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Merton Council

Planning Applications Committee

18 March 2021

Supplementary agenda

14 Modifications Sheet

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Planning Applications Committee 18th March 2021 Supplementary Agenda Modifications Sheet.

Item 5. 12 Cecil Road, Wimbledon SW19 – 20/P3477 – Trinity Ward.

Consultation (pages 10/11)

Representation received from 10 Cecil Road with additional photographs (sent to Members of the Planning Committee on 17/03/2021) with the following comments:

- Image 1 – illustrates rear line of properties from no. 12 to 22.
- Image 2 – Illustrates the rear view of no.10 adjoining no.12. Owner states their existing rear extension was designed to reduce the impact on amenity of neighbouring properties.
- Image 3 – Illustrates the side extension to no. 10 view from courtyard of no.12.
- Image 4 - Illustrates the line impact of the proposed extension at no.12 onto no. 10.
- Image 5 - Illustrates the kitchen interior view from no.10.
- Image 6 - Illustrates the impact of proposed extension at no. 12 on to the interior of No.10.
- Image 7 – Ground floor plan of proposal showing how it is stepped in highlighted.
- Image 8 – Height of parapet wall of proposal highlighted.
- Image 9 - Illustrates a section taken from the approved planning application 14/P1569 for no.16, erection of a single storey infill extension & a gable ended rear. This keeps in line with the no. 14 & 18 with no intrusive impact on day light.

17/03/21 - Additional photographs received from the owner/occupier of 14 Cecil Road. Photographs show the existing relationship between 12 and 14 Cecil Road who has registered an objection to the proposals.

Item 6. 18 Clifton Road, Wimbledon SW19 – 20/P2899 – Village Ward.

No modifications.

Item 7. 1 Cricket Green, Mitcham CR4 – 20/P3778 – Cricket Green Ward.

No modifications.

Item 8. Dundonald recreation Ground, Wimbledon SW19 – 19/P4183 – Dundonald Ward.

NO LONGER ON THE AGENDA

Item 9. Units C and D Elm Grove Business Centre, Wimbledon SW19 – 20/P2095 – Hillside Ward.

Recommendation (Page 113)

Alteration to the recommendation:

GRANT planning permission subject to Conditions & S106 Agreement, and subject to no objection received from Network Rail.

Consultation (Page 113)

6.2 Environmental Health Officer:

No objection, subject to the following condition to address issues of internal noise levels emanating from the surrounding area:

Condition: Prior to commencement of development a noise/vibration assessment review by a competent acoustic consultant is to be undertaken, which shall have regard to all relevant planning guidance, codes of practice and British Standards for the investigation of noise and residential noise acceptability standards. The survey shall include recommendations and appropriate remedial measures, including methods of ventilation and actions to minimise the impact of the surrounding locality on the development and shall be submitted to and approved by the Local Planning Authority.

Reason: To safeguard the amenities of future occupiers and ensure compliance with the following Development Plan policies for Merton: policy DM EP4 of Merton's Sites and Policies Plan 2014

6.3 Network Rail:

No comments received.

Item 10. Gatehouse Lodge, Morden Hall Park, Morden SM4 – 20/P3606 and 20/P3607 – Ravensbury Ward.

Recommendation (Page 156)

Condition 3 for both 20/P3606 and 20/P3607, relating to Materials and Schedule of works, shall be expanded to cover the buildings separately –

Condition 3, Materials and Schedule of works to Gate House Lodge, is reworded as follows:

No development on the Gate House Lodge, other than cleaning and non-structural preparation for the remedial works, shall take place until a detailed schedule of works containing detail drawings and specification for the internal and external works to the building have been provided to the Local Planning Authority for approval. The works shall not be carried out until the details/schedule are approved, and the development shall be carried out in full accordance with the approved schedule. Particular regard should be given to:

- Detail drawings of the steel beams to be inserted in the basement of Gate House Lodge and indication of the retained timber beams;
- Details of the new heritage fire doors on the ground floor of the Lodge and how this shall be installed, with the fire proof glass above;
- Details of any new fire alarm system and how this would be installed with minimal impact to the Listed building;
- Detail drawings of the installation of the dumb waiter and reuse of any removed materials;
- Details of new partitions.

New condition for Schedule of works to the Stable:

No work shall take place to the Stable building until detail drawings of the structural work for the roof and schedule of works for other repairs and restoration, have been provided to the Local Planning Authority for approval. The works shall not be carried out until the details are approved, and the development shall be carried out in full accordance with the approved drawings and schedule.

New Condition for materials to all buildings (except Potting Shed):

No development, other than cleaning and non-structural preparation for existing buildings shall take place until samples of any new material, such as roof tiles, brick, window, cills, balustrades and floor boards have been provided to the Local Planning Authority for approval. The works shall not be carried out until the details and materials are approved, and the development shall be carried out in full accordance with the approved materials.

New Condition for materials to Potting Shed:

The work to the Potting Shed shall not be started until details of the new materials/structures to be erected (including the pergola roof and new door) have been provided to the Local Planning Authority for approval. The works shall not be carried out until the details and materials are approved, and the development shall be carried out in full accordance with the approved details.

Condition 11 (H12 Delivery and Servicing Plan to be Submitted) of 20/P3606 is reworded as follows:

Development shall not be occupied until a Delivery and Servicing Plan has been submitted in writing for approval to the Local Planning Authority. No occupation of the development shall be permitted until the Plan is approved in writing by the Local Planning Authority and implemented in accordance with the approved plan. The approved measures shall be maintained, in accordance with the Plan, for the duration of the use, unless the prior written approval of the Local Planning Authority is obtained to any variation.

Condition 15 (Flood risk) of 20/P3606 is reworded as follows:

Prior to construction of new buildings (including bike store, animal enclosure and growing tunnel) a detailed scheme for the provision of surface water drainage is submitted to and approved in writing by the local planning authority. The drainage scheme will dispose of surface water by means of a sustainable drainage system (SuDS) in accordance with drainage hierarchy contained within the London Plan Policy (SI 12, SI 13 and SPG) and the advice contained within the National SuDS Standards.

New condition to be included relating to Flood Risk, for 20/P3606:

Prior to occupation, a detailed scheme for the provision of foul water drainage is submitted to and approved in writing by the local planning authority.

Reason: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's policies CS16 and DMF2, and London Plan policies SI 12 and SI 13.

Condition 16 (Landscape) of 20/P3606 is reworded as follows:

Prior to occupation, full details of a landscaping and planting scheme, incorporating the recommendations set out in Section 7 of the Biodiversity report (“Biodiversity (including Bats, Water Vole & Reptiles) Survey report” dated October 2020 Rev 1) shall be submitted to and approved in writing by the Local Planning Authority, these works shall be carried out as approved unless otherwise agreed in writing by the Local Planning Authority prior to occupation of the site. The landscape plan should be developed in collaboration with the project’s ecologist to ensure enhancements provided on site are towards net biodiversity gain. The details shall include on a plan, full details of the size, species, spacing, quantities and location of proposed plants, together with any hard surfacing, means of enclosure, and indications of all existing trees, hedges and any other features to be retained, and measures for their protection during the course of development.

Part A, Condition 19 (Biodiversity and protected species) of 20/P3606 is reworded as follows:

The development hereby approved shall be carried out in full accordance with the recommendations for mitigation, construction practice and ecological enhancement (including any surveys, pre-work actions, mitigation and enhancement measures) as set out in Section 6 of the Biodiversity report (“Biodiversity (including Bats, Water Vole & Reptiles) Survey report” dated October 2020 Rev 1). When carrying out these works, should any bats/bat droppings/bat roost or other evidence of bats be discovered, works must halt and Natural England contacted.

Item 11. 10 St Mary’s Road, Wimbledon SW19 – 20/P4018 – Village Ward.
Consultation (Page 241)

One additional representation received raising objection on the following grounds:

- Lack of consultation;
- A lot of planning history with the host property;
- Tree has been felled;
- Proposal will result in an overdevelopment of the site as permitted development rights have been removed;
- Hydrology Report dates back to 2014;
- Flooding in neighboring properties from basement works;
- Proposal could harm neighboring Oak tree;
- Noise impacts from use of the pool;
- Should condition the applicant so that they re-instate any damage caused to neighboring vegetation and houses;
- Application should be refused.

Additional comment received in support from the Planning Agent:

There has been a lot of incorrect comments made by objectors to this application and to clarify:

- The application proposes the planting of 7 new trees which is in addition to the trees already planted by the applicant. The application also proposes a green sedum roof to the plant room and new planting beds.
- Boreholes taken from the application site confirm it is made up of Black Park Gravel meaning that water drains through the soil easily. A site visit by Geo-Environmental confirms this to be the case as there was no ponding water nor vegetation die back associated with a rise in groundwater level.

- The ground water depth is 2.7mbgl with the deepest end of the pool being potentially 2m. Therefore the pool is unlikely to reach ground water level.
- No.8 St Mary's Road (who wrote in to support the application) is constructed on London Clay, the relevance of which is that there is a non-permeable barrier which would restrict the flow of any water from the application property south-eastwards.
- Storm water would be disposed of via the storm water system. As such, there would be a reduction in water travelling through the site from that which currently exists meaning less water in the ground.

Item 12. Land R/O 2-16 Wodville Road, Morden SM4 – 20/P1091 – Merton Park Ward.

Proposa (page 252):

It has come to the attention of Officers that the report erroneously refers to the provision of 9 units, whereas the amendments to the scheme reduced the number of units to 8. Therefore, the following paragraphs require amending:

3.1 The proposal is for the erection of a two-storey building (chalet bungalow form) to provide 8 residential units (7 flats and one single storey dwellinghouse), private amenity space, with 22 cycle parking spaces. No-off street car parking is proposed.

3.14 The accommodation schedule and housing mix would be as follows:

Unit	Type	Habitable rooms	GIA (sq.m)	External amenity space (sq.m)
1	2b/4p	3	70.6	33.9
2	3b/6p	4	85.8	14.5
3	2b/4p	3	70.6	28.7
4	3b/6p	4	84.9	10.2
5	2b/4p	3	70.6	28.7
6	3b/6p	4	88.1	27.3
7	1b/2p	2	55.1	28.7
8	1b/2p	2	51.2	30.9

Housing mix:

1b 2p	2
2b 4p	3
3b 6p	3

The proportional housing mix is:

- 1 bedroom - 25%
- 2 bedroom – 37.5%
- 3 bedroom – 37.5%

3.15 The density of the proposed development is:

- 93.3 units/ha and 248.5hr/ha based on the site's developable area.

- 85.2 units/ha and 226.8hr/ha based on the site's developable area plus half the width of the roadway.

3.18 The key differences between this proposal and the previous refused scheme (17/P2836) are as follows:

- The current scheme is for 8 units whereas the refused scheme was for 10 units.

7.3.9 The proposed development would have a density of 93.3 dwellings per hectare and 248 habitable rooms per hectare. Whilst no longer part of the Development Plan, Officers note that the proposed density would have fallen comfortably within the relevant density range of the previous London Plan (London Plan 2016) (200-350 habitable rooms per hectare 70-130 dwellings per hectare) as set out in Table 3.2 for the setting (Suburban) and PTAL 4-

7.4.8 The current scheme proposes the following mix:

Number of bedrooms	Percentage of units
One	25%
Two	37.5%
Three+	37.5%

Officer comment:

The error in the report relates to a drafting error. The merits and conclusions of officers remain as set out in the report.

Item 13. Planning Enforcement Summary.

No modifications.