securing well-designed, attractive and healthy places.

- 7.1.3 NPPF Paragraph 123 states that it is especially important that planning

decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.

7.1.4 The principle of development is considered to be acceptable by maximizing the potential of the site, helping Merton deliver its increased housing targets and whilst still retaining a family sized unit on the site. The standard of residential accommodation is considered to offer good accommodation that would meet the needs of future occupiers. Each flat would have access to suitable bin and cycle facilities and access to private amenity space which exceeds minimum standards. The proposed conversion and extensions would have no undue impact on the street scene or the amenities of neighbouring residential properties. The design of the extensions is considered to respect of original building and would have no harmful impact on the Woodland Way streetscene or surrounding area.

7.1.5 The proposal is therefore considered to be in accordance with Adopted Sites and Policies Plan, Core Planning Strategy and London Plan policies. The proposal is therefore recommended for approval subject to conditions and S106 agreement.

### **Recommendation**

7.1.6 GRANT PLANNING PERMISSION subject to

1. Subject to conditions and the completion of a Section 106 Agreement covering the following heads of terms:-

1. Permit Free (restriction relates to flats 1 and 3 only).

2. The developer agreeing to meet the Councils costs of preparing, drafting and monitoring the Section 106 Obligations. And the following conditions:

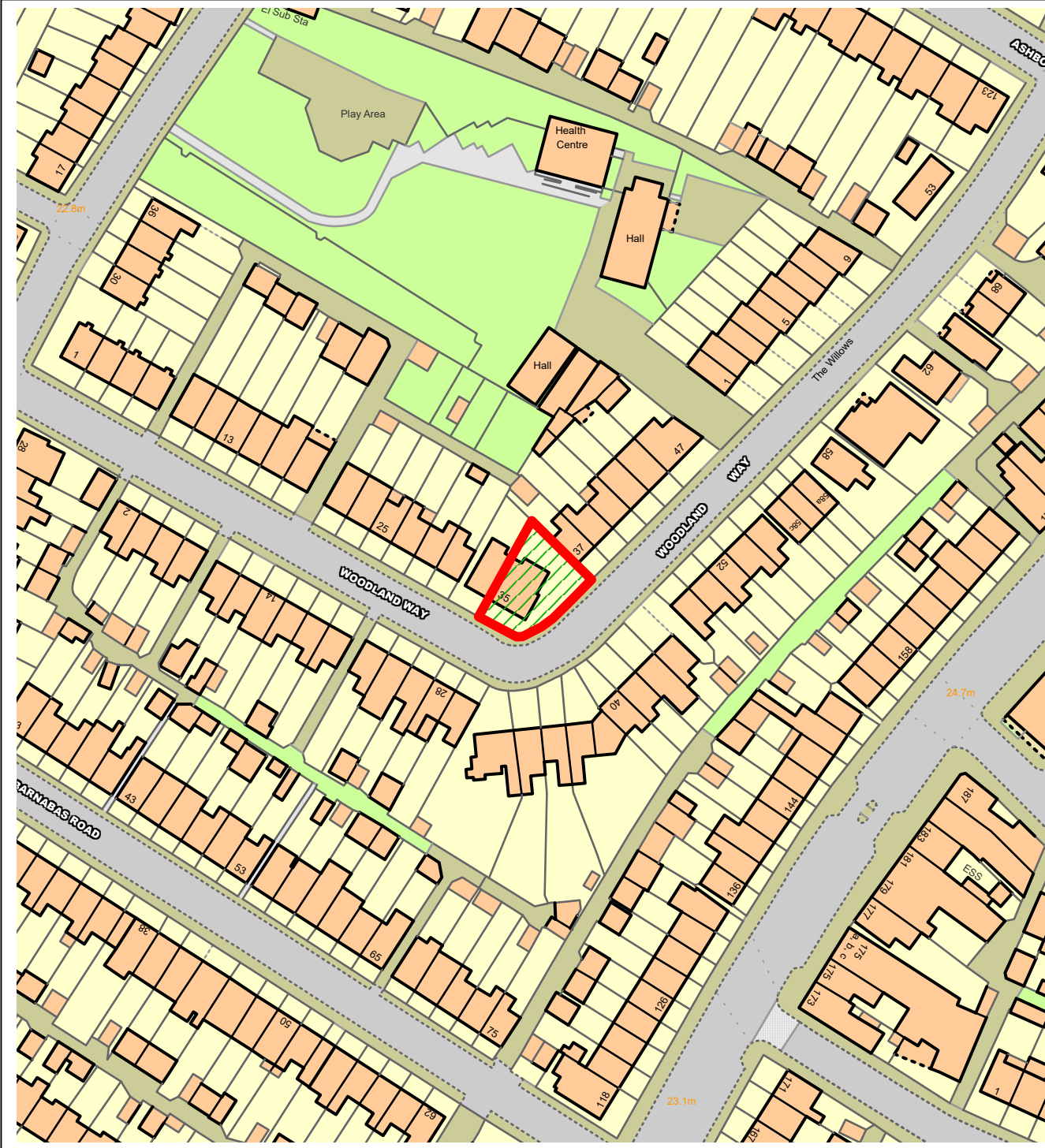
And the following conditions:

1. A1 Commencement of Development (full application)
2. A7 Approved Plans
3. B3 External Materials as Specified
4. C04 Obscure Glazing (Opening Windows)
5. D11 Construction Times
6. C06 Refuse & Recycling (Details to be submitted)
7. H07 Cycle Parking (Details to be submitted)
8. H09 Construction Vehicles
9. L3 Sustainability Standard Pre-Occupation
10. Drainage
11. Biodiversity

- 12            Air Quality
- 13            No use of Flat Roof
- 14            Landscaping
- 15.        INF01 Party Wall Act
- 16.        INF00 Swift Conservation
- 17.        INF09 Works on the Public Highway
- 18.        INF11 Drainage
- 19.        INF20 Street naming and numbering



# NORTHGATE SE GIS Print Template



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**DESIGN & ACCESS STATEMENT**  
**35 Woodland Way**  
**London**  
**CR4 2DZ**




















**December 2021**



# DESIGN & ACCESS STATEMENT

## 35 Woodland Way

### 1.00 Contents

1.00		The Proposal
2.00		This Statement
3.00		The Need for Development
4.00		Design Objectives
5.00		Intended Layouts
6.00		Context
7.00		Travel and External Access
8.00		The Existing Property
9.00		Internal Access
10.00		Areas
11.00		Sustainability
12.00		Planning / 'Pre App' History
13.00		Parking.
14.00		Cycles
15.00		Refuse
16.00		Flooding
17.00		Conclusion

Appendix A - PTAL Information

Appendix B - Drawings

# DESIGN & ACCESS STATEMENT

## 35 Woodland Way

### 1:00 The Proposal

The proposal is for the retention of a house that currently stands as a single family dwelling.

The property is to be stripped out internally and will have a new hip to gable roof extension. It will also have a rear – part one and part two storey extension and a side addition that replaces the existing conservatory. The extended roof will feature new front roof lights and will match the finish of what is there already.

Once extended, the house is to be split into a total of four residential units.

The units will have rear amenity space and London Plan compliant bin and cycle stores.

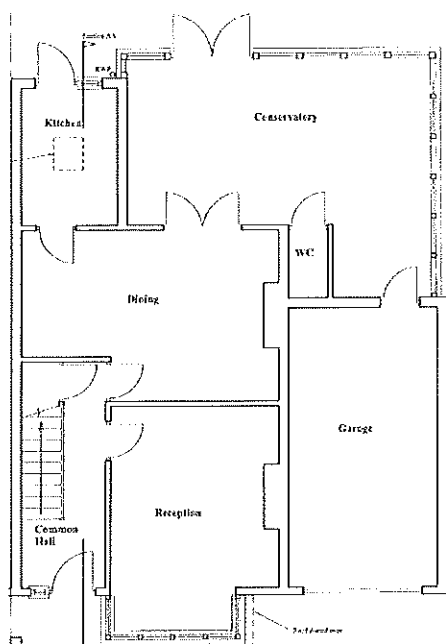
### 2.00 This Statement

This statement has been provided in support of the application and is intended to provide a summary of all the relevant key information about the development including design principles and issues relating to access and context.

It follows general guidance issued in the Town and Country Planning (Development Management Procedure) Order 2010 (DMPO)

To assess the context the site has been visited and photographed. It has also been measured. We have looked at the general building line in Woodland Way which will be unaffected.

Energy issues are dealt with in a separate report.



**Existing Ground**

# DESIGN & ACCESS STATEMENT

## 35 Woodland Way

### **3.00 Need for Development**

The new National Planning Policy Framework (NPPF) was adopted in February 2019, setting out the Government's planning policies for England and how these are to be applied by Local Authorities. The NPPF sets out the economic, environmental and social planning objectives for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.

It further sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

The main objectives of the NPPF as far as they apply to residential development are,

- Ensuring the vitality of town centres.
- Promoting sustainable transport.
- Supporting high quality communications infrastructure.
- Delivering a wide choice of high quality homes.
- Requiring good design.
- Promoting healthy communities.
- Protecting Green Belt land.
- Conserving and enhancing the historic environment.
- Facilitating sustainable use.

The NPPF emphasises the role of previously developed land within the urban areas in the supply of housing and requires authorities to identify and maximise the supply of homes from such sites. This is particularly important in minimising the need for the release of Green Belt and greenfield land for development and in providing homes in the most sustainable locations, well served by public transport and with access to services and facilities by foot and cycle.



**Existing Front**

# DESIGN & ACCESS STATEMENT

## 35 Woodland Way

### **3.00 Need for Development** (continued)

Paragraph 8 of the NNPF sets out three overarching objectives to sustainable development as follows:

- A. An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- B. A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- C. An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, include

ng moving to a low carbon economy.”

This application embraces these aims with the design solution proposed.



**Photo of Front**



**Photo of Rear**

# DESIGN & ACCESS STATEMENT

## 35 Woodland Way

### **3.00 Need for Development** (continued)

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

The main objectives of the NPPF as far as they apply to residential development are,

- Ensuring the vitality of town centres.
- Promoting sustainable transport.
- Supporting high quality communications infrastructure.
- Delivering a wide choice of high quality homes.
- Requiring good design.
- Promoting healthy communities.
- Protecting Green Belt land.
- Conserving and enhancing the historic environment.
- Facilitating sustainable use.

### **The London Plan**

The Draft London Plan was subject to an Examination in Public (EiP). The Intend to Publish version of the draft Plan shows all of the suggested changes following the Examination in Public. Whilst the Plan is not yet adopted and recent correspondence between the Secretary of State and Mayor of London resists the Mayor's proposed changes (which amongst other things include a reduction in housing targets), it carries increasing weight in the determination of planning applications.

Policy D1B 'Optimising site capacity through the design led approach' states that "all development must make the best use of land by following a design-led approach that optimises the capacity of sites."

Policy D4 'Housing quality and standards' states that "housing development should be of high quality design, and provide adequately-sized rooms, with comfortable and functional layouts."

Policy H1 'Increasing housing supply' sets out the ten-year targets for net housing completions in each London borough. The annual housing target for Merton has been significantly increased from the current London Plan target of 411 to approximately 1,328 new homes per annum, or 13,280 new homes over the Plan period.

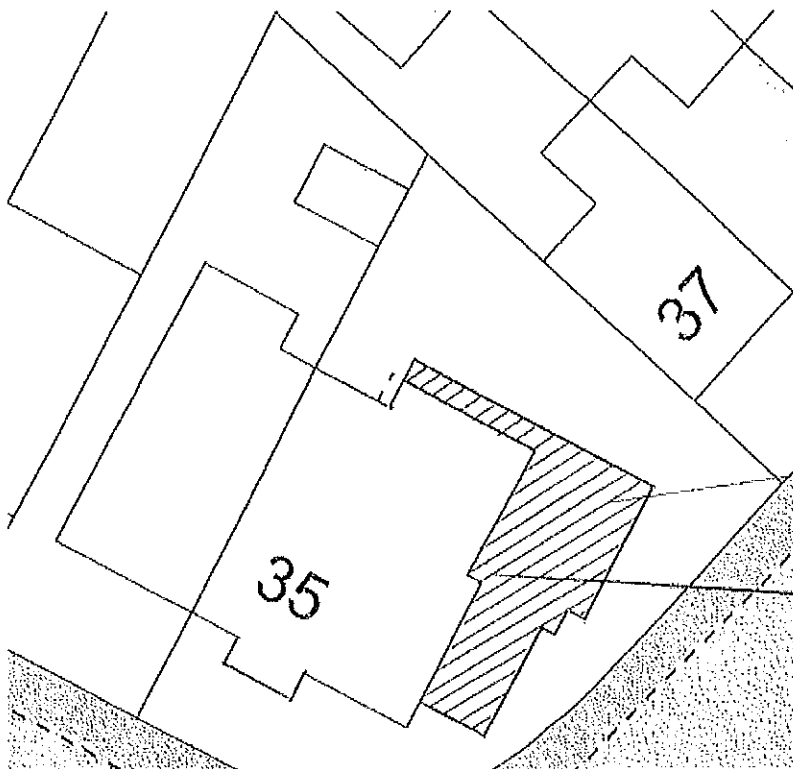
# DESIGN & ACCESS STATEMENT

## 35 Woodland Way

### 4.00 Design Objectives

The principal objectives of the overall design are,

- To get better use out of the site which is not fully developed and which by comparison to other plots in the street is relatively under utilised.
- To ensure a family sized unit is retained on the property and to add other units.
- To provide a building modification whose' mass and finishes reflect the scale and detail of others in the street.
- To avoid any loss of amenity to the local street scene or to neighbours. Similarly, to ensure users of the modified premises enjoy good levels of amenity.
- To provide much needed extra accommodation in the area. 3 new units will result. (One will be retained).
- To provide London Plan compliant accommodation and to create extensions whose form and materials are in keeping with the surroundings and host building.
- To include the extra volume that it is hoped can be granted under separate cover of the PD application for a hip to gable extension, rear dormer and front roof lights. This will quite possibly be built before any conversion.



**Proposed Plot**



# DESIGN & ACCESS STATEMENT

## 35 Woodland Way

### **5.00 Intended Layout**

The proposal is to create three new residential units and retain a further family unit on the site.

- At ground floor there will be a 3 bed four person self-contained unit.
- At ground floor there will also be a one bed unit.
- At first floor there will be a two bedroom unit.
- At first and second floors there will be a one bedroom 1 person unit.

Please see the application drawings for further information.

### **6.00 Context**

A contextual analysis has been undertaken under the following headings,

#### **(a) Landscape & Open Space**

The building as proposed will occupy somewhat more of the plot than at present. (By virtue of the rear extension). The rear and front landscaping will therefore be updated in layout and in finish.

This is however a proposed conversion on a constrained site.

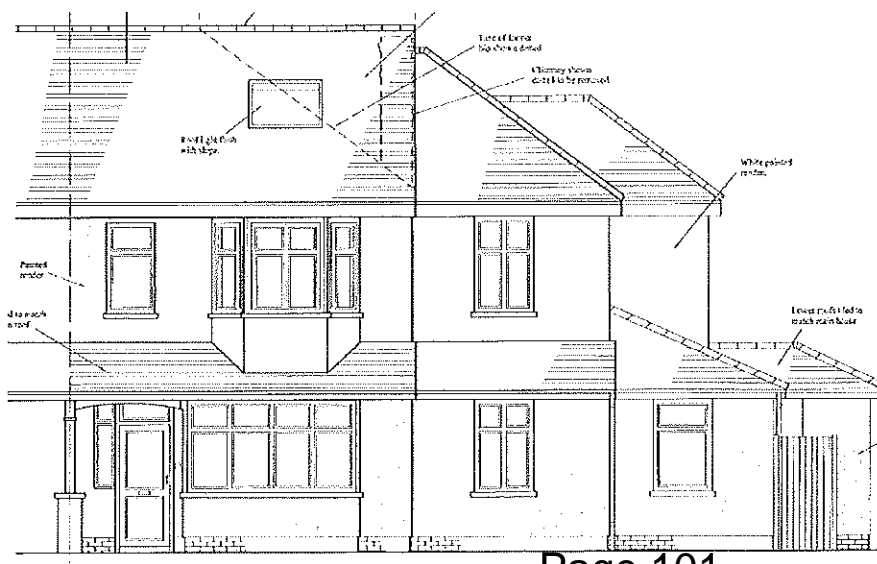
The family unit will have direct access to a private rear garden and the ground floor 1 bedroom will enjoy the same benefit.

#### **(b) Ecology**

No main issues on this site and therefore, no specific ecology study has been requested or undertaken.

#### **(c) Physical Conditions**

The site is essentially level front to rear, and it is virtually level in the other direction as well it is not proposed that the existing site contours will be significantly changed.



**Proposed  
Front**

# DESIGN & ACCESS STATEMENT

## 35 Woodland Way

### 6.00 Context Continued

#### (d) Townscape

The impact looking up and down the street will be negligible as the front facade will not be moved from its current line. The roof will be subject to a hip to gable extension but this is also covered by a separate PD application. It will be accompanied by the insertion of roof lights flush with the front roof slope. Front roof lights are a common feature on the street.

#### (e) Orientation

The orientation has been assessed. The front of the building faces broadly South. The majority of the front glazing thus enjoys a good quality of light and direct sun. To the rear the majority of the glazing faces North. This is an inevitable consequence of the plot and will not change significantly albeit that new rear facing windows will receive good quality light and be sizeable.

#### (f) Problem Edges

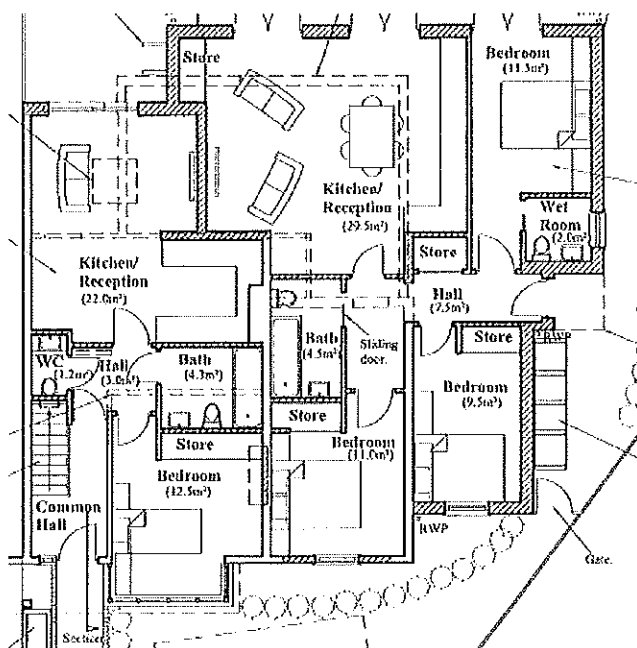
The noisiest boundary is the one to the front that faces onto Woodland Way. There is not much that can be done about this except for fitting replacement windows to give maximum protection against noise. The street however is not a busy one.

#### (g) Materials

The proposed materials will broadly match those of the existing buildings in the area and those of the existing property. See the project drawings for further details.

#### (h) Building Heights

Building heights within the site and its' immediate surroundings have been assessed. The ridge of the existing building will not be raised. The impact on the street is not likely to be very noticeable.



Proposed Ground

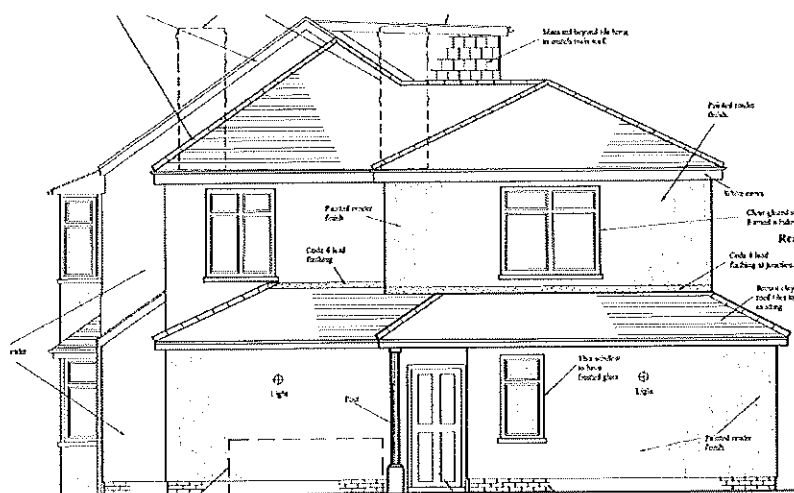
# DESIGN & ACCESS STATEMENT

## 35 Woodland Way

### 7.00 Transport & External Access

The following are the main transport characteristics of the site...

- a) *Road Link* The nearest main road is the A216 Streatham Road. Also, the A217 London Road is some 50m away. The PTAL rating is 2.
- b) *Rail Link* The nearest station is Tooting station some 300m away.
- c) *Bus Link* There are several bus stops on the A217 and A216 These are a maximum of a circa 5 minute walk away.
- d) *Airport* Not relevant.
- e) *Garage(s)* There is currently 1 dis-used garage on the site and this will be included in the building work. It is accessible via a crossover which will be retained.
- f) *Off street* There will be off street parking for one car. This will be in the area facing the front street and accessible via an existing crossover.
- g) *Disabled* The existing access will not be changed other than to modify the front path to provide as good a ramped access as is possible in the space available.
- h) *Pavement* No change to the layout of the pavement or kerb is proposed.
- i) *Cycles* There will be provision for storage for cycles in the rear gardens. See the application drawings.
- j) *Bins* There will be provision for storage of new bins at the front, side and rear. Please refer to the application drawings for more details.



**Proposed Side Elevation**

# DESIGN & ACCESS STATEMENT

## 35 Woodland Way

### **8.00 The Existing Property**

The existing building on the plot is some 90 -120 years old and arranged on two levels. The loft has not been utilised and the house is configured as a single family unit.

It has traditional construction and finishes and appears to have been modified substantially during its' lifetime.

The property is in need of renovation but appears generally sound.

The unit forms part of a pair of semi- detached houses. Similarly built and repeated in from along the street.

The existing property is set back from the main front street boundary by between some 4m. There will be no change to this building line.

### **9.00 The Internal Access / Circulation and Lifetime Homes.**

The proposed development is a re-configuration of an existing building, however where possible it will comply with the Lifetime Homes requirements. Particular attention is drawn to the following,

#### **Criterion 2 - Approach to dwelling from parking.**

The distance from the street is fixed and will not change. This is a relatively short distance and there is resident and paid parking nearby.

#### **Criterion 3 - Approach to all entrances**

The approach to all entrances into the flats will be level or gently sloping.

#### **Criterion 4 - Entrances**

The two entrances from outside will be illuminated and have level access over the threshold. Access is directly from the street frontage. This helps compliance with prevention of crime policy guidance.

#### **Criterion 6 - Internal doorways and hallways**

Movement in hallways and through doorways will be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects. The width of doorways and hallways will where possible conform to the specification within the main document (900mm). This is however a potential conversion.

#### **Criterion 7 - Circulation space**

There will be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.

#### **Criterion 8 - Entrance level living space**

A living room / living space or bedroom will be provided on the entrance level of every dwelling.

# DESIGN & ACCESS STATEMENT

## 35 Woodland Way

### 9.00 The Internal Access / Circulation and Lifetime Homes.

#### **Criterion 9 - Potential for entrance level bed-space**

In dwellings with two or more storeys, there will be space on the entrance level that could be used as a convenient temporary bed-space. This criterion is met.

#### **Criterion 11 - WC and bathroom walls**

Walls in all bathrooms and WC compartments will be capable of firm fixing and support for adaptations such as grab rails. This will be met.

#### **Criterion 13 - Potential for Future Fitting of Hoists**

Structure above a main bedroom and bathroom ceilings will be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.

#### **Criterion 14 - Bathrooms**

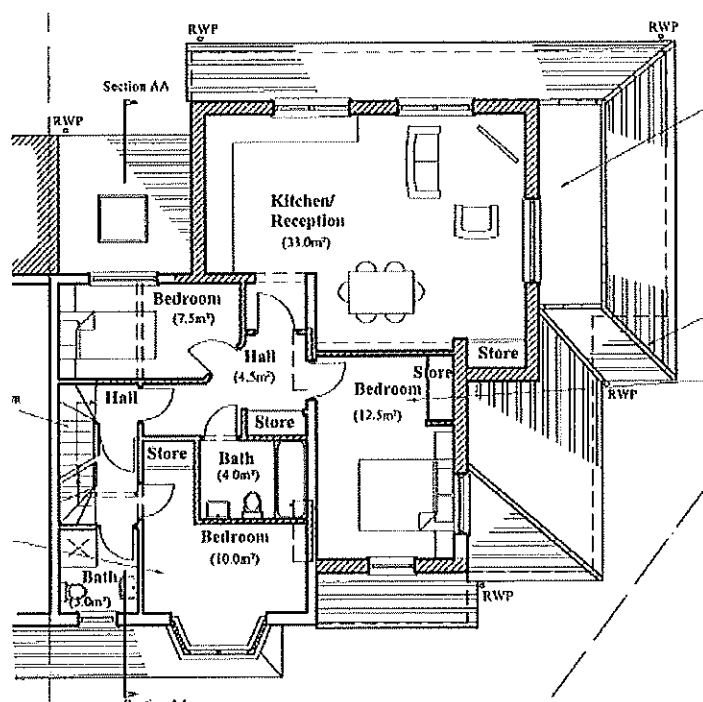
An accessible bathroom, providing ease of access, will be provided in every dwelling on the same storey as a main bedroom.

#### **Criterion 15 - Glazing and window handle heights**

Windows in the principal living space (typically the living room) should allow people to see out when seated. In addition, at least one opening light in each habitable room will be approachable and usable by a wide range of people.

#### **Criterion 16 - Location of service controls**

Service controls will be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.



**Proposed  
First Floor**

# DESIGN & ACCESS STATEMENT

## 35 Woodland Way

### **10.00 Areas**

The development will have the following areas....

Space	Proposed sq. m.
Ground and floor 3 bed unit	76.5
Ground and floor1 bed unit	50
First floor 2 bed unit	61
First Floor and loft level 1 bed unit	44
<b>Combined</b>	<b>231.5</b>

### **11.00 Sustainability**

Wherever possible London Plan policy used to require new residential development, including mixed use, to achieve a minimum of level 4 standards in the code for sustainable homes. It now however, only requires applications for major developments to submit a sustainability statement and energy statement. The approach is consistent with the National Planning Policy Framework (the Framework) in seeking to meet the challenge of climate change and in particular paragraph 95.

The development will include the following measures,

#### **11.1 Embodied Energy and Transport Costs.**

All materials including kitchens, bathrooms and floor coverings will be sourced locally thereby minimising transport costs.

#### **11.2 Water Conservation**

It is not proposed that a water harvesting system be installed as there is little or no space on the plot. However,

- Each WC cistern will be fitted with an economy flush option and a dual flush system.
- Taps will be limited to 5 litre output per minute.
- Showers will be limited to 8 litre output per minute and have flow reducing heads.
- A separate incoming mains supply to each unit will serve drinking water and bathroom facilities. 'Grey' water will not be recycled.
- The kitchen taps will be limited to 6 litre per minute output.
- The maximum bath size will be 155 litres.

# DESIGN & ACCESS STATEMENT

## 35 Woodland Way

### **11.00 Sustainability** continued

#### **11.3 Healthy Building.**

All rooms will have adequate natural light and fully opening windows for adequate natural ventilation. Bathrooms and kitchens will be fitted with mechanical extract fans as required by Building Regulations part F.

Low density poly-ethylene damp proof membranes (avoiding UPVC) will be used.

Recycled aggregates will be used in concrete from site where possible;

FSC/PEFC timber will be used

Health and safety legislation updated in 2007 calls for designers to actively avoid certain toxic materials. The guidelines set out in this legislation will be followed.

#### **11.4 Construction Waste.**

The demolition contract will call for the removal and salvage of copper pipe, lead and any other material having a realistic commercial re sale value. As the proceeds of this salvage will pass directly to the demolition contractor, they will have the best possible incentive to reclaim as much as possible.

In common with all our projects, an asbestos survey will be commissioned to identify any toxic materials in the existing building. A licensed sub contractor will then be made responsible for suitable disposal.

#### **11.5 Insulation**

It is not proposed to insulate the building(s) to any higher standard than that which current building regulations require except that the outside walls will be upgraded beyond what is needed. Insulation used will have a GWP of less than 5.

#### **11.6 Waste Disposal**

Space on the site is restricted but each unit will have a bin space within the plot storage. The location can be seen on the plans.

#### **11.7 Paving**

The issue of sustainable paving does not arise as the paving at the front is very small in area and will be largely unchanged.

To the rear, there will just be gardens which will have a small area of open jointed paving and the rest will be grass.

# **DESIGN & ACCESS STATEMENT**

## **35 Woodland Way**

### **12.00 Planning History**

The Merton Council planning web site has been searched and there is only one record.

This relates to application No. 21/P3954 which is our own submission for a certificate of lawful development for a hip to gable extension. It is due for determination by December 31<sup>st</sup> 2021.

The Merton web site does not indicate any other recent applications for the site.

### **12.1 Pre-Application Advice**

A submission was made in November 2021 for pre application advice for this scheme.

Subsequently a 'zoom' meeting was held with the Planning Officer dealing with the pre application enquiry. (Catarina Cheung). This was held on December 20th 2021.

The written feedback is yet to be issued but the main points raised were,

The principle of development is supported by the Council.

The size, layout and location of the units appears generally fine and London Plan compliant.

The scale and nature of extensions seems acceptable.

The impact on the neighbours was viewed by Merton as broadly acceptable.

The rear extensions whilst acceptable in principle were not deemed acceptable in terms of the flat roofs. Eurohaus were advised to revise / re-design this element.

It was noted that a garage would be lost but that one parking space could be retained on the plot.

Merton advised that the location of the plot is such that a part car free development or traffic survey assessment may be required. This is because the PTAL is relatively weak (2). There is only one 'off street' space and there will be 4 units. Section 13 deals with the Applicants' response to this.

The proposed sub division of the garden was discussed and it was agreed that for planning purposes it would be left as presented at pre app stage. This means each unit has access to private amenity space.

The provision of bin and cycle stores was reviewed and regarded as adequate. It was noted that more information would be provided at planning stage. (See application drawings).





# **DESIGN & ACCESS STATEMENT**

## **35 Woodland Way**

### **15.00 Refuse.**

There will be provision for a bin store for each unit. Please refer to the plot plan for further information

### **16.00 Flooding**

The site does not appear to be located in a high flood risk area. There are no known waterways and nor are there any reservoirs or rivers in the close proximity.

### **17.00 Conclusion**

The Applicant contends that the proposed development has been designed sympathetically in terms of scale, bulk and design, to ensure that it relates well to the scale and appearance of the existing building as well as the character of the surrounding area.

The proposal, when taking into account the context of the surrounding area, would result in a development which is entirely appropriate for this part of the area, preserving its character and appearance.

It has been submitted for pre application advice and been found to be broadly acceptable (see earlier section).

The sizes of the units comply with London Plan requirements, access, bin store and cycle facilities are improved and all rooms have reasonable light and outlook.

The proposal is considered to represent an appropriate development for the site in this town centre location that respects the amenities of the adjacent properties, provides a good residential environment for its occupiers and has no adverse impacts on existing highway conditions locally.

The Local Authority is therefore respectfully requested to support the submission.

**Ends**

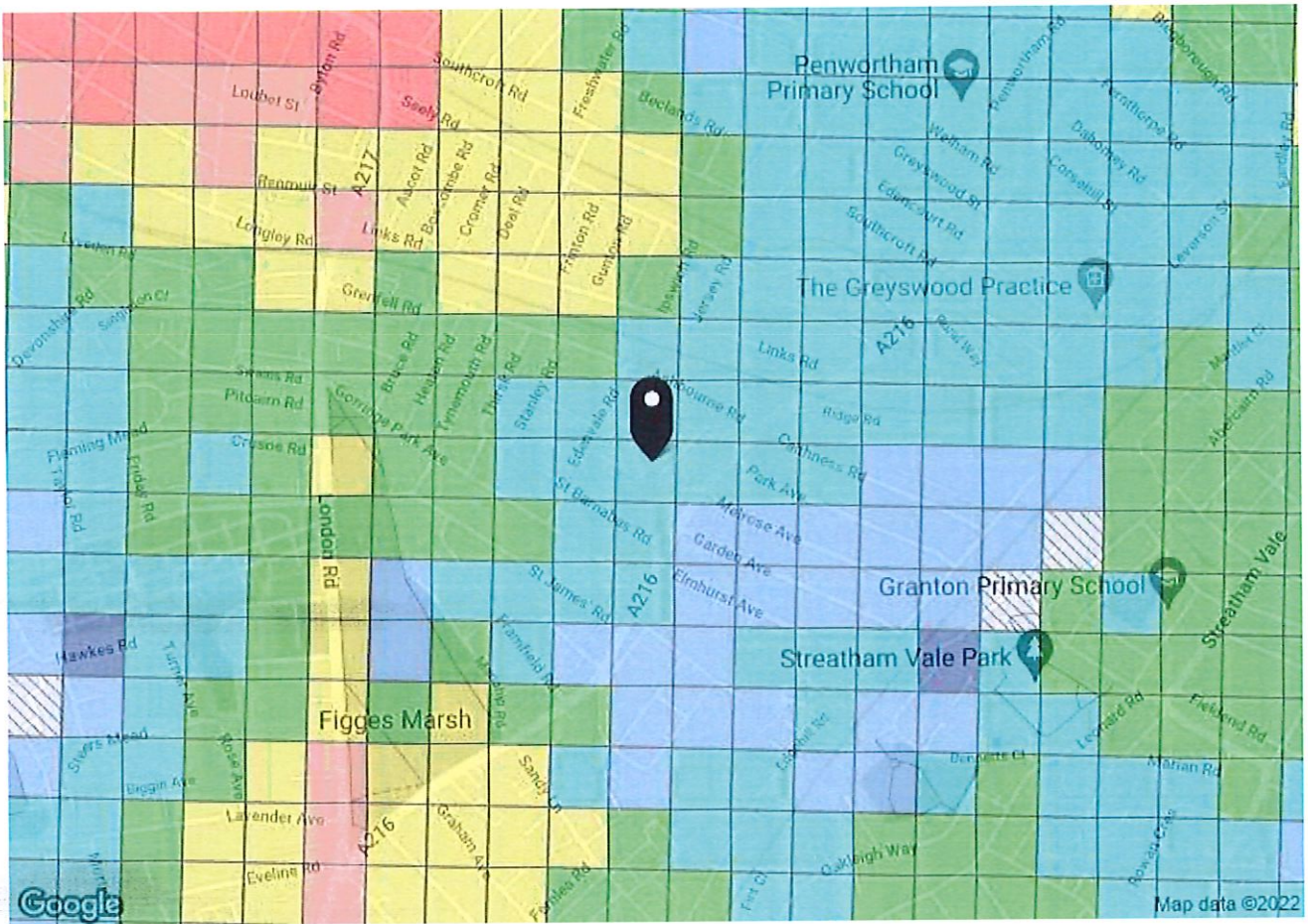
**December 2021**

For further information please contact Eurohaus - UK Contact No. 0208 150 7966

E - mail

EurohausUK@aol.com.

**Appendix A**  
**PTAL Information**



**PTAL output for Base Year**  
**2**

CR4 2DZ  
 Woodland Way Mitcham CR4 2DZ, UK  
 Easting: 528460, Northing: 170253

Grid Cell: 33173

Report generated: 02/01/2022

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**Calculation Parameters**

Day of Week	M-F
Time Period	AM Peak
Walk Speed	4.8kph
Bus Node Max. Walk Access Time (mins)	8
Bus ReliabilityFactor	20
LU Station Max. Walk Access Time (mins)	12
LU ReliabilityFactor	0.75
National Rail Station Max. Walk Access Time (mins)	12
National Rail ReliabilityFactor	0.75

**Map key - PTAL**

 0 (Worst)	 1a
 1b	 2
 3	 4
 5	 6a
 6b (Best)	

**Map layers**

-  PTAL (cell size: 100m)

Calculation data

Mode	Stop	Route	Distance (metres)	Frequency (vph)	Walk Time (mins)	SWT (mins)	TAT (mins)	EDF	Weight	AI
Bus	STREATHAM RD PARK AVENUE 127		405.11	4	5.06	9.5	14.56	2.06	1	2.06
Bus	STREATHAM RD PARK AVENUE 201		405.11	4	5.06	9.5	14.56	2.06	0.5	1.03
Rail	Tooting	'LNDNBDC-WIMBLDN 2D19'	873.42	0.67	10.92	45.53	56.44	0.53	0.5	0.27
Rail	Tooting	'BEDFDM-SUTTON 1V23'	873.42	0.33	10.92	91.66	102.58	0.29	0.5	0.15
Rail	Tooting	'BEDFDM-SUTTON 1V82'	873.42	0.33	10.92	91.66	102.58	0.29	0.5	0.15
Rail	Tooting	'SUTTON-LUTON 2000'	873.42	0.33	10.92	91.66	102.58	0.29	0.5	0.15
Rail	Tooting	'SUTTON-BEDFDM 2004'	873.42	0.33	10.92	91.66	102.58	0.29	0.5	0.15
Rail	Tooting	'SUTTON-STALBCY 2006'	873.42	0.33	10.92	91.66	102.58	0.29	0.5	0.15
Rail	Tooting	'SUTTON-LUTON 2010'	873.42	1	10.92	30.75	41.67	0.72	1	0.72
Rail	Tooting	'BEDFDM-SUTTON 2V15'	873.42	0.33	10.92	91.66	102.58	0.29	0.5	0.15
Rail	Tooting	'LUTON-SUTTON 2V19'	873.42	0.33	10.92	91.66	102.58	0.29	0.5	0.15
Rail	Tooting	'STALBCY-SUTTON 2V27'	873.42	0.33	10.92	91.66	102.58	0.29	0.5	0.15
Rail	Tooting	'LUTON-SUTTON 2V31'	873.42	0.33	10.92	91.66	102.58	0.29	0.5	0.15
									<b>Total Grid Cell AI:</b>	<b>5.43</b>

**Appendix B**  
**Selected Drawings**  
**of the Development**

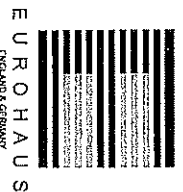
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DATE	DESCRIPTION OF REVISION	BY	REV.
Dec 2021	Planning	TM	0



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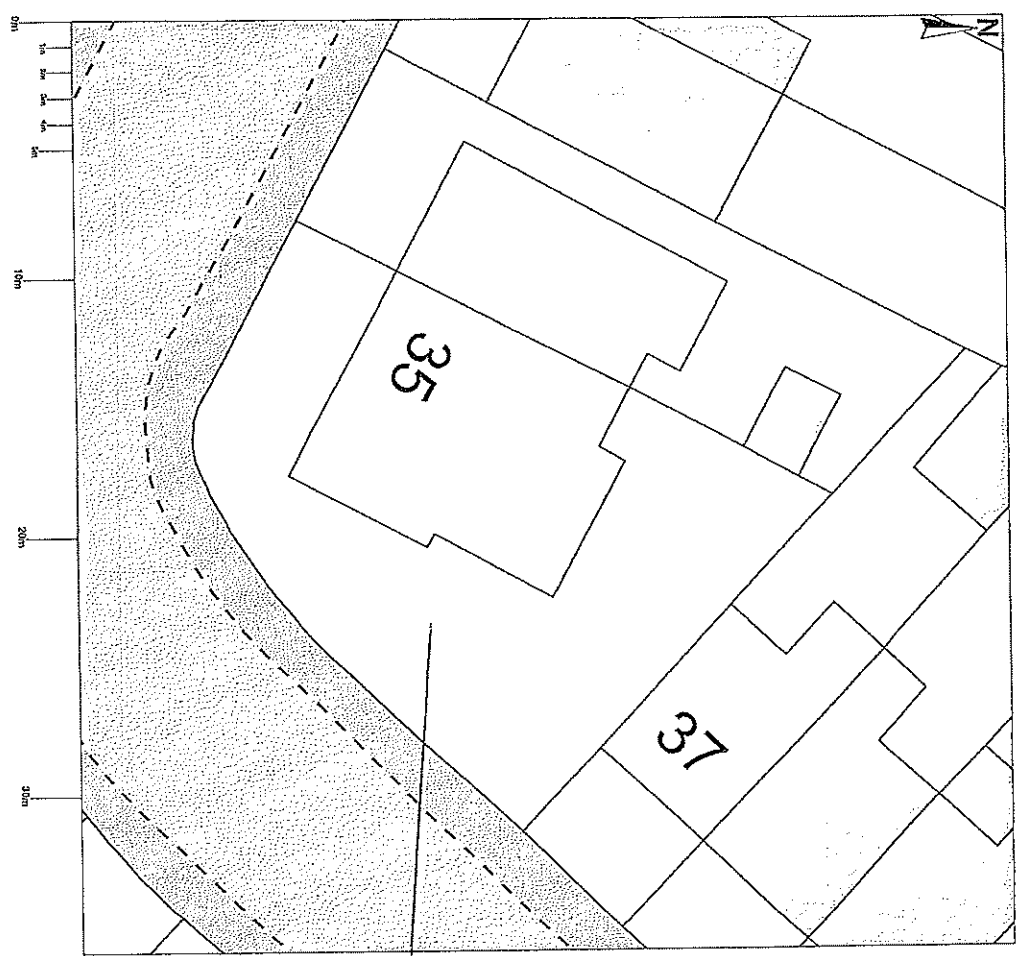
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WWW.EUROHAUS-PRODUCTS.DE

ARCHITECTURE  
CONSTRUCTION CONSULTANTS  
PROPERTY SERVICES

PROJECT	35 Woodland Way Mitcham CR4 2DZ
CLIENT	Mr. K. Yilmaz
TITLE	Plot Plan As Existing
DRAWN BY	TM
SCALE	1:200 @ A3
DATE	Oct 2021
ISSUE FOR	Planning
CHECKED	ALM

DRWG. NO.	2121 / 002	Rev.	D
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Application Site

Plot Plan As Existing



Scale 1:200

35 Woodland Way

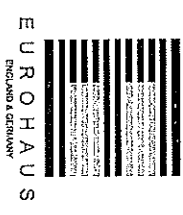
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**REVISIONS**

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Dec 2021	Planning	TM	D

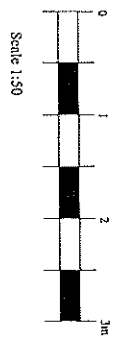
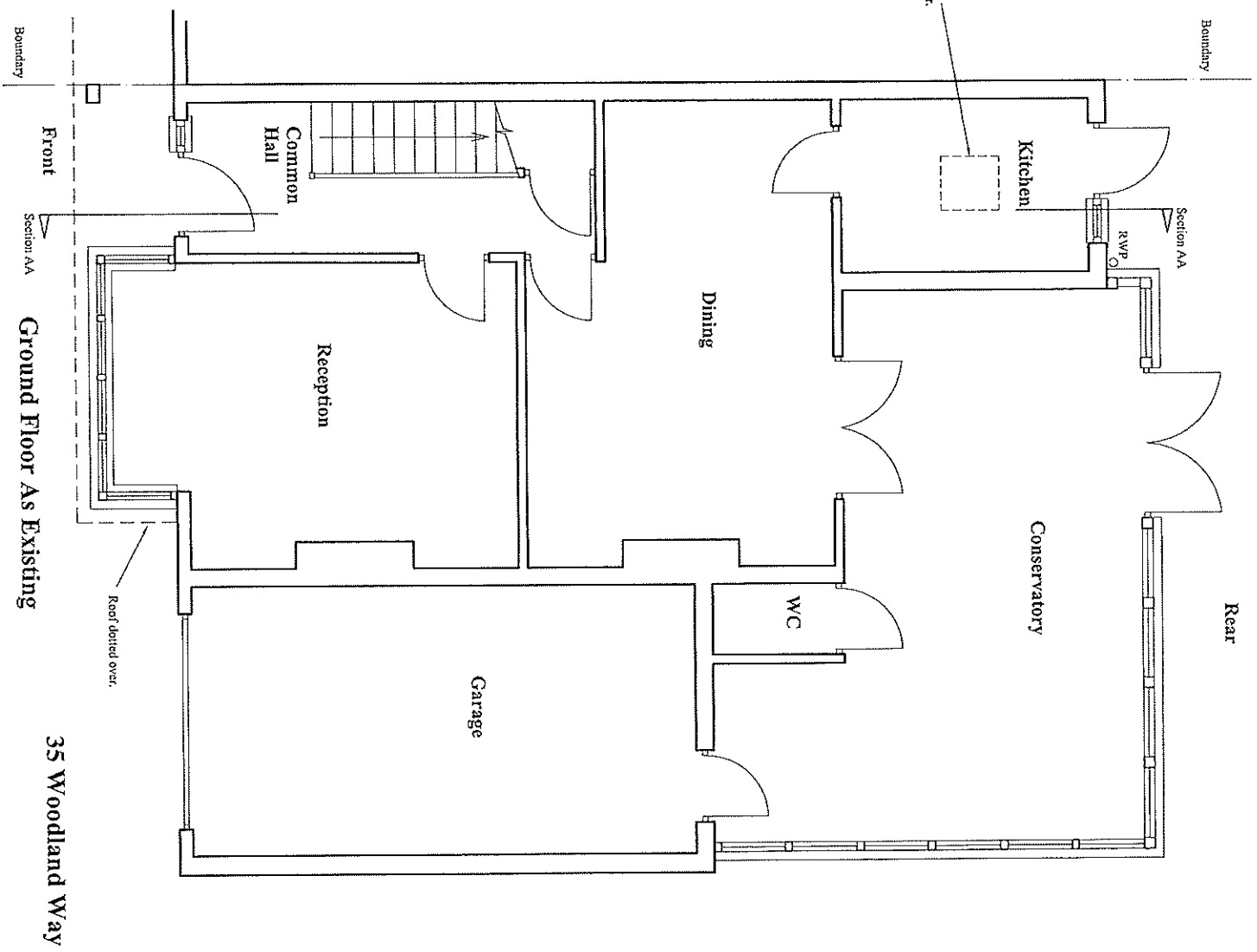


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PROJECT	35 Woodland Way Michigan CR4 2DZ
CLIENT	Mr. K. Yilmaz
TITLE	Ground Floor As Existing
DRAWN BY	TM
SCALE	1:50 @ A3
DATE	Oct 2021
ISSUE FOR	Planning
CHECKED	AM

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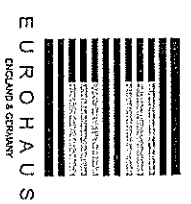


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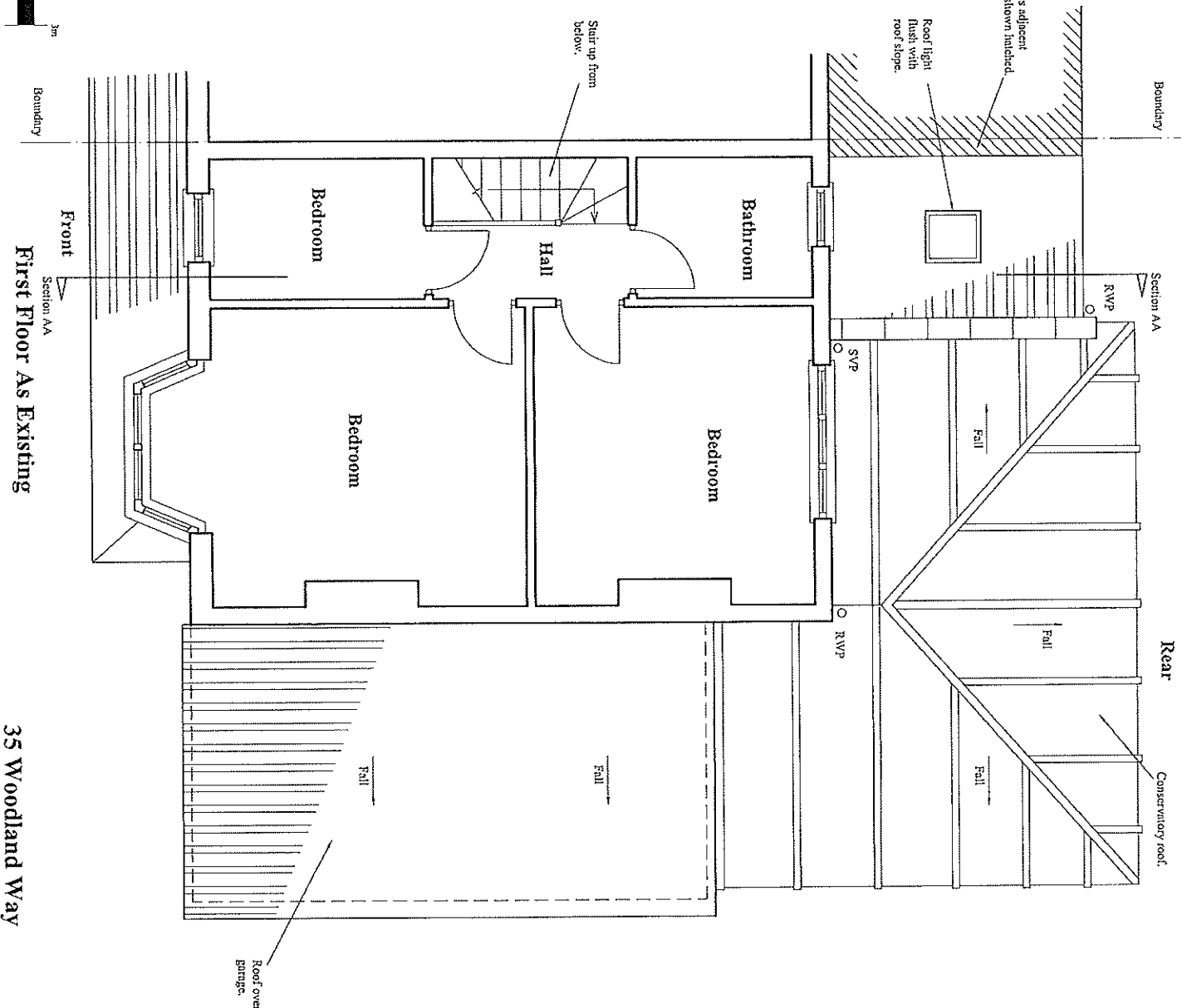
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PROJECT	35 Woodland Way Milton CR4 2DZ
CLIENT	Mr. K. Yilmaz
TITLE	First Floor As Existing
DRAWN BY	TM
SCALE	1:50 @ A3
DATE	09/ 2021
ISSUE FOR	Planning
CHECKED	ADM

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Section AA  
 Front  
**First Floor As Existing**

**35 Woodland Way**

Scale 1:50

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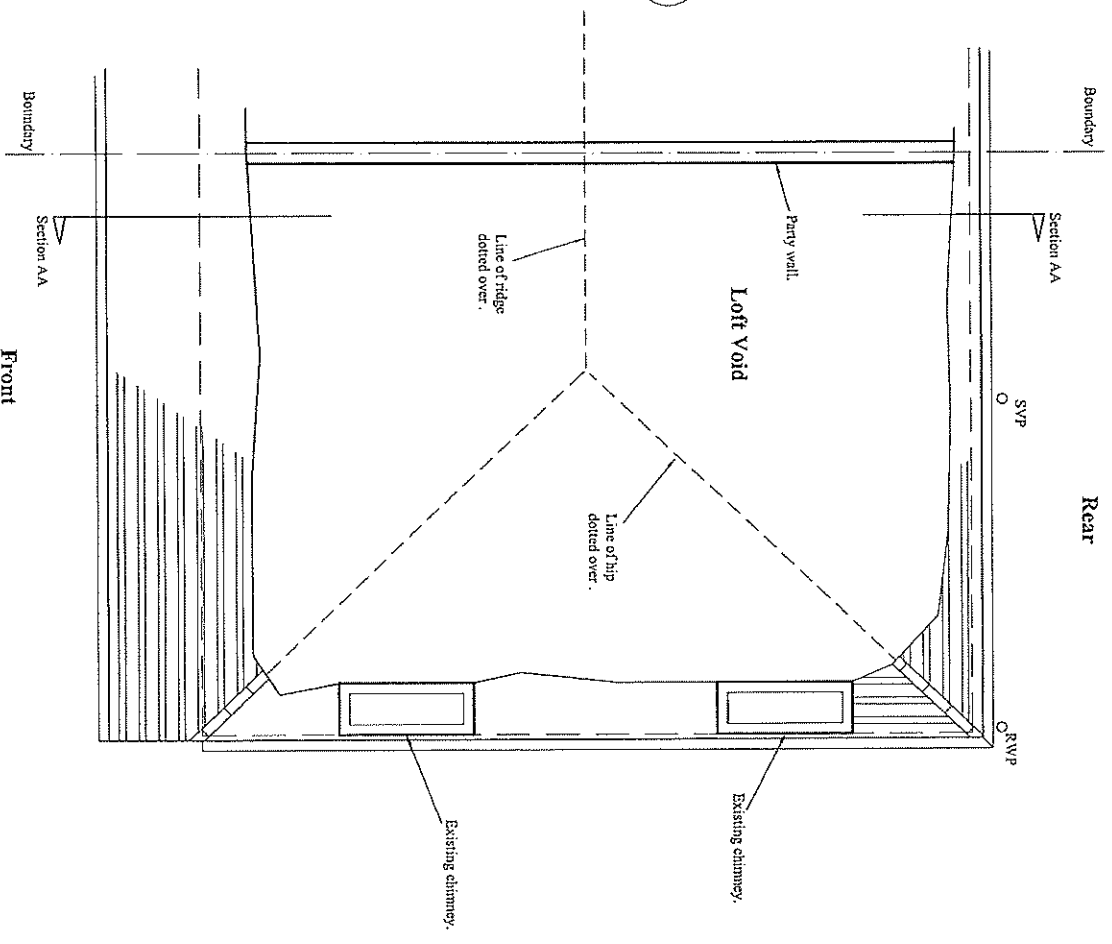
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DATE	DESCRIPTION OF REVISION	BY	REV.
Dec 2021	Planning	TJM	D



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Loft Floor As Existing

35 Woodland Way

PROJECT	35 Woodland Way Mfichean CR4 2DZ
CLIENT	Mr. K. Yilmaz
TITLE	Loft Floor As Existing
DRAWN BY	TJM
SCALE	1:50 @ A3
DATE	Oct 2021
ISSUE FOR	Planning
CHECKED	AJM

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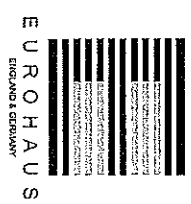
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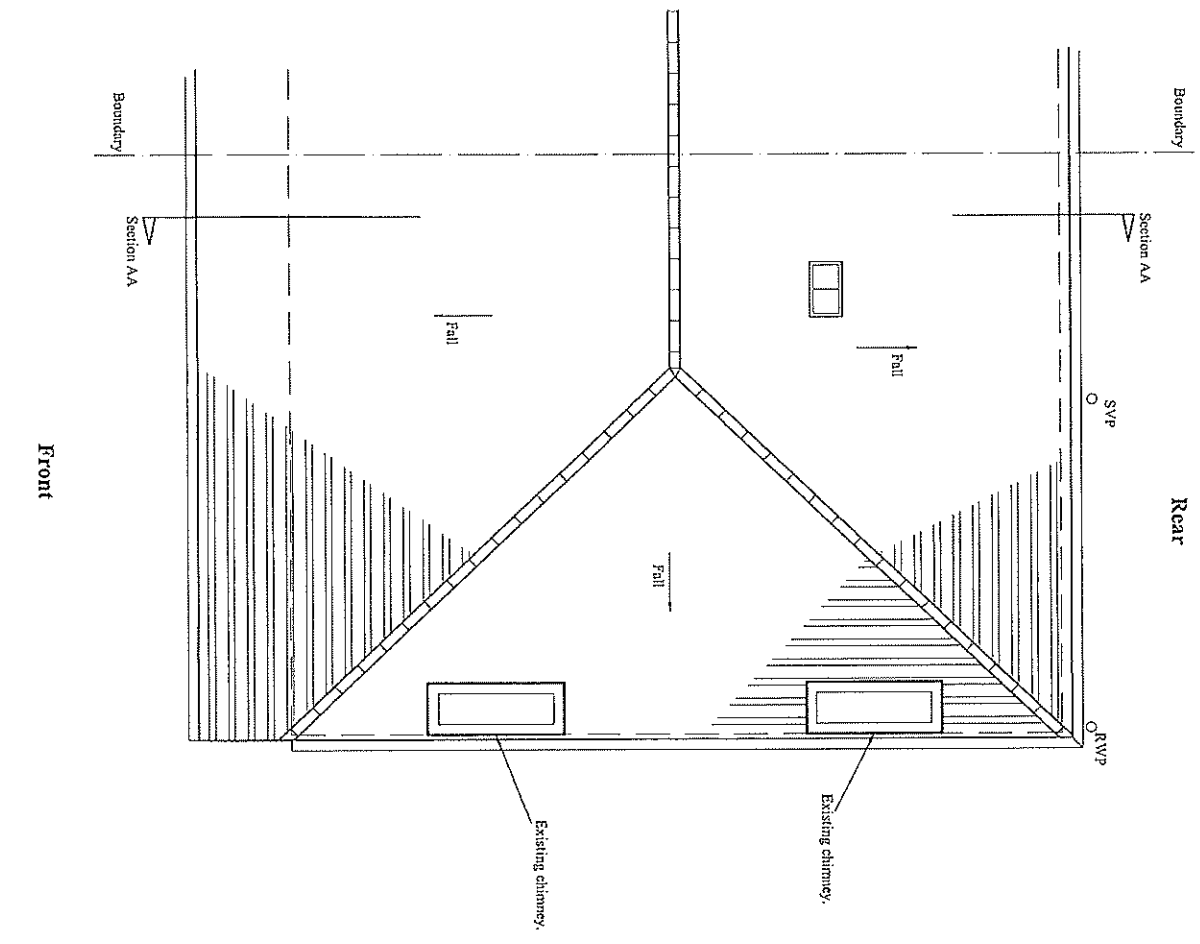
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Dec 2021	Planning	TM	D



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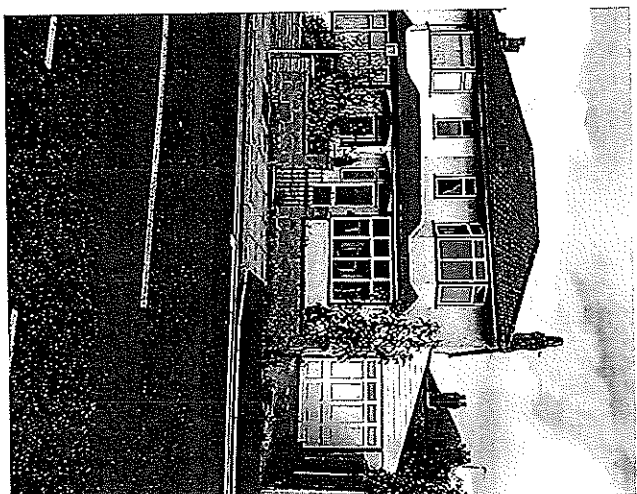
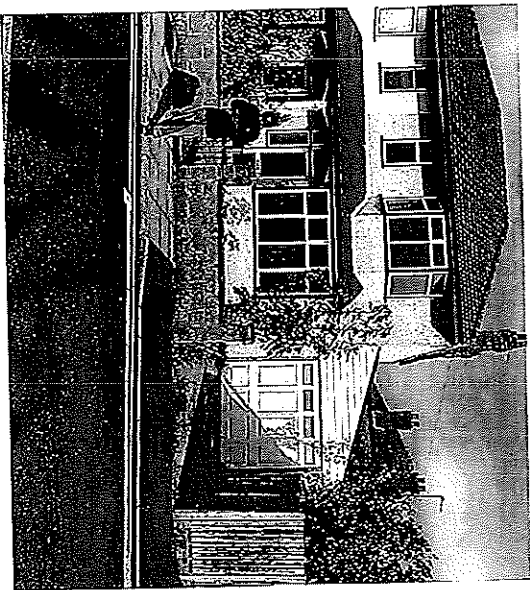
Roof Plan As Existing

35 Woodland Way

PROJECT	35 Woodland Way Michigan CR4 2DZ
CLIENT	Mr. K. Yilmaz
TITLE	Roof Plan As Existing
DRAWN BY	TM
SCALE	1:50 @ A3
DATE	Oct 2021
ISSUE FOR	Planning
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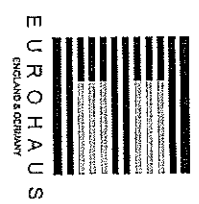
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PROJECT	35 Woodland Way Michean CR4 2DZ
CLIENT	Mr. K. Yilmaz
TITLE	Front Photos
DRAWN BY	TJM
SCALE	NTS
DATE	Oct 2021
ISSUE FOR	Planning
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Front Photos

35 Woodland Way

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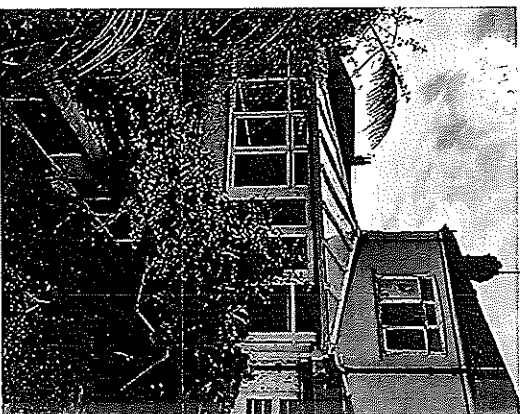
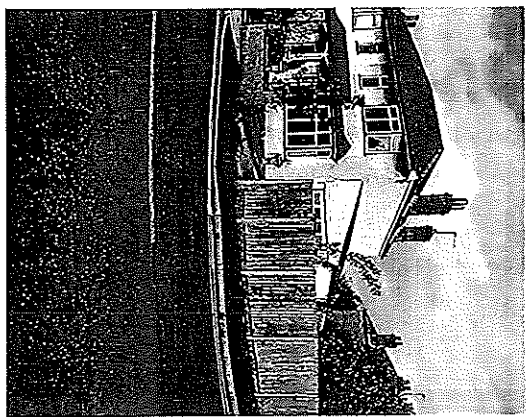
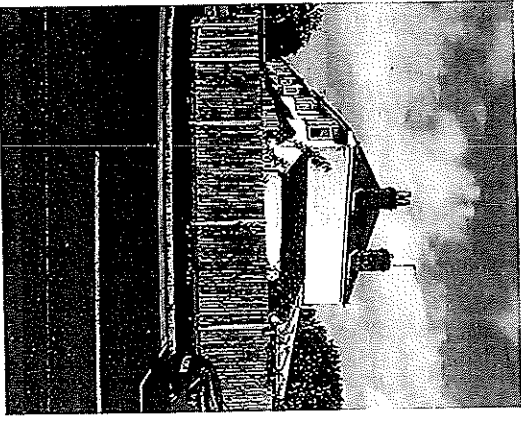
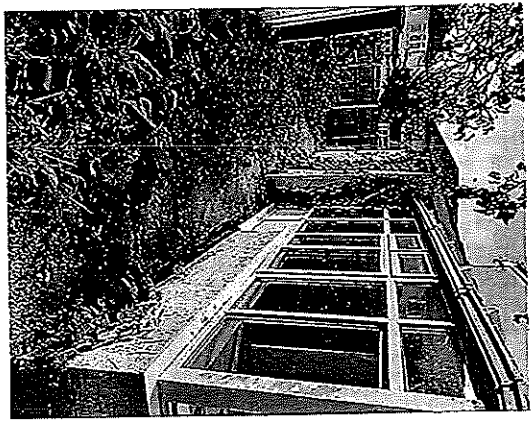
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PROJECT	35 Woodland Way Micheim CR4 2DZ
CLIENT	Mr. K. Yilmaz
TITLE	Rear And Side Photos
DRAWN BY	TM
SCALE	N/S
DATE	Oct 2021
ISSUE FOR	Planning
CHECKED	AIM

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Rear And Side Photos

35 Woodland Way

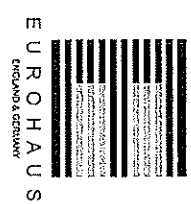
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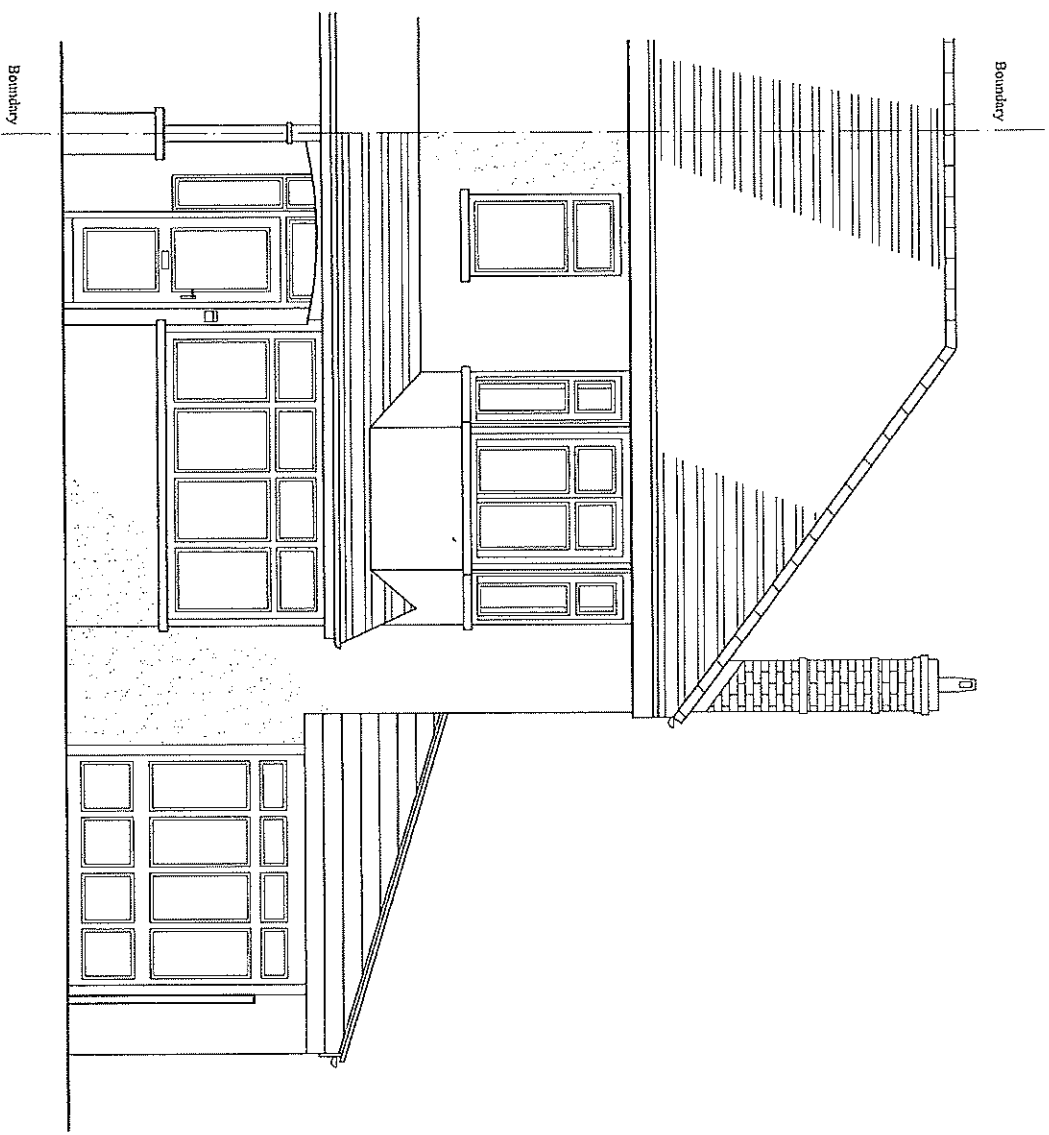
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Front Elevation As Existing

35 Woodland Way

PROJECT	35 Woodland Way
CLIENT	Mitchell CR4 2DZ
TITLE	Front Elevation As Existing
DRAWN BY	TM
SCALE	1:50 @ A3
DATE	Oct 2021
ISSUE FOR	Planning
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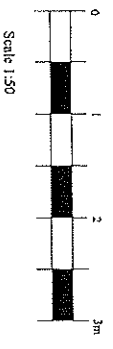
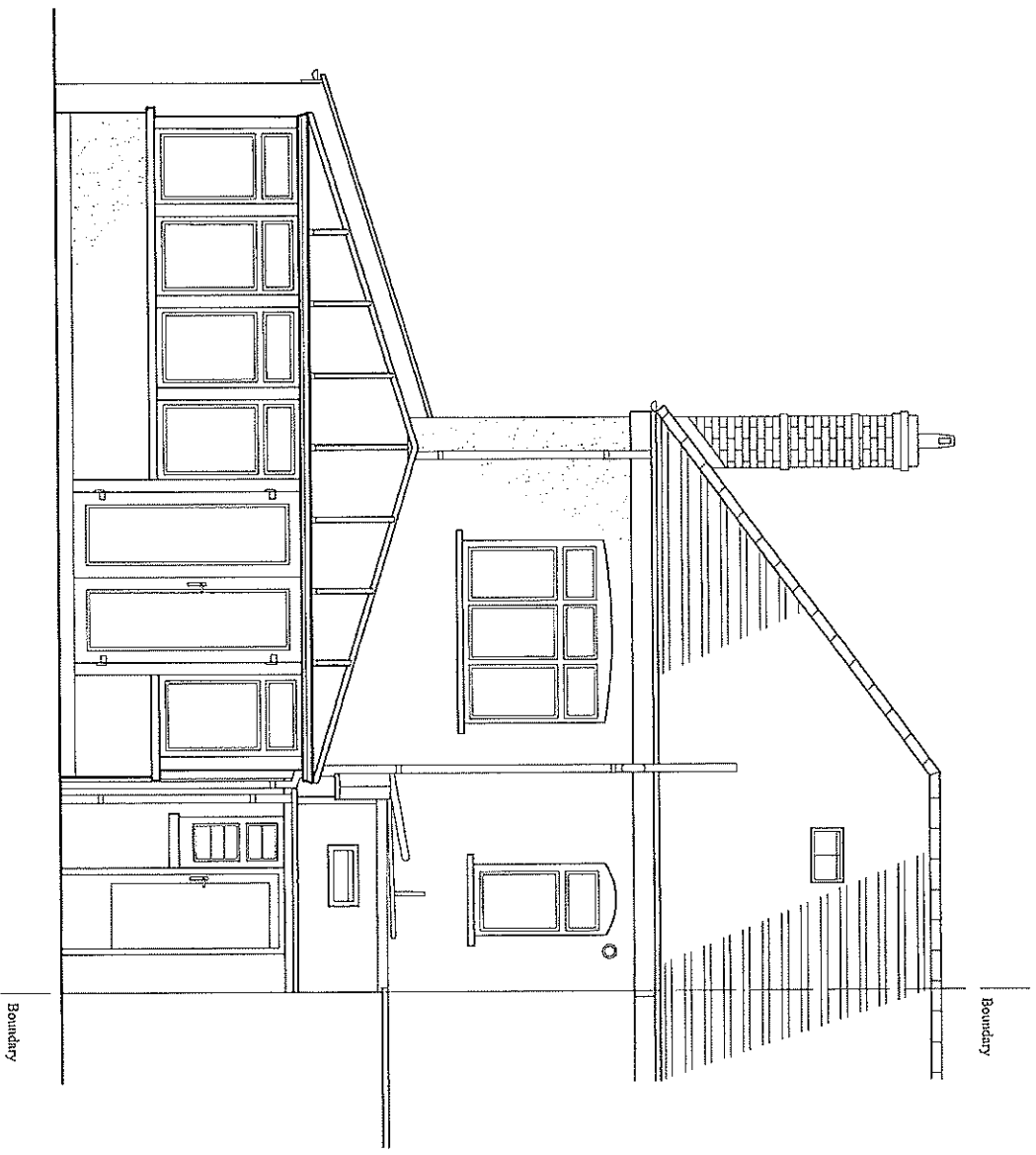
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PROJECT	35 Woodland Way Mildenh CR4 2DZ
CLIENT	Mr. K. Yilmaz
TITLE	Rear Elevation As Existing
DRAWN BY	TM
SCALE	1:50 @ A3
DATE	Oct 2021
ISSUE FOR	Planning
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Rear Elevation As Existing

35 Woodland Way

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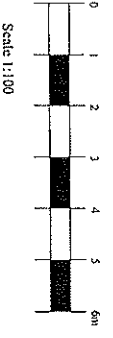
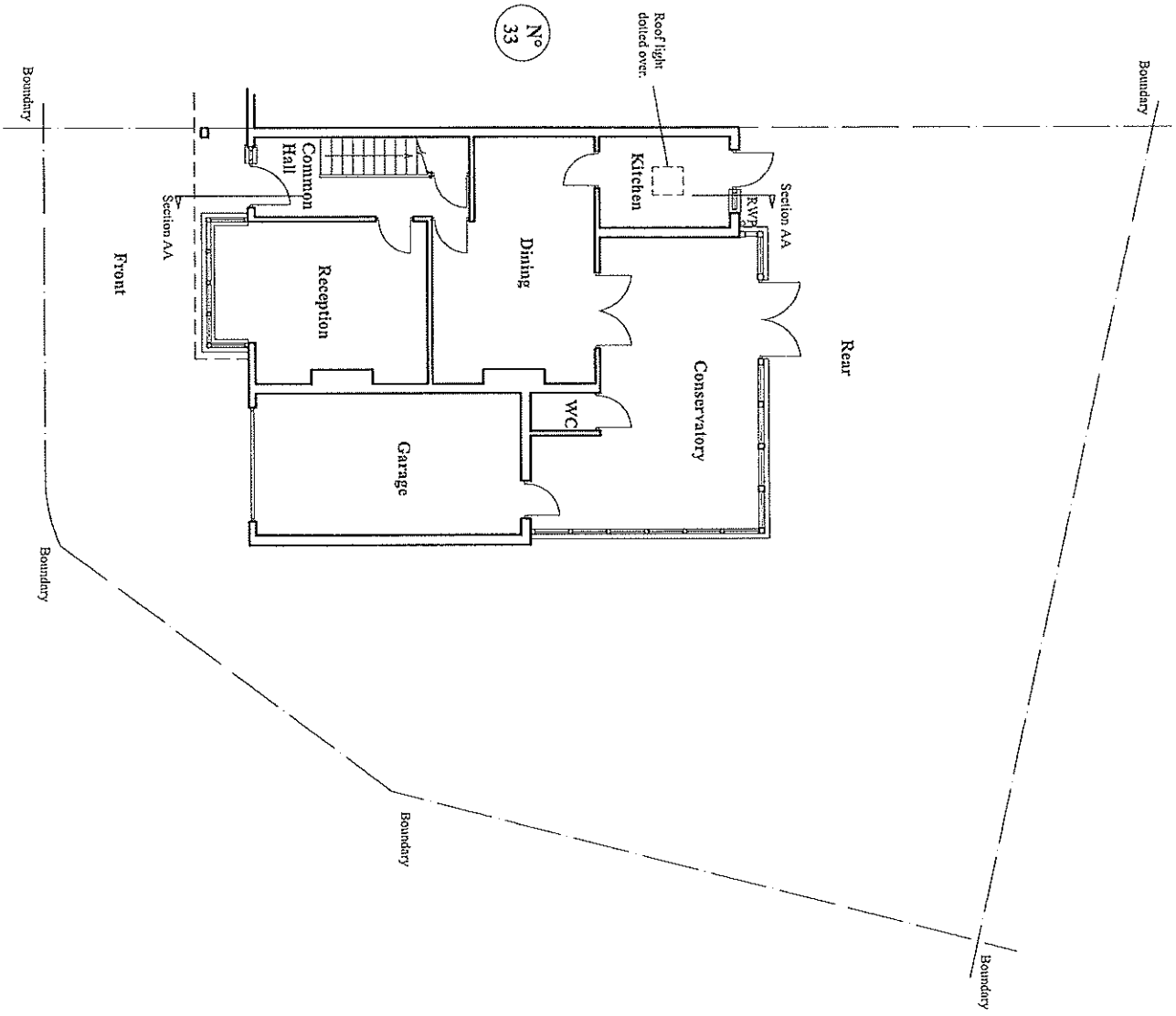
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**Overall Ground Floor Plan  
As Existing**  
**35 Woodland Way**

PROJECT	35 Woodland Way
CLIENT	Mrs. X. Yilmaz CR4 2DZ
TITLE	Overall Ground Floor Plan As Existing
DRAWN BY	TM
SCALE	1:50 @ A3
DATE	Oct 2021
ISSUE FOR	Planning
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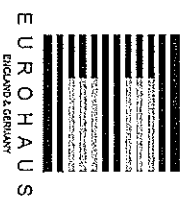
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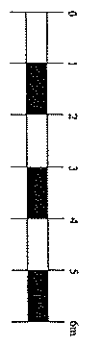
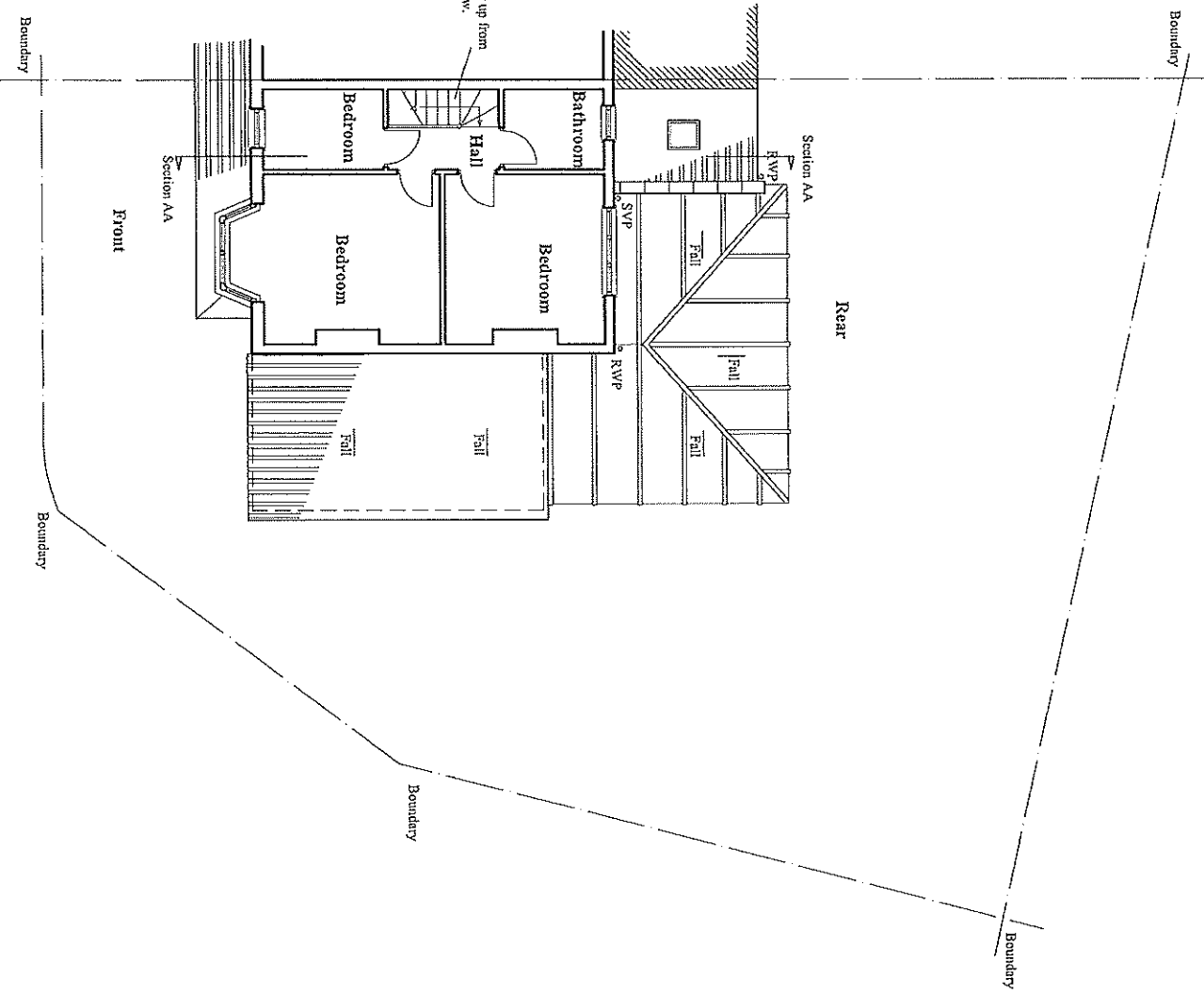
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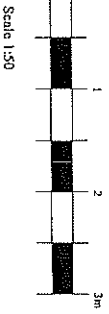
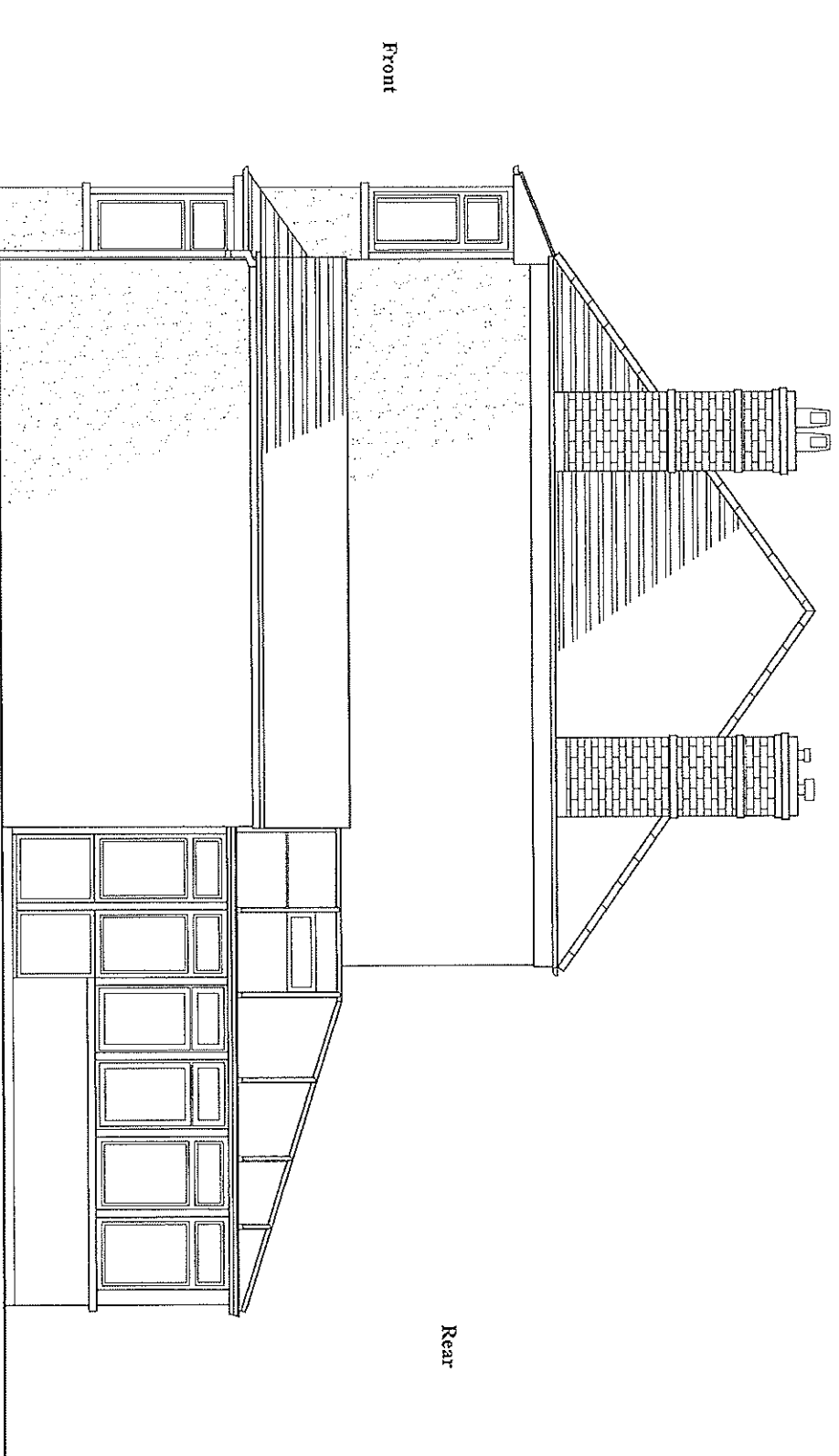
PROJECT	35 Woodland Way Michean CR4 2DZ
CLIENT	Mr. K. Yilmaz
TITLE	Overall First Floor Plan As Existing
DRAWN BY	TM
SCALE	1:50 @ A3
DATE	Oct 2021
ISSUE FOR	Planning
CHECKED	ADM

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**Overall First Floor Plan  
As Existing**  
**35 Woodland Way**



Side Elevation As Existing

35 Woodland Way

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PROJECT	35 Woodland Way Michigan CR4 2DZ
CLIENT	Mr. K. Yilmaz
TITLE	Side Elevation As Existing
DRAWN BY	TM
SCALE	1:50 @ A3
DATE	01/2021
ISSUE FOR	Planning
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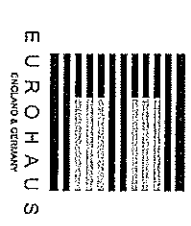
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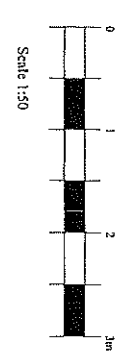
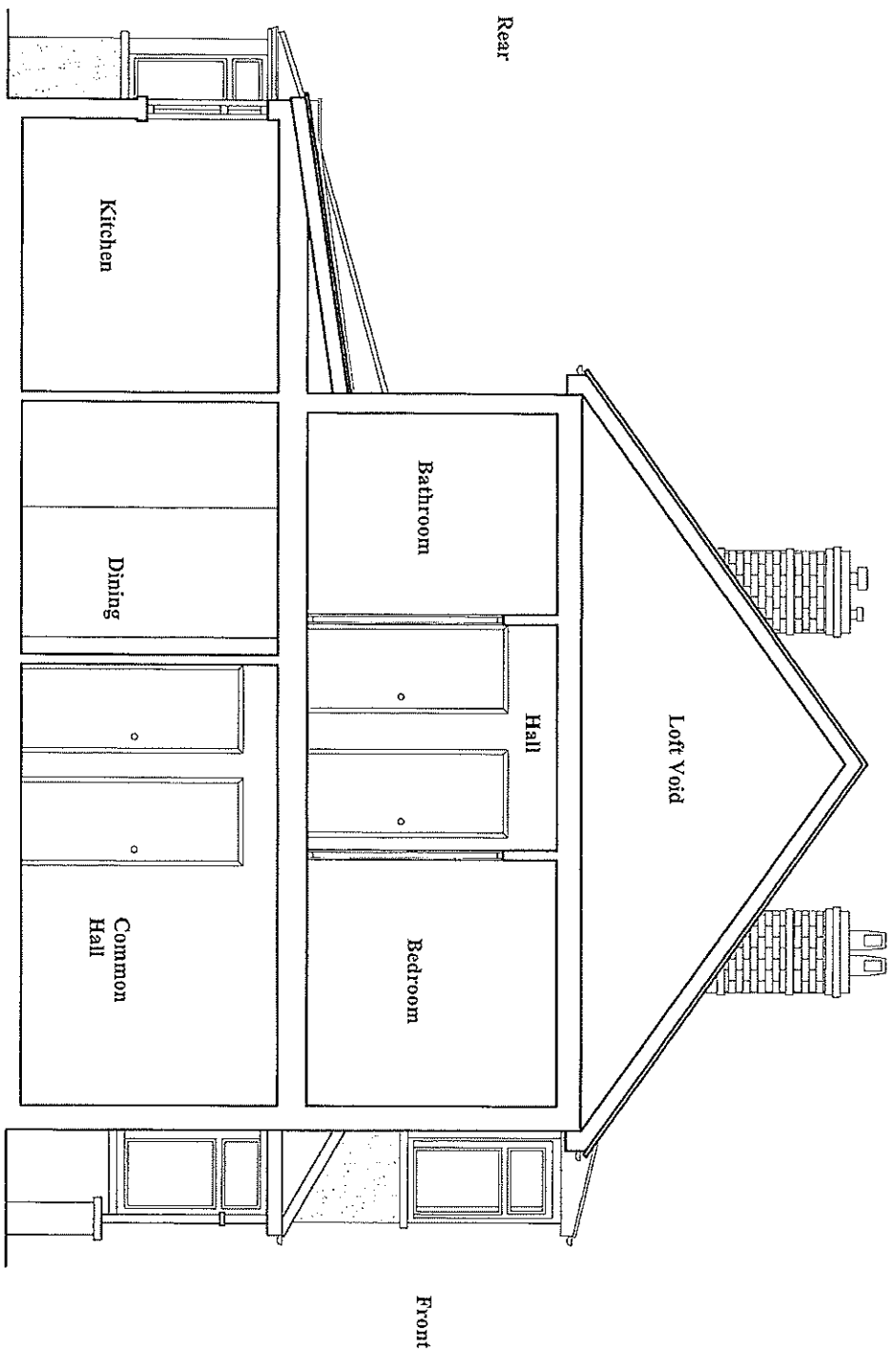
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PROJECT	35 Woodland Way Mirkland CR4 2DZ
CLIENT	Mr. K. Yilmaz
TITLE	Section AA As Existing
DRAWN BY	TM
SCALE	1:50 @ A3
DATE	Oct 2021
ISSUE FOR	Planning
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Section AA As Existing

35 Woodland Way

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**Mr Kadir Yilmaz  
Flat 8 Lingfield House  
29 Beaufort Road,  
Kingston Upon Thames  
KT1 2TH**

Planning Department  
Merton Civic Centre,  
London Rd,  
Morden  
SM4 5DX

05.01.2022

Dear Sirs,

**Re. 35 Woodland Way Mitcham CR4 2DZ**

I am the Applicant for the planning submission to convert 35 Woodland Way CR4 2DZ into four dwellings.

I have received pre application advice from Catarina Cheung.

One of the issues discussed has been 'car free' development for at least two of the proposed units.

Leaving aside the merits of the planning argument, this letter is to confirm that the Applicant IS prepared to enter into a legal agreement for parking free development should that ultimately be a condition of consent.

This letter will be part of the submission made by Eurohaus after which the Applicant will be happy to arrange for the matter to be taken further.

If there are any queries please advise

Yours sincerely

Mr. K. Yilmaz

### 35 Woodland Way, Mitcham, CR4 2DZ



Application Site



Scale 1:1250

### Site Location Plan

### 35 Woodland Way

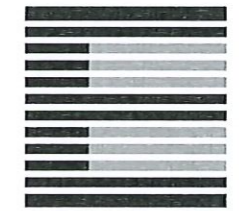
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PROJECT	35 Woodland Way Mitcham CR4 2DZ
CLIENT	Mr. K. Yilmaz
TITLE	Site Location Plan
DRAWN BY	TM
SCALE	1:1250 @ A3
DATE	Oct 2021
ISSUE FOR	Planning
CHECKED	AJM

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July 2022	Re- Design	TM	F
Mar 2022	Planning Update	TM	E
Dec 2021	Planning	TM	D



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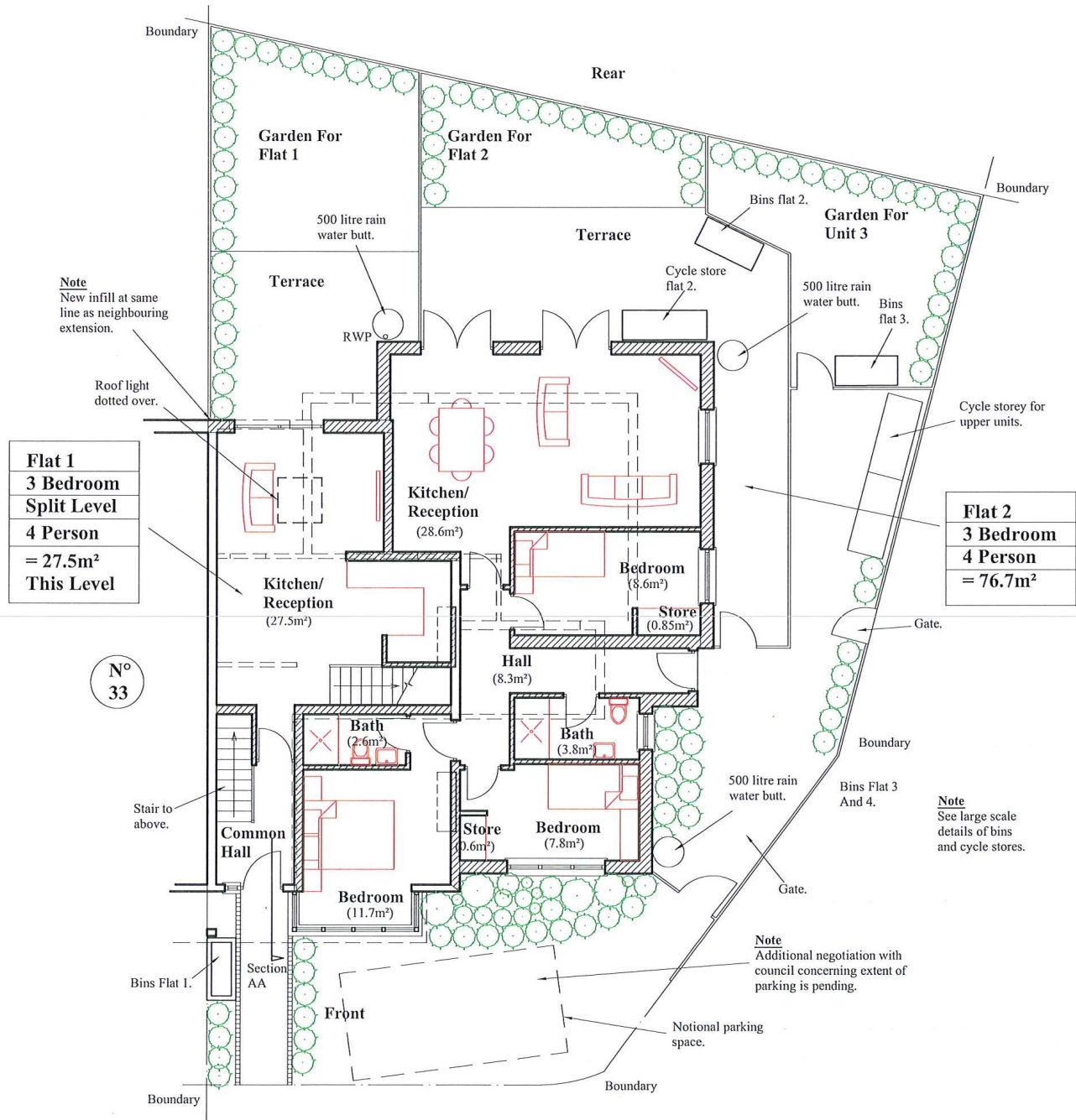
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PROJECT	35 Woodland Way Mitchan CR4 2DZ
CLIENT	Mr. K. Yilmaz
TITLE	Overall Ground Floor Plan As Proposed
DRAWN BY	TM
SCALE	1:100 @ A3
DATE	Oct 2021
ISSUE FOR	Planning
CHECKED	AJM

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**Flat 1**  
**3 Bedroom**  
**Split Level**  
**4 Person**  
**= 27.5m<sup>2</sup>**  
**This Level**

**Flat 2**  
**3 Bedroom**  
**4 Person**  
**= 76.7m<sup>2</sup>**

N°  
33



Scale 1:100

**Overall Ground Floor Plan  
As Proposed**

**35 Woodland Way**

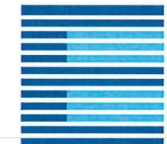
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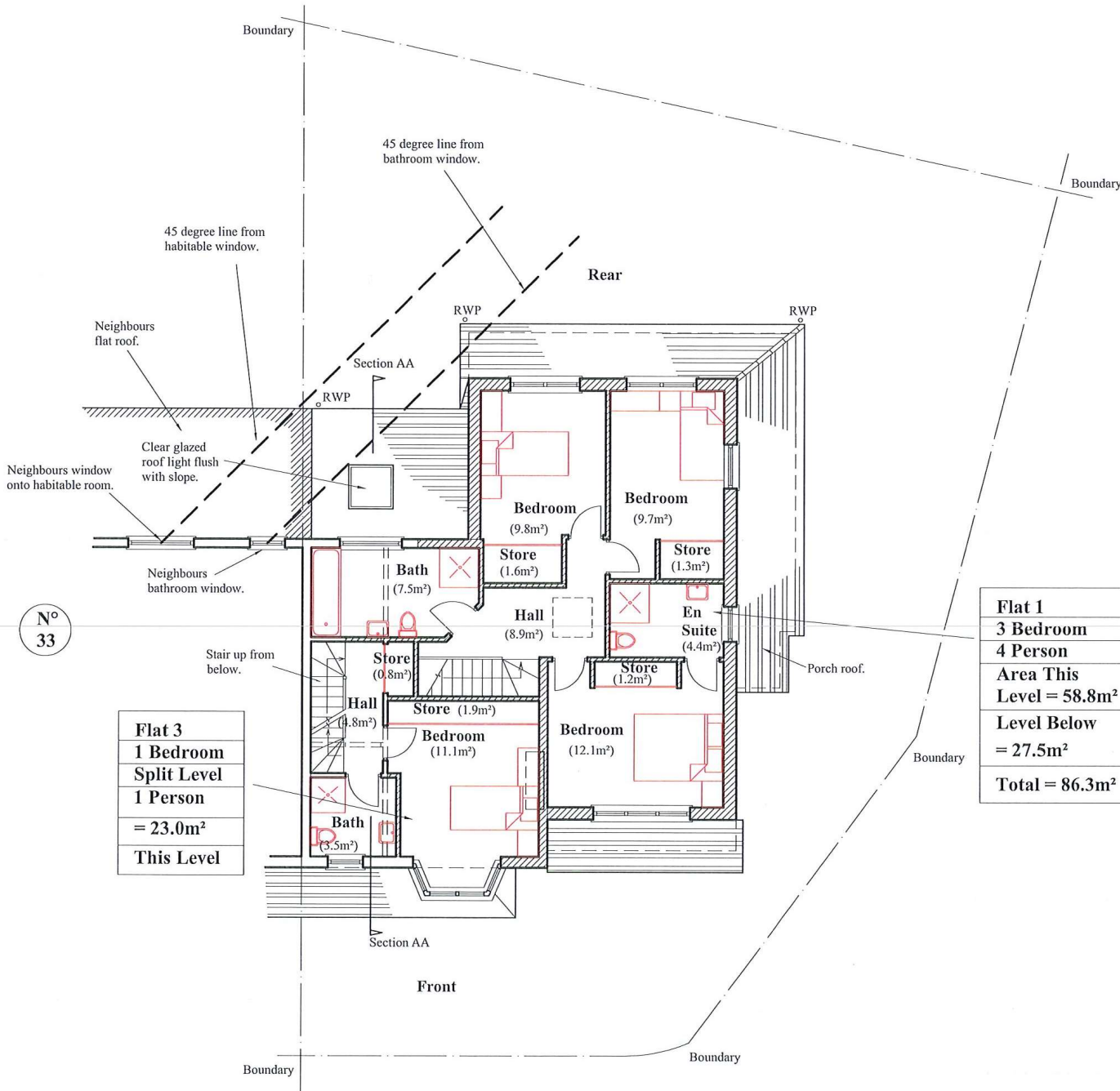
DATE	DESCRIPTION OF REVISION.	BY	REV.
Sept 2022	Planner Comment 2	TM	G
July 2022	Re- Design	TM	F
Mar 2022	Planning Update	TM	E
Dec 2021	Planning	TM	D



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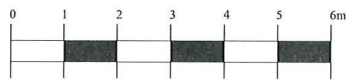
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**Flat 3**  
1 Bedroom  
Split Level  
1 Person  
= 23.0m<sup>2</sup>  
This Level

**Flat 1**  
3 Bedroom  
4 Person  
Area This  
Level = 58.8m<sup>2</sup>  
Level Below  
= 27.5m<sup>2</sup>  
Total = 86.3m<sup>2</sup>



Scale 1:100

**Overall First Floor Plan  
As Proposed**

**35 Woodland Way**

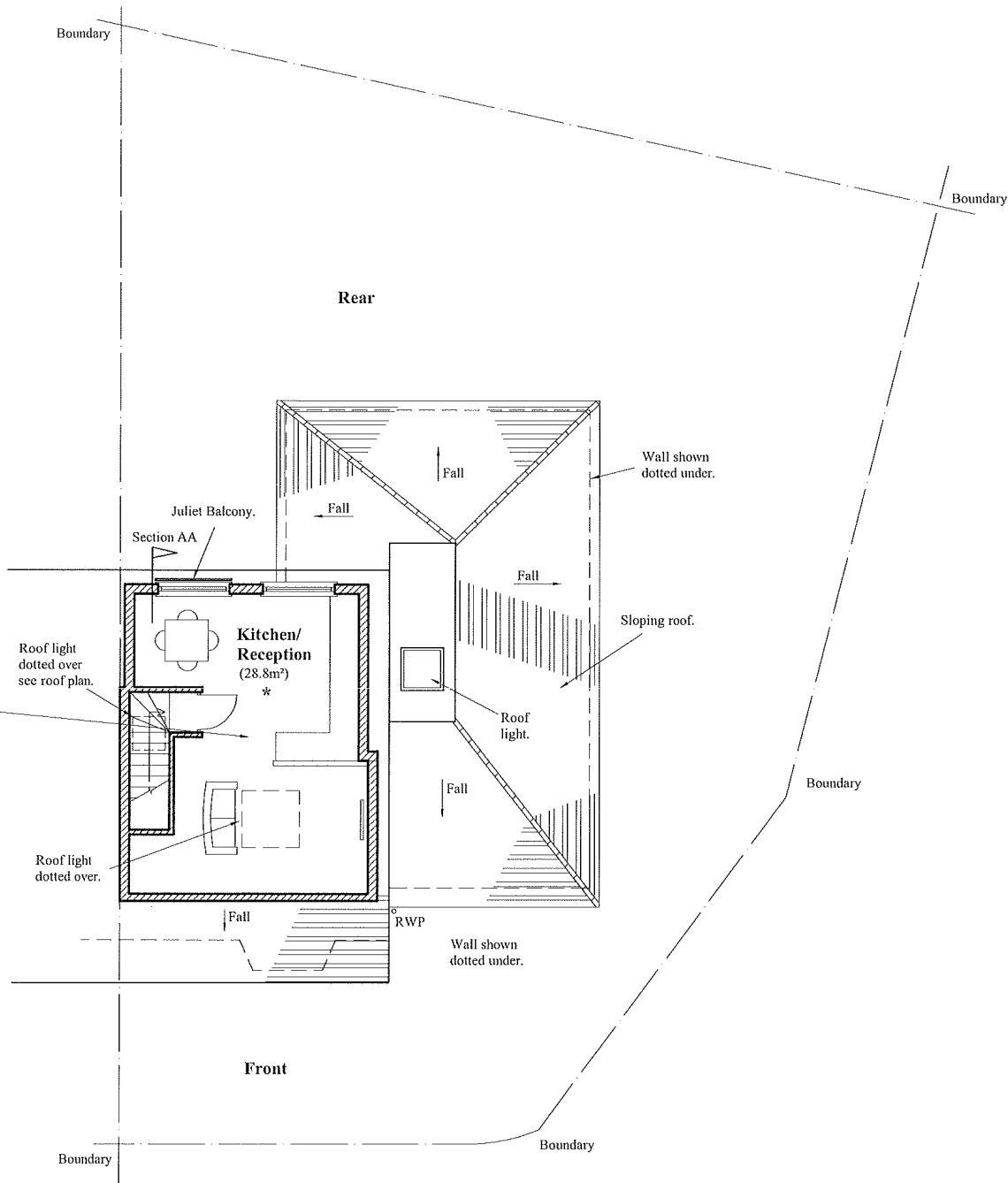
PROJECT	35 Woodland Way Mitchan CR4 2DZ
CLIENT	Mr. K. Yilmaz
TITLE	Overall First Floor Plan As Proposed
DRAWN BY	TM
SCALE	1:100 @ A3
DATE	Oct 2021
ISSUE FOR	Planning
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<b>Flat 3</b>
<b>1 Bedroom</b>
<b>1 Person</b>
<b>Split Level Unit</b>
<b>This Floor = 28.8m<sup>2</sup> *</b>
<b>Lower Floor = 23.0m<sup>2</sup></b>
<b>Total = 51.8m<sup>2</sup></b>
<b>* Full Standing Circa 23.0m<sup>2</sup></b>

N<sup>o</sup> 33



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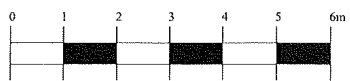


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PROJECT	35 Woodland Way Mitcham CR4 2DZ
CLIENT	Mr. K. Yilmaz
TITLE	Overall Loft Floor Plan As Proposed
DRAWN BY	TM
SCALE	1:100 @ A3
DATE	Oct 2021
ISSUE FOR	Planning
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Scale 1:100

**Overall Loft Floor Plan  
As Proposed** **35 Woodland Way**

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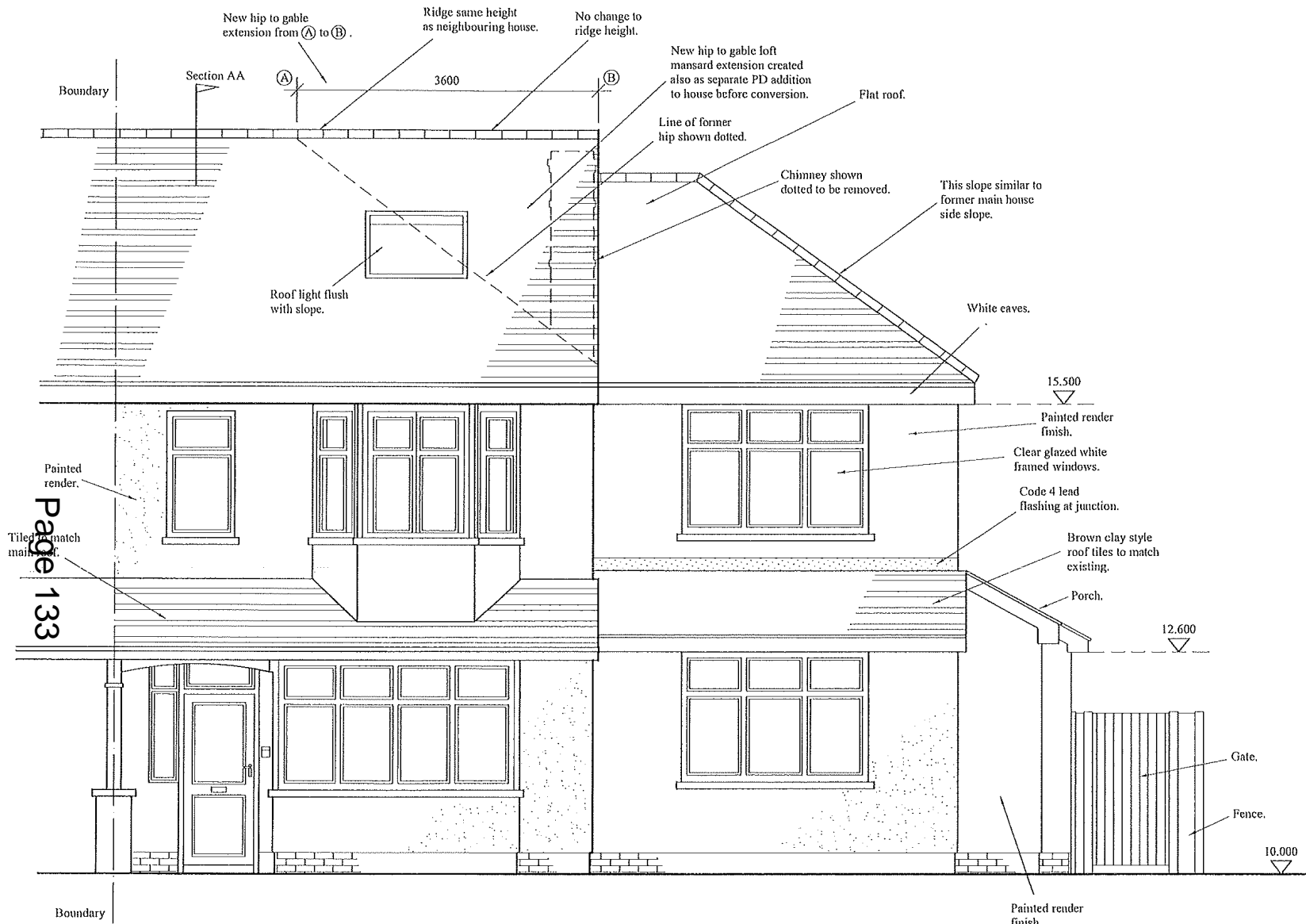
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PROJECT	35 Woodland Way Mitcham CR4 2DZ
CLIENT	Mr. K. Yilmaz
TITLE	Front Elevation As Proposed
DRAWN BY	TM
SCALE	1:50 @ A3
DATE	Oct 2021
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Page 133



Scale 1:50

Front Elevation As Proposed

35 Woodland Way

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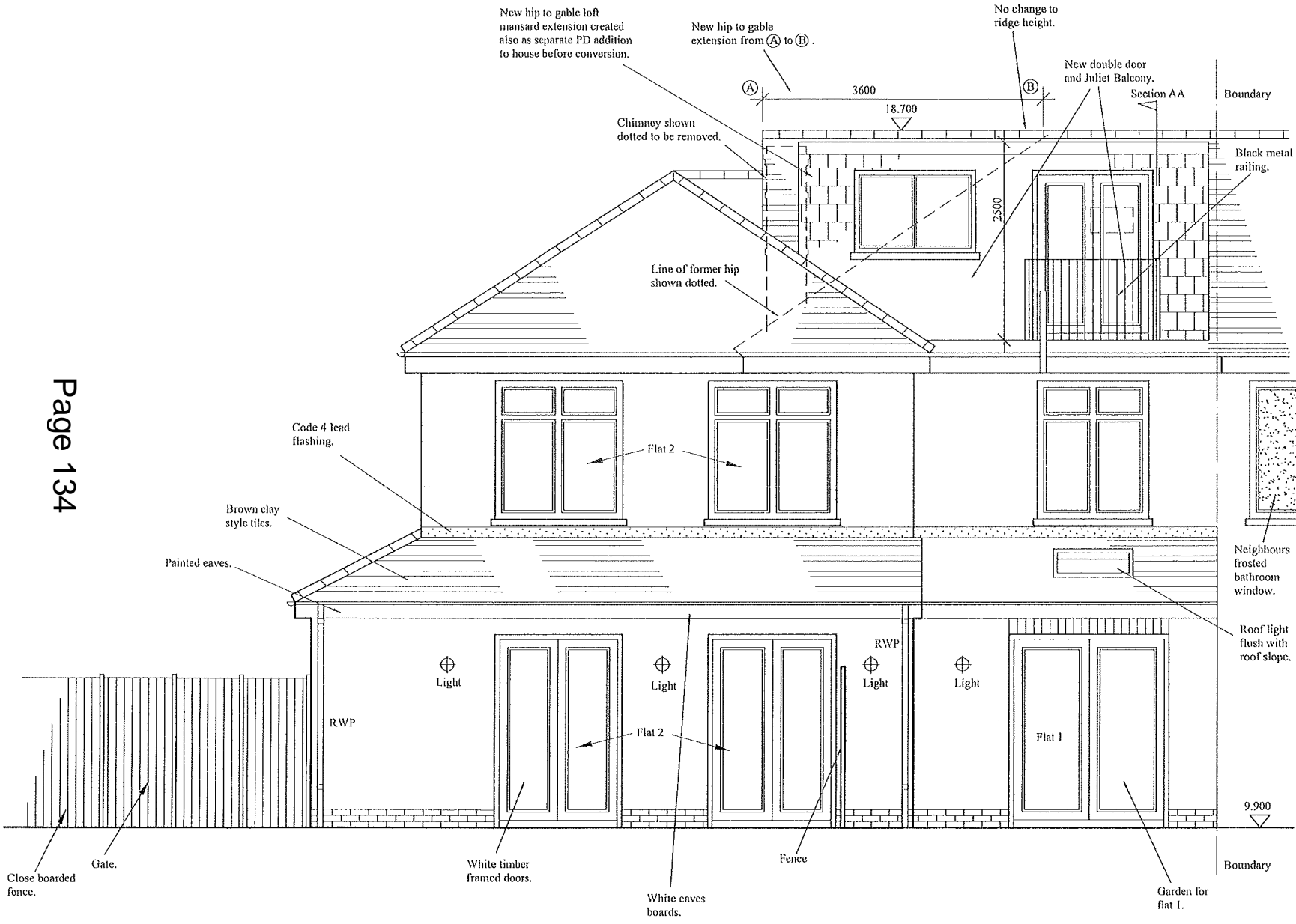
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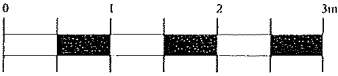
PROJECT	35 Woodland Way Mitcham CR4 2DZ
CLIENT	Mr. K. Yilmaz
TITLE	Rear Elevation As Proposed
DRAWN BY	TM
SCALE	1:50 @ A3
DATE	Oct 2021
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Page 134



Scale 1:50

Rear Elevation As Proposed

35 Woodland Way

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Dec 2021	Planning	TM	D



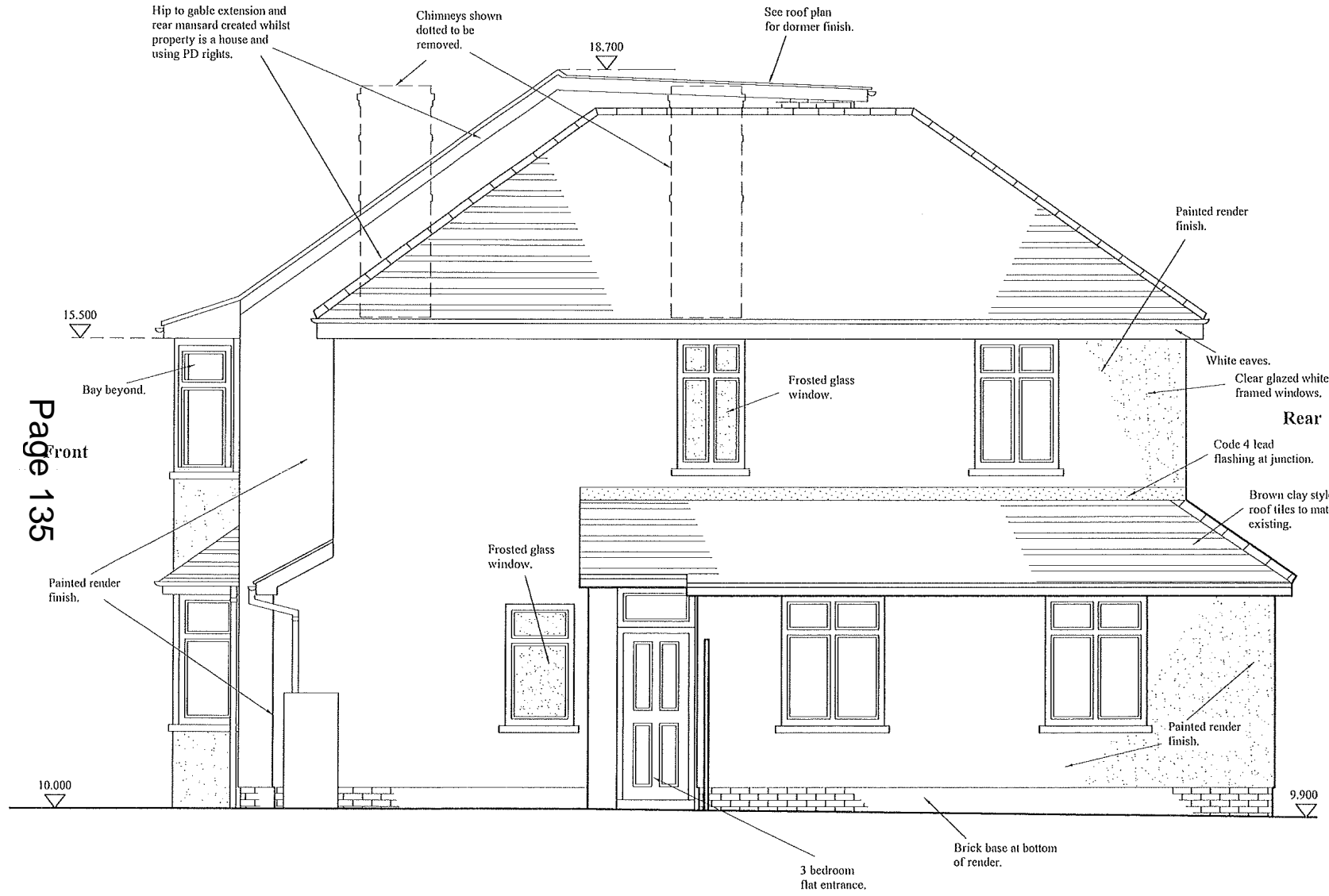
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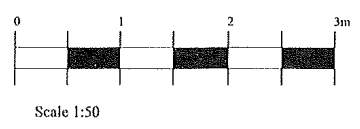
PROJECT	35 Woodland Way Mitcham CR4 2DZ
CLIENT	Mr. K. Yilmaz
TITLE	Side Elevation As Proposed
DRAWN BY	TM
SCALE	1:50 @ A3
DATE	Oct 2021
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Page 135  
front



**Side Elevation As Proposed**

**35 Woodland Way**

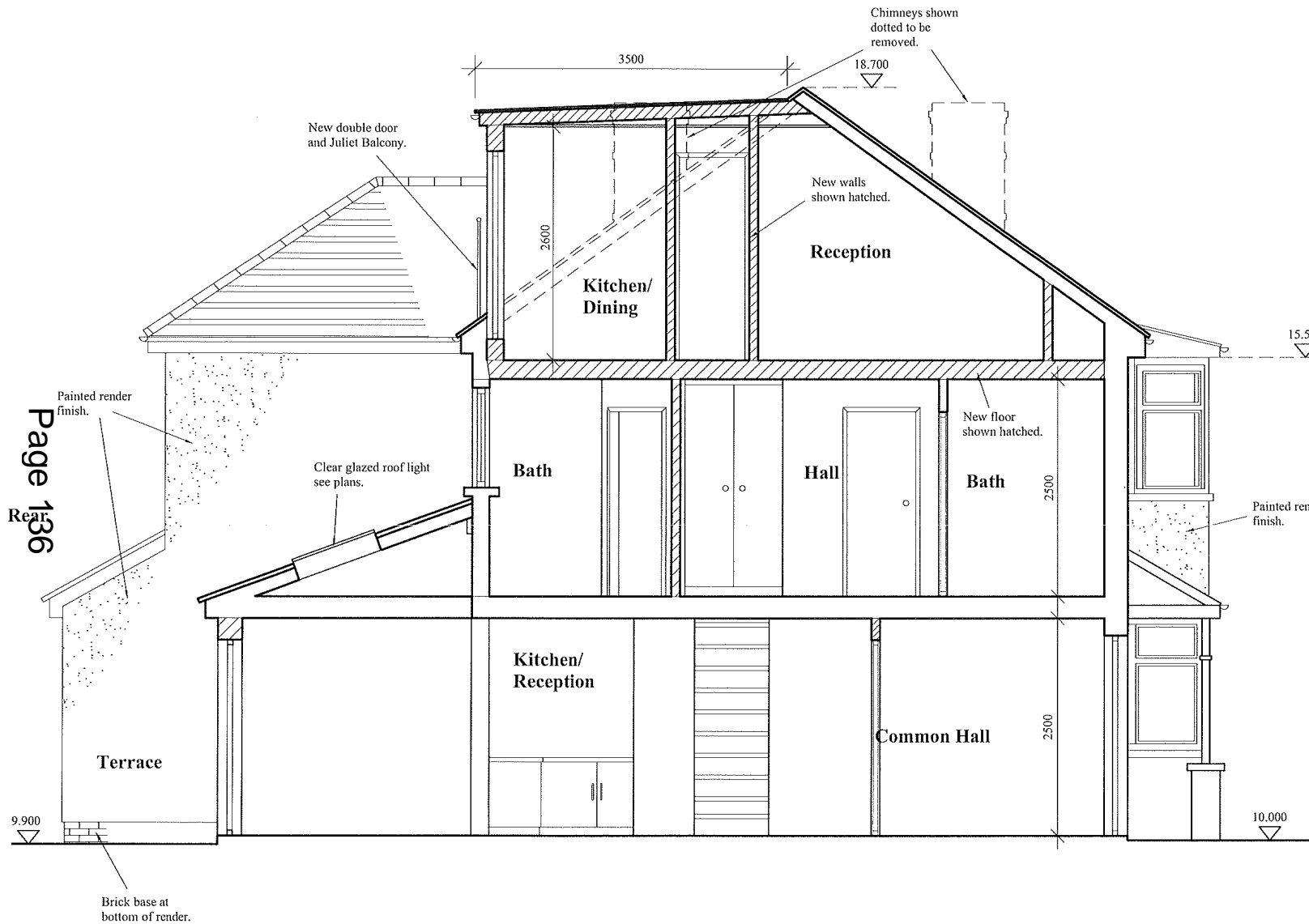
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Mar 2022	Planning Update	TM	E
Dec 2021	Planning	TM	D



Page 136

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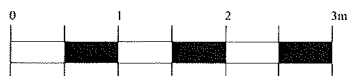
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PROJECT	35 Woodland Way Mitchan CR4 2DZ
CLIENT	Mr. K. Yilmaz
TITLE	Section AA As Proposed
DRAWN BY	TM
SCALE	1:50 @ A3
DATE	Oct 2021
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Section AA As Proposed

35 Woodland Way

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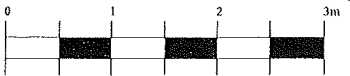
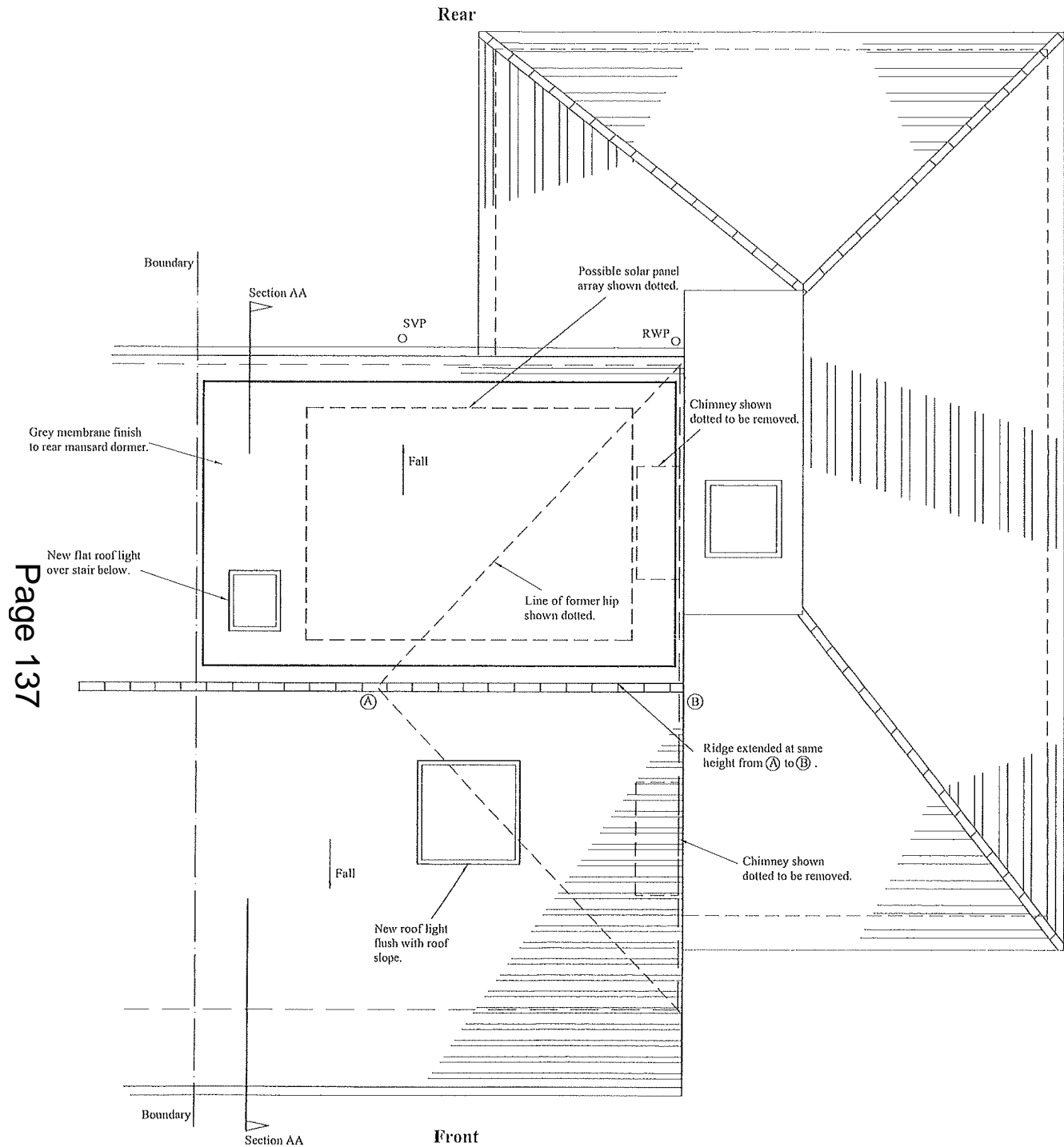
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PROJECT	35 Woodland Way Mitcham CR4 2DZ
CLIENT	Mr. K. Yilmaz
TITLE	Main Roof Plan As Proposed
DRAWN BY	TM
SCALE	1:50 @ A3
DATE	Oct 2021
ISSUE FOR	Planning
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Scale 1:50

Main Roof Plan As Proposed

35 Woodland Way

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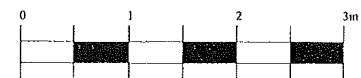
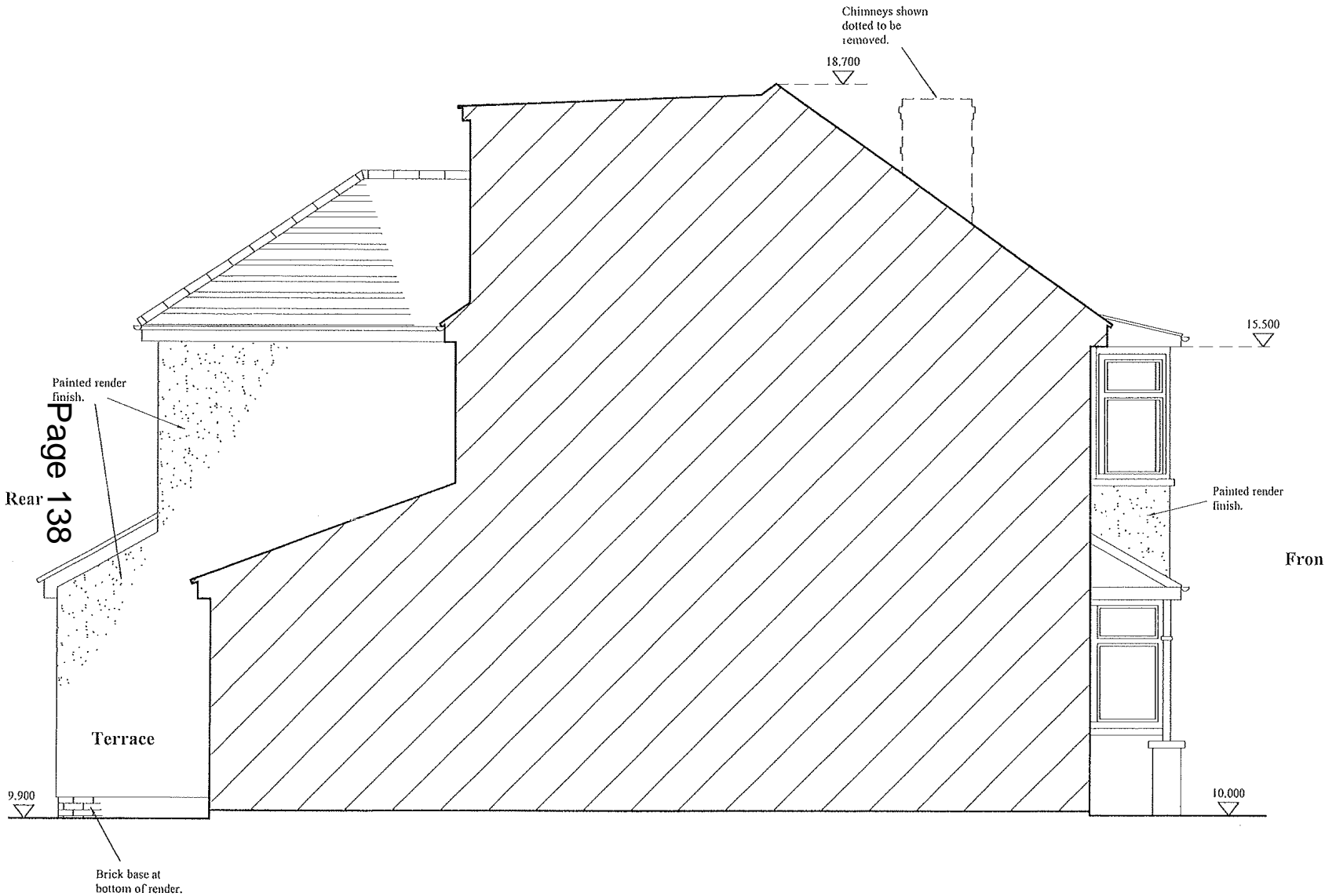
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PROJECT	35 Woodland Way Mitcham CR4 2DZ
CLIENT	Mr. K. Yilmaz
TITLE	Side Elevation As Proposed
DRAWN BY	TM
SCALE	1:50 @ A3
DATE	Oct 2021
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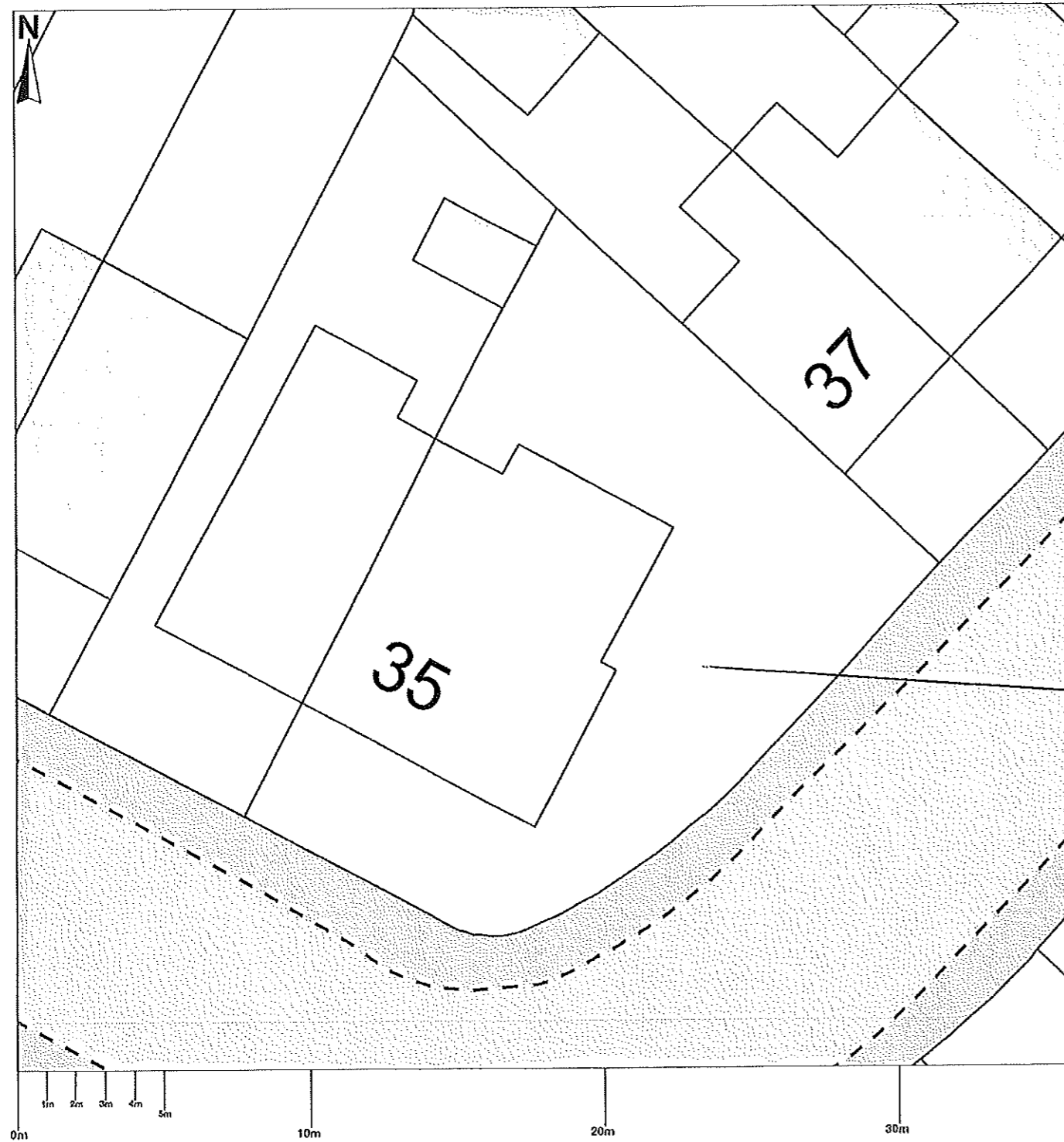


Scale 1:50

Side Elevation As Proposed

35 Woodland Way

Page 138



Scale 1:200

**Plot Plan As Existing**

**35 Woodland Way**

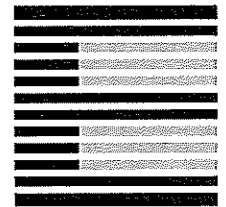
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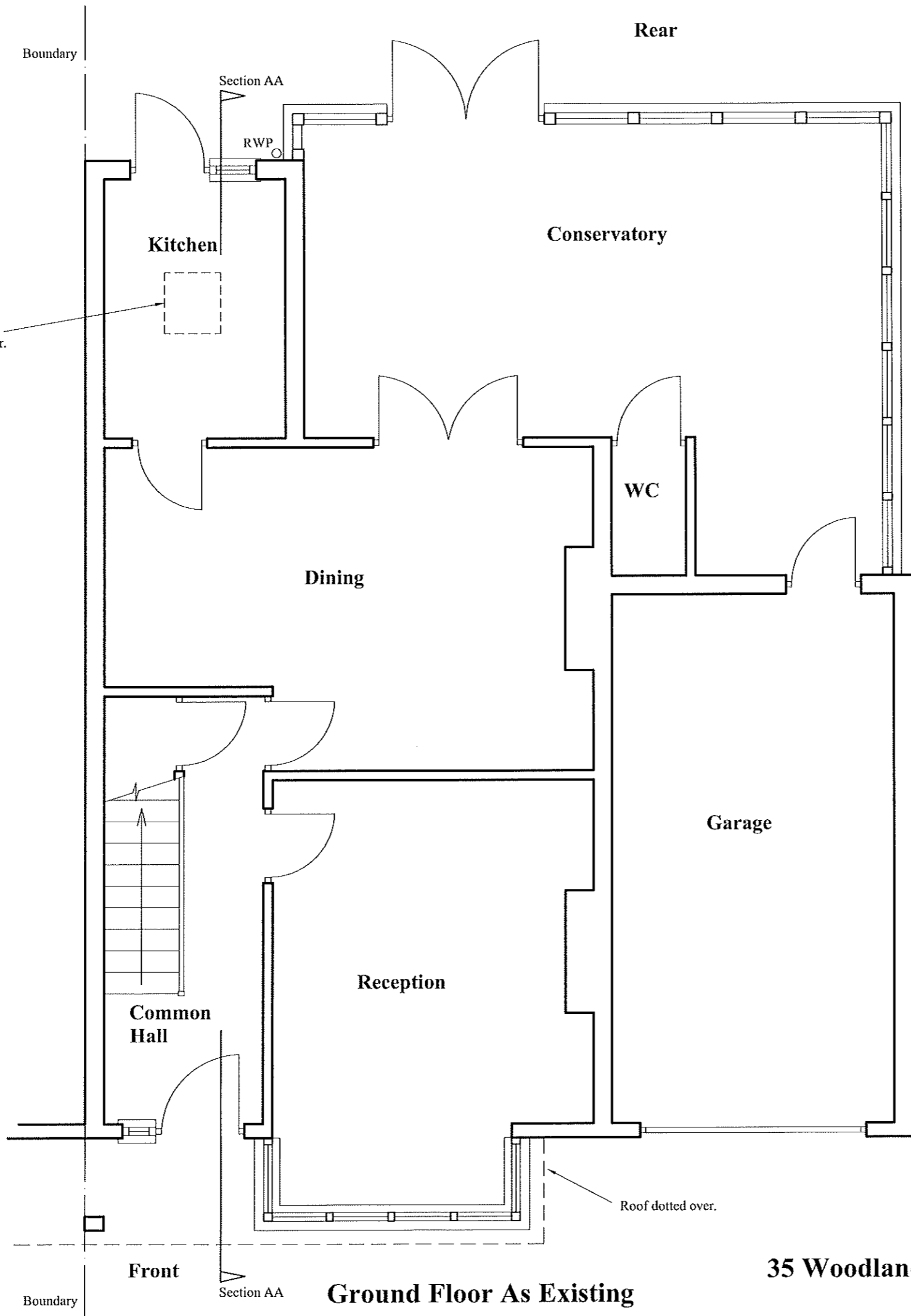
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PROJECT	35 Woodland Way Mitchan CR4 2DZ
CLIENT	Mr. K. Yilmaz
TITLE	Plot Plan As Existing
DRAWN BY	TM
SCALE	1:200 @ A3
DATE	Oct 2021
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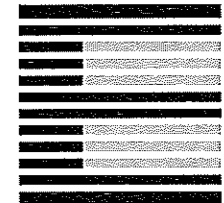
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33

Page 140



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PROJECT	35 Woodland Way Mitchan CR4 2DZ
CLIENT	Mr. K. Yilmaz
TITLE	Ground Floor As Existing
DRAWN BY	TM
SCALE	1:50 @ A3
DATE	Oct 2021
ISSUE FOR	Planning
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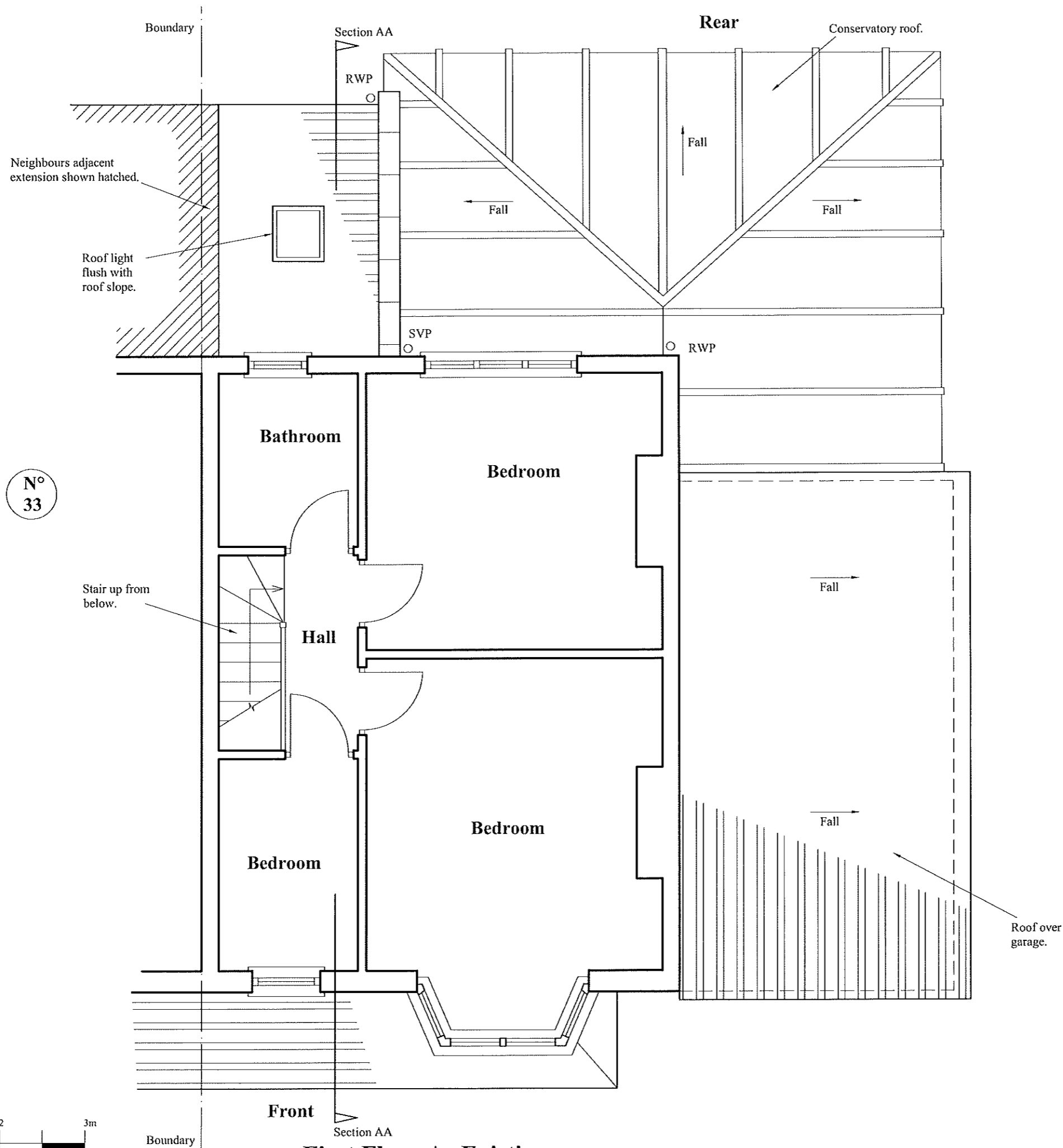


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**35 Woodland Way**

**Ground Floor As Existing**





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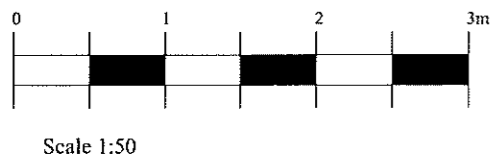


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PROJECT	35 Woodland Way Mitchan CR4 2DZ
CLIENT	Mr. K. Yilmaz
TITLE	First Floor As Existing
DRAWN BY	TM
SCALE	1:50 @ A3
DATE	Oct 2021
ISSUE FOR	Planning
CHECKED	AJM

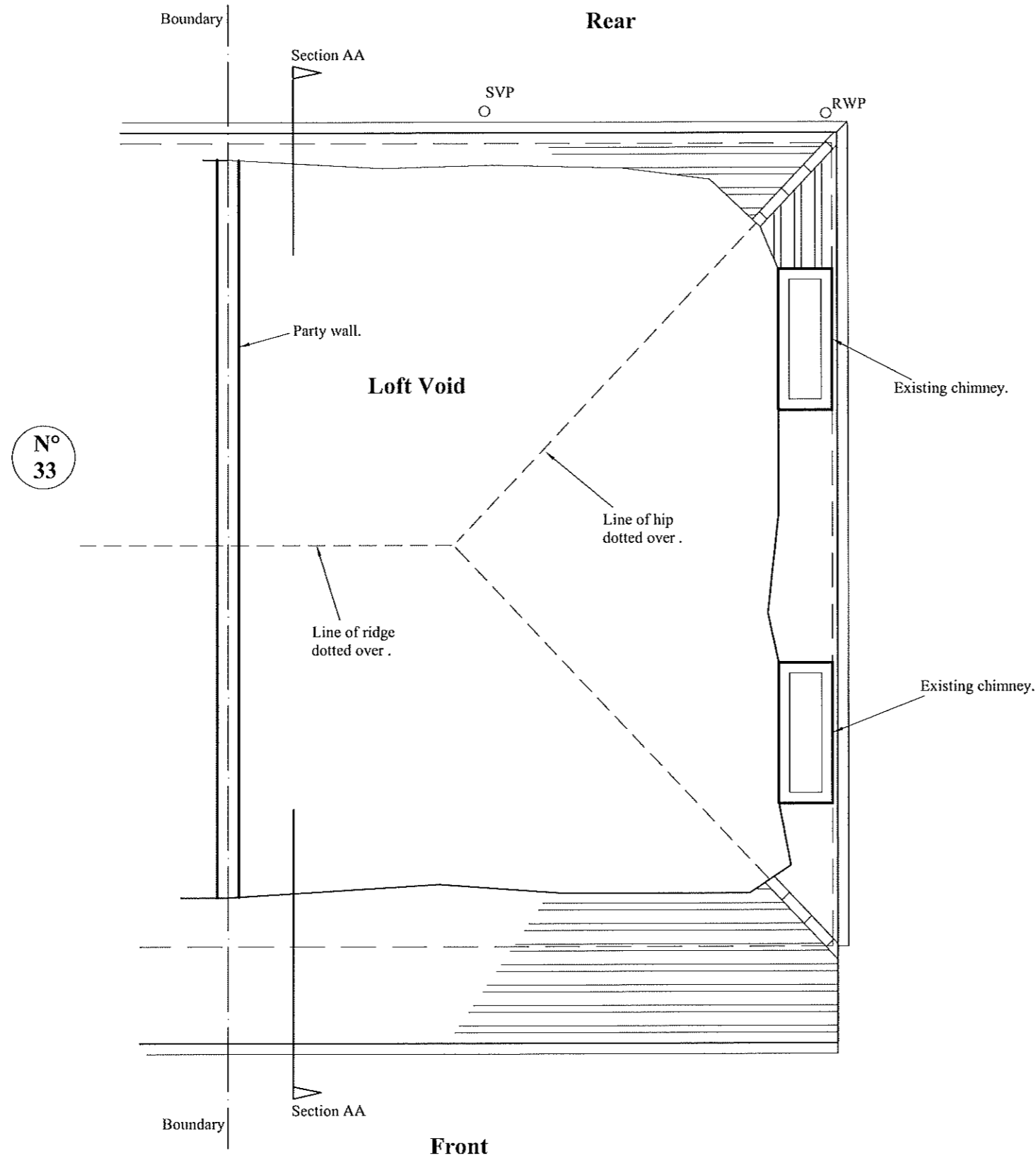
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First Floor As Existing

35 Woodland Way

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**Loft Floor As Existing**

**35 Woodland Way**

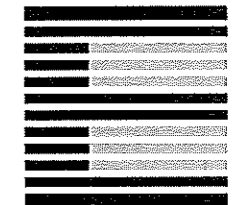
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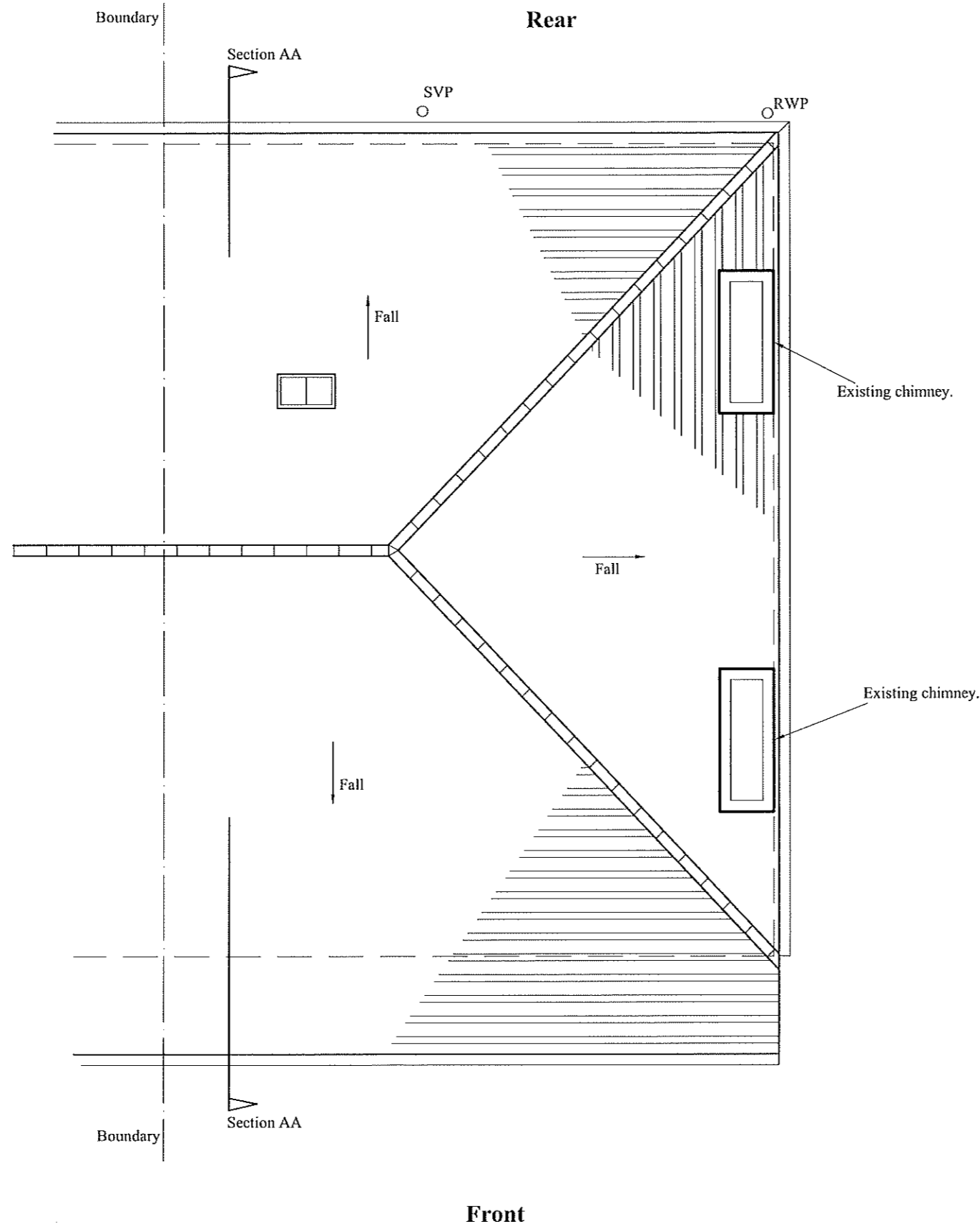
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PROJECT	35 Woodland Way Mitchan CR4 2DZ
CLIENT	Mr. K. Yilmaz
TITLE	Loft Floor As Existing
DRAWN BY	TM
SCALE	1:50 @ A3
DATE	Oct 2021
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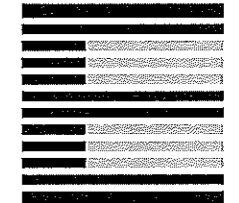
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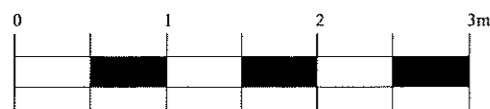
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PROJECT	35 Woodland Way Mitchan CR4 2DZ
CLIENT	Mr. K. Yilmaz
TITLE	Roof Plan As Existing
DRAWN BY	TM
SCALE	1:50 @ A3
DATE	Oct 2021
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Roof Plan As Existing

35 Woodland Way

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Front Photos

35 Woodland Way

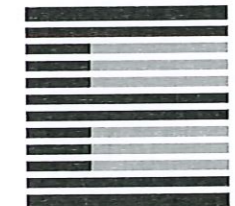
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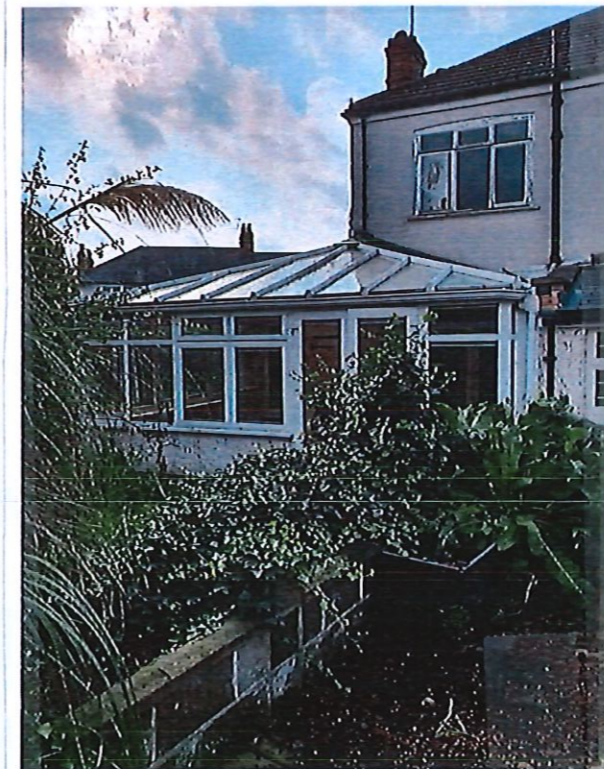
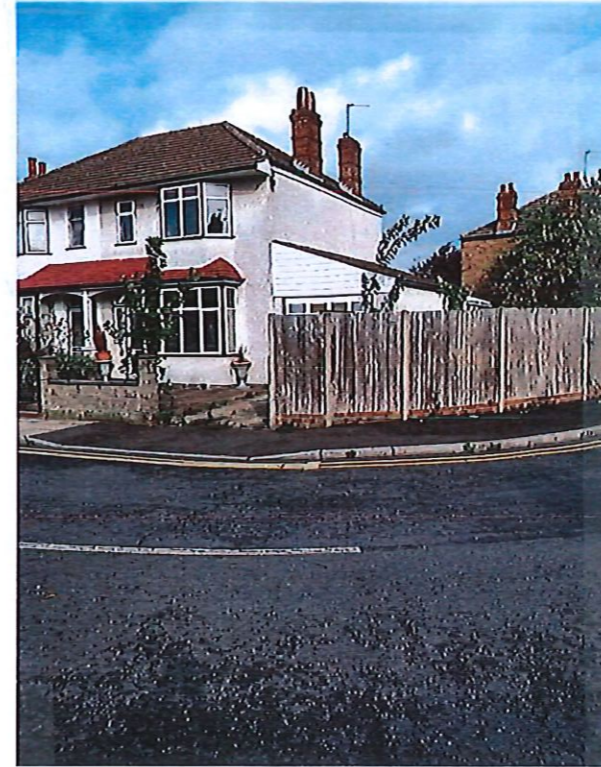
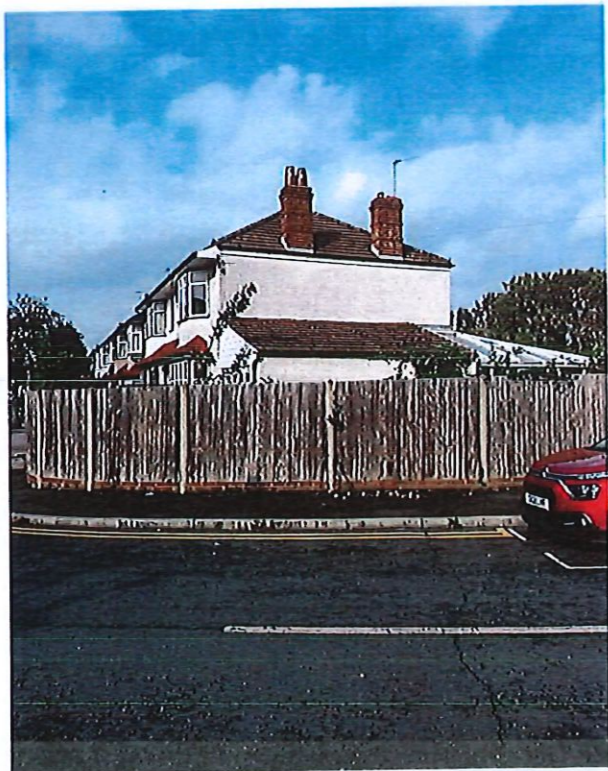
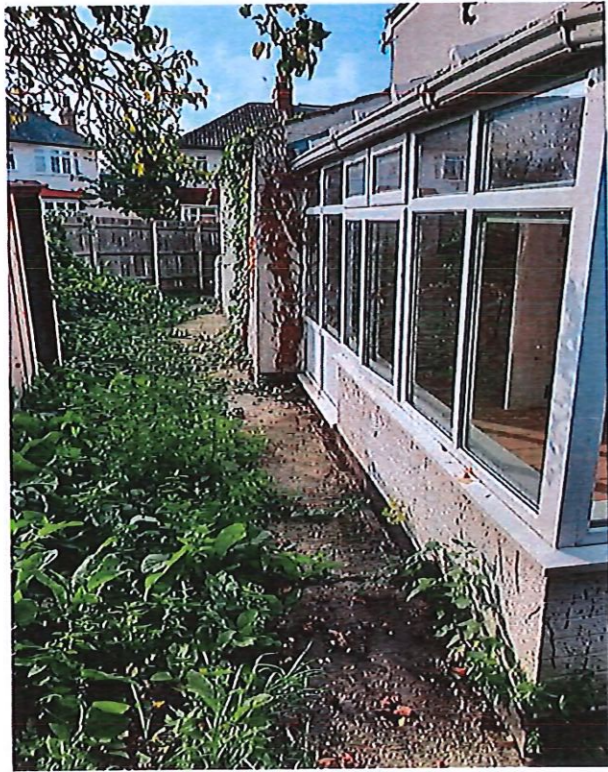
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PROJECT	35 Woodland Way Mitchan CR4 2DZ
CLIENT	Mr. K. Yilmaz
TITLE	Front Photos
DRAWN BY	TM
SCALE	NTS
DATE	Oct 2021
ISSUE FOR	Planning
CHECKED	AJM

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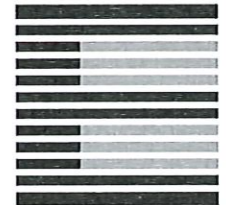
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CLIENT	Mr. K. Yilmaz
TITLE	Rear And Side Photos
DRAWN BY	TM
SCALE	NTS
DATE	Oct 2021
ISSUE FOR	Planning
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Rear And Side Photos

35 Woodland Way

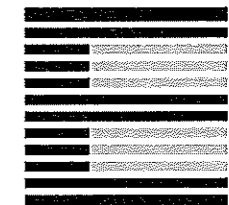
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PROJECT	35 Woodland Way Mitchan CR4 2DZ
CLIENT	Mr. K. Yilmaz
TITLE	Front Elevation As Existing
DRAWN BY	TM
SCALE	1:50 @ A3
DATE	Oct 2021
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Page 146



Scale 1:50

Front Elevation As Existing

35 Woodland Way

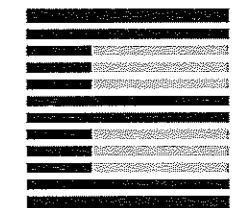
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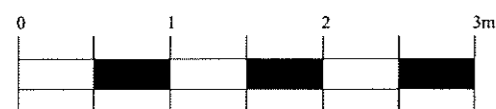
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CLIENT	Mr. K. Yilmaz
TITLE	Rear Elevation As Existing
DRAWN BY	TM
SCALE	1:50 @ A3
DATE	Oct 2021
ISSUE FOR	Planning
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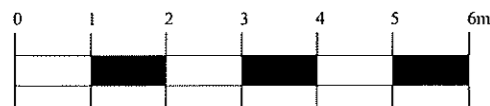
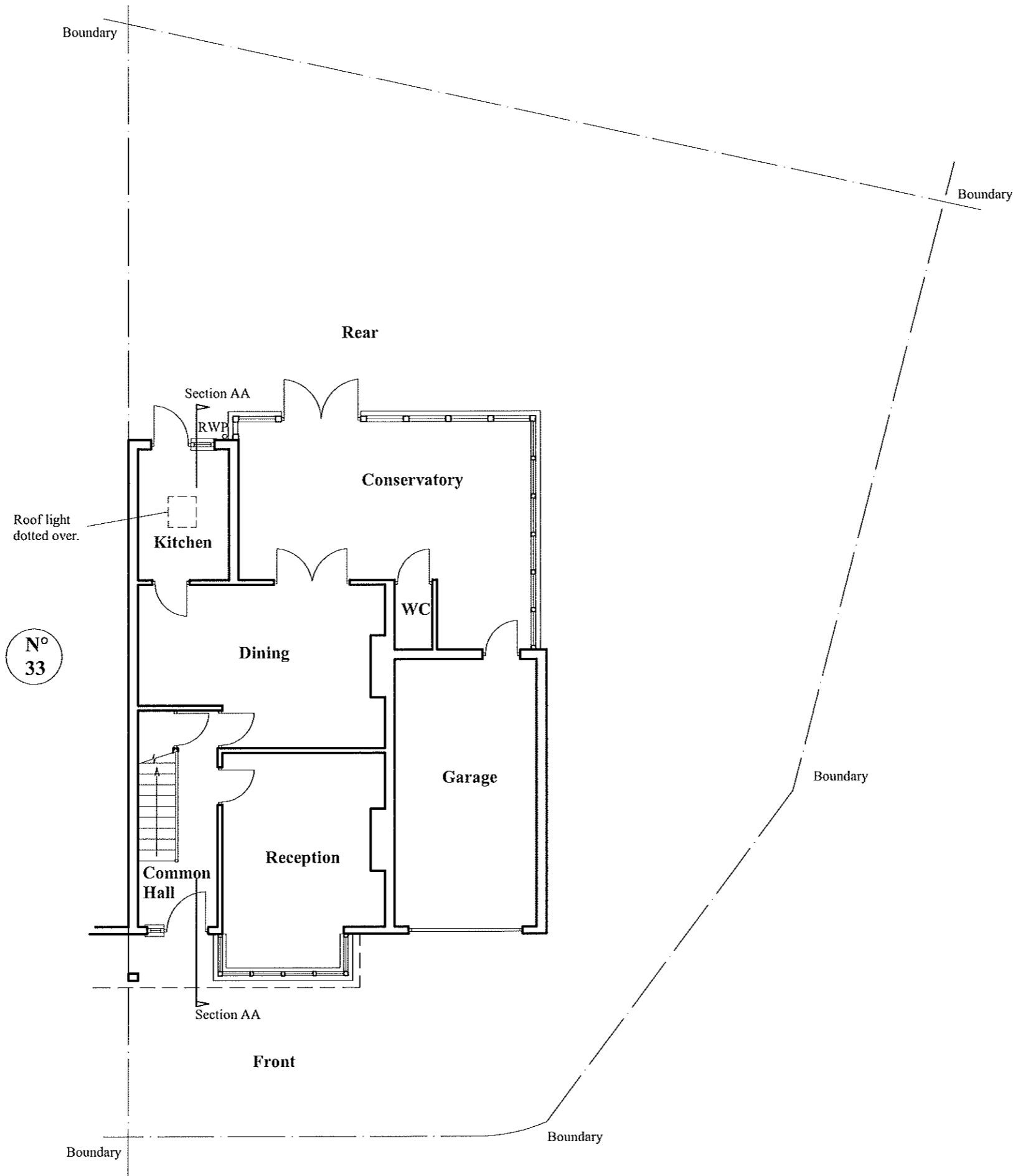
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Scale 1:50

**Rear Elevation As Existing**

**35 Woodland Way**



Scale 1:100

**Overall Ground Floor Plan  
As Existing**

**35 Woodland Way**

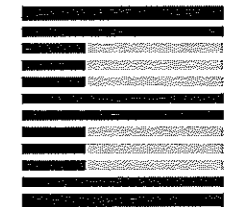
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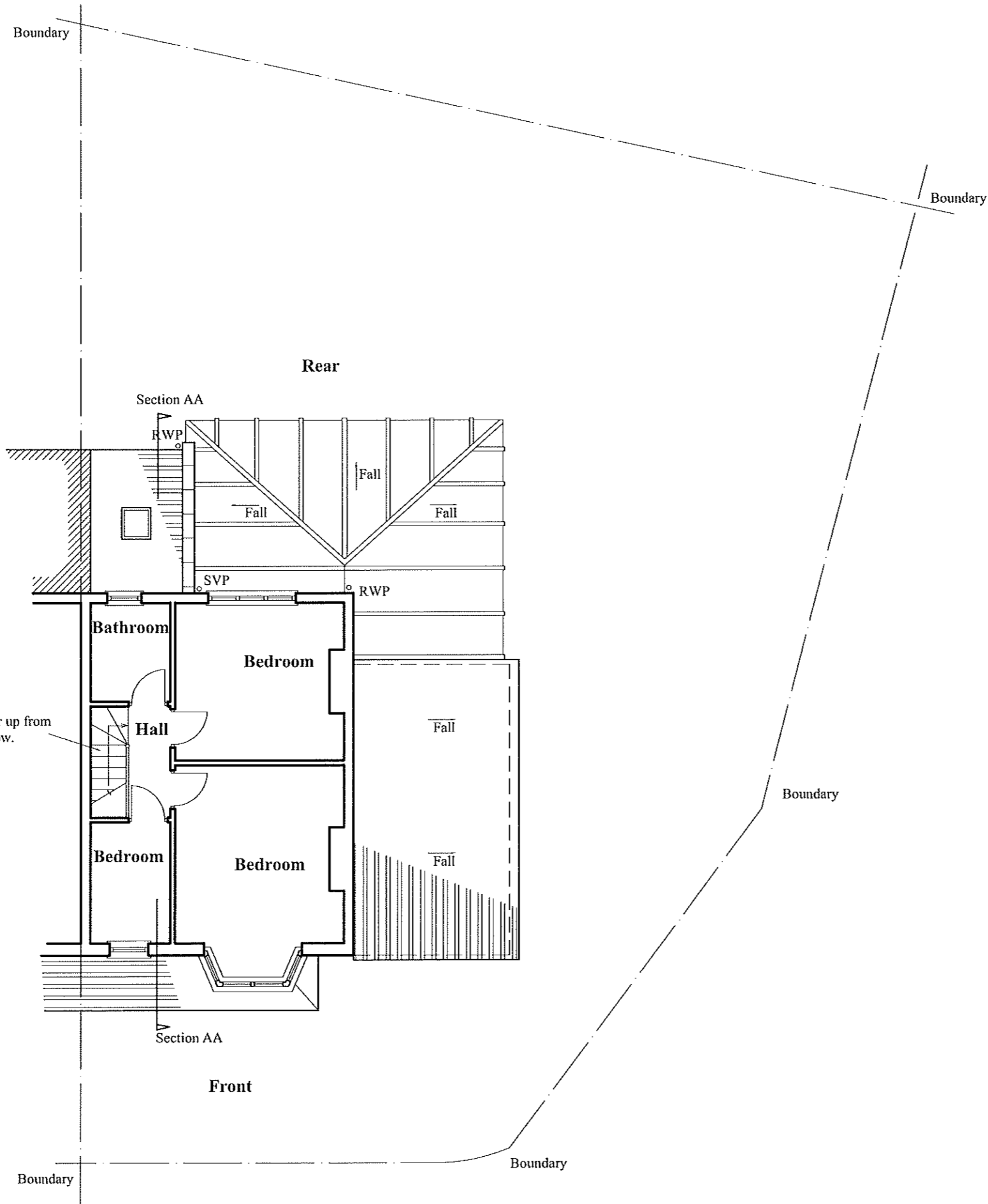
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CLIENT	Mr. K. Yilmaz
TITLE	Overall Ground Floor Plan As Existing
DRAWN BY	TM
SCALE	1:50 @ A3
DATE	Oct 2021
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N<sup>o</sup>  
33



Scale 1:100

**Overall First Floor Plan  
As Existing**

**35 Woodland Way**

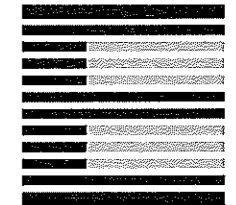
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CLIENT	Mr. K. Yilmaz
TITLE	Overall First Floor Plan As Existing
DRAWN BY	TM
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CLIENT	Mr. K. Yilmaz
TITLE	Side Elevation As Existing
DRAWN BY	TM
SCALE	1:50 @ A3
DATE	Oct 2021
ISSUE FOR	Planning
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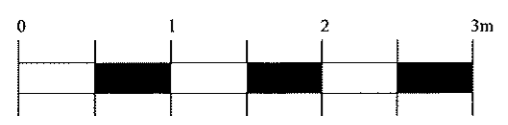
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Front  
Page 150

Rear



Scale 1:50

**Side Elevation As Existing**

**35 Woodland Way**

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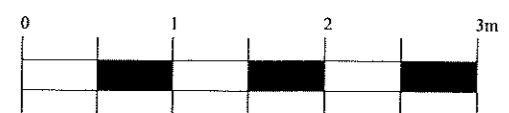
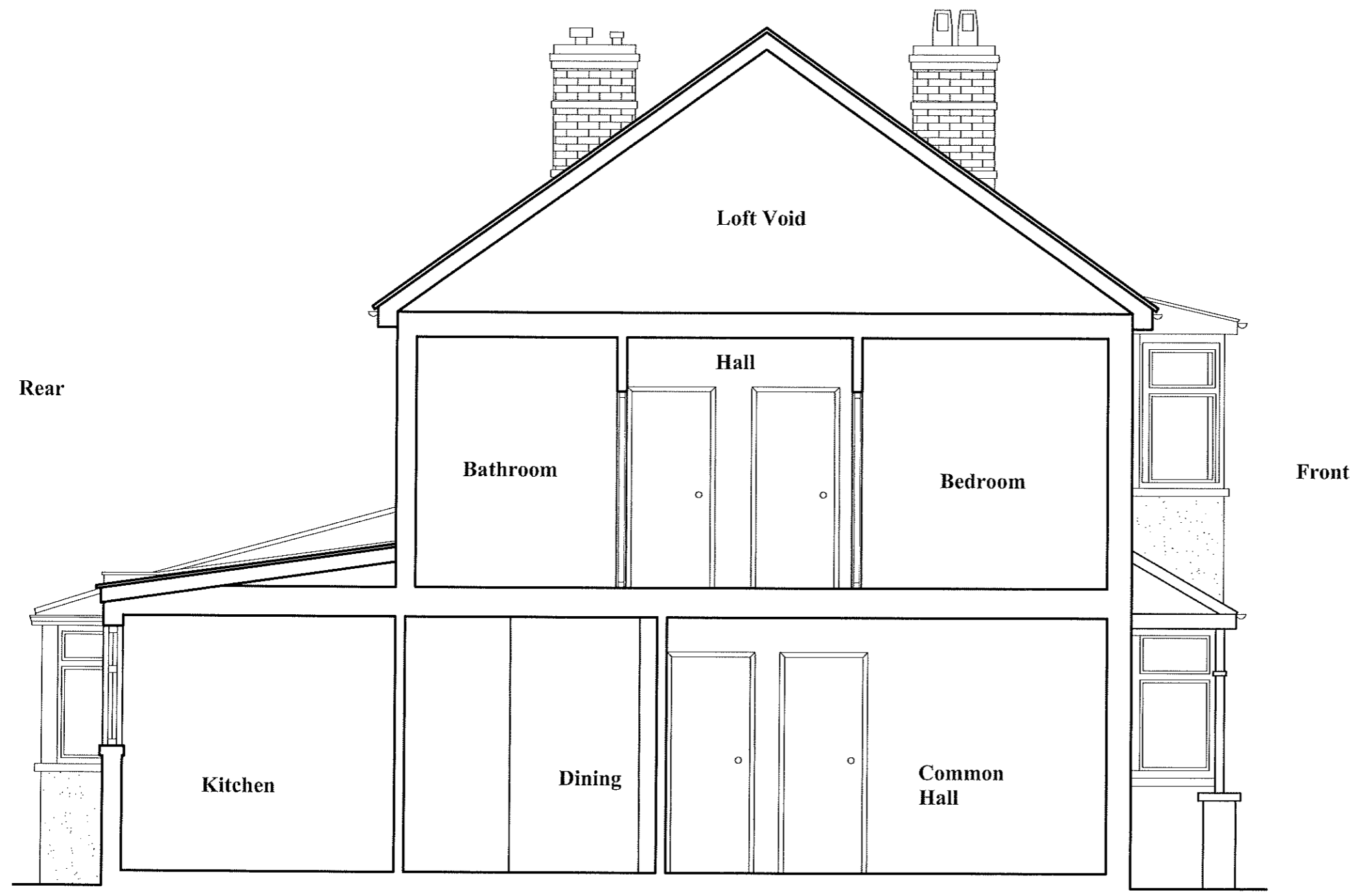
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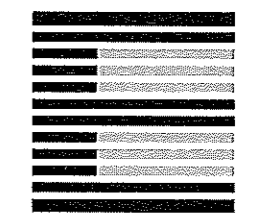
Page 151



Scale 1:50

**Section AA As Existing**

**35 Woodland Way**



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