


Application No:	Consultees Name:	Received:	Comment:	Response:
2020/1082/P		12/05/2020 23:06:48	OBJ	<p>I write to provide a number of comments and object to the construction of a garden studio as proposed in the rear garden of 117 King Henry's Road. It is difficult to tell from the very brief D&A statement and drawings, all the dimensions of the structure, construction methods etc.</p> <p>The rear garden of 117 has already been reduced by an extension to the ground floor and the proposed studio would reduce the garden area further. The D&A statement provides no planning history for the site which would show how the garden size has already been reduced compared to neighbouring properties. No 119 already contains a garden studio at the rear but the garden is much longer in order to accommodate this.</p> <p>In addition there is no arboricultural report. The proposal states the need to remove two trees but it seems likely that five additional trees will be removed: 4 espaliered beech trees at the rear wall and a lilac tree. The beech trees do not appear on the proposed lower ground floor plan so I can only assume the proposal is to remove them. These beech trees, which rise above the rear brick wall and trellising, provide the privacy between no. 117 and no. 3 Lower Merton Rise.</p> <p>As there are no construction details it is not clear whether the studio will be fixed to the three neighbouring walls or whether it will be slotted in - what are the drainage arrangements of the structure, will falling leaves and water pool at the bottom of the three brick party walls potentially causing damage and damp? Will it be laid on a slab or will foundations be dug - these may damage the root structure of the TPO-ed London plane in the rear of no. 3 Lower Merton Rise.</p> <p>If used at night time there will be light spillage to neighbouring properties from the proposed skylight.</p> <p>The current proposal is not in accordance with the Conservation Area aims of enhancing or preserving it.</p>