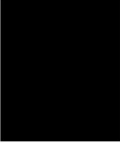


Application No:	Consultees Name:	Received:	Comment:	Response:
2020/1082/P		12/05/2020 18:14:32	OBJ	<p>This application cannot be considered "residential minor alterations". It does not describe a garden studio that fills one end of the garden and more than a quarter of the length of the garden.</p> <p>There are few measurements given, no indication of how the building might be constructed and a brief design/access statement that omits any history or details of the site.</p> <p>The length of the garden at 117 was reduced in the early 80's by 7.5 meters in order to provide a garden for 3 Lower Merton Rise when it was converted from garages to residential. In 2016 number 117 built an extension to the ground floor, further reducing the length of the garden.</p> <p>There are many precedents along King Henry's Road for extensions and garden rooms but the gardens are all longer and so there has been less loss of soft landscaping and trees. This proposal indicates the loss of a cherry and an apple but in fact there will be other trees to remove. A lilac and four espaliered beech trees, maybe more. There is no arboricultural report submitted despite trees playing an important role in the Elsworthy Conservation Area. In the garden of 3 Lower Merton Rise there is an exceptional London plane with a TPO. The root system is extensive and it is feared that the excavation for the foundations of this garden studio will necessitate cutting part of the root system and that will endanger the stability of both the tree and the boundary walls.</p> <p>It is important that the officer makes a site visit to both 117 and 3 Lower Merton Rise to better interpret these poor quality plans.</p> <p>As proposed this application should be refused as it neither enhances nor preserves this Conservation Area.</p>