

# **Merton Council**

## **Planning Applications Committee**

**14 November 2019**

### **Supplementary agenda**

19 Supplementary Agenda - Modifications

1 - 4

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## **Planning Applications Committee 14<sup>th</sup> October 2019 Supplementary Agenda (Modifications Sheet)**

### **Item 5. 61 Approach Road, Raynes Park SW20 8BA – 19/P2168 – Dundonald Ward.**

No modifications.

### **Item 6. SMART Centre, Canterbury Road, Morden SM4 6PT – 19/P2421- St Helier Ward.**

Consultation (page 24)

Insert after paragraph 5.3.

An additional letter has been received from 21 Furness Road, Morden raising the following:

- Supportive of new playspace, where suitably located.
- Noise from the use of the existing basketball court impacts their amenity.
- Questioned whether acoustic attenuation in the form of a fence is required.
- Impact of noise will impact the value of their property.

### **Item 7. Land adj to 57 Gore Road, Raynes Park, SW20 8JN – 19/P2885 – Dundonald Ward.**

Consultation (Page 41)

Insert after paragraph 5.1.2

Additional objections received from 57A Gore Road occupants, including a signed petition against the proposal signed by 33 people.

### **Item 8. 14 Grosvenor Hill, Wimbledon, SW19 4SA – 19/P3219 – Village Ward.**

Consultation (Page 53)

Insert new paragraph.

Paragraph 5.4 - Thames Water

Thames Water has no objections and recommend 3 informatives be imposed on any planning permission.

Officer response

The additional **3 informatives** reflecting the requirements of Thames Water are recommended.

### **Item 9. Oakleigh, Herbert Road, Wimbledon, SW19 3SH – 19/P1799 – Dundonald Ward.**

Proposal (Page 61)

Updated development description to include 11 bedrooms (replacing 15 bedrooms originally proposed).

Consultation (Page 63)

Insert at end of Section 5.

Additional objections received by the Herbert Road Local Residents Group which includes a signed petition against the proposal signed by 62 people.

Conditions (Page 70)

Amendment proposed to Condition 10:

‘The accommodation hereby permitted shall have no more than 11 bedrooms and **11 permanent occupants**, and laid out in strict accordance with the approved drawing number: 19007-A-03-01 Rev 4.’

**Item 10. Land at the rear of Kenilworth Avenue, Wimbledon SW19 7LP – 19/P2715 – Wimbledon Park Ward.**

Insert after paragraph 5.5

A letter from 46 Strathearn Road/109 Kenilworth Avenue raising the following points:

- This (notification of consideration by the Planning Applications Committee) is very short notice and the neighbours who are affected are either away or have other commitments. We feel this item should be postponed to a later date to give those people an opportunity to be present.

**Item 11. 186 Martin Way, Morden SM4 4AJ – 19/P2612- Cannon Hill Ward.**

No modifications.

**Item 12. 33 Queen’s Road, Wimbledon SW19 8NP – 19/P1981 – Trinity Ward.**

Drawing Nos (Page 111)

Revised drawing numbers 19004-A-03-02 Rev 3 ‘Proposed first and second floor plans’ and 19004-A-04-02 Rev 4 ‘Proposed section and elevation’. There was a discrepancy in the original plans and elevation in relation to bedroom window positions in flats E and G. This has been corrected in the above plans. The amended plans are included in the Committee Presentation.

Consultation (Page 116)

Add new paragraph 5.6

Conservation Officer – Additional comments on amended plans

Number 33 Queens Road is the right hand half of a pair of semis. It forms part of a small group of semis. There is one more pair between number 33 and Prince’s Road. The two roads form an oblique angle which results in a relatively clear view of the rear of the semis from Prince’s Road. This view will be enhanced after some established trees are removed to make way for the rear extensions. This is a conservation area.

This application has come a long way since we saw the first proposal. The design of the proposed side extension facing on to Queen’s Road is now satisfactory and is sympathetic to the pair of semis and we have no problem with this aspect.

The rear extensions have been of concern due to the size and the fact that they can be seen from Prince’s Road. The design of the extensions disrupts the rhythm of the original rear wings. The applicant has reduced the mass of the rear extensions.

They have moved the upper part away from boundary of 35. They have lowered the proposed rear additions by sinking them below ground level which has reduced the overall height. The single storey extensions will not be seen from the public

domain however they will eat into the garden amenity space. Good sized gardens are a feature of this conservation area. The size and dominance of the proposed rear extensions is of concern and the impact of the rear view of this group of semis from the conservation area from Prince's Road.

**Item 13. 41 Quintin Avenue, Wimbledon Chase SW20 8 LD – 19/P3003 – Merton Park Ward.**

No modifications.

**Item 14. Ravensbury Estate, Morden SM4 4DT – 19/P1845 – Ravensbury Ward.**

Checklist Information (page 134) amended as follows:

Conservation Area: Yes. A small part of the site is within The Parks sub-area of the Wandle Valley Conservation Area.

Consultations (page 141)

Amend table at paragraph 5.5

Response to drainage & flooding amended as follows: The proposed Surface Water & Foul Drainage Strategy would be acceptable.

**Item 15. 129 Worples Road Wimbledon SW20 8RQ – 19/P2936 – Raynes Park Ward.**

Planning considerations (page 168)

Paragraph 7.3.3 amended as follows:

Three-storey rear extension

7.3.3 The proposal would extend approx. 4.2m beyond the existing rear elevation at ground floor level and is further setback at first and second floor level along set in from either side of the neighbouring property. Although the rear extension would result in a more prominent gable end feature than the adjoining property, officers are satisfied it would not result in a visually harmful appearance. The overall roof design and massing would match the adjoining property.

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