

**Objection - Proposed (Merton Estates)
Compulsory Purchase Order 2022 – Potential right
of light/daylight for the benefit of the premises on [REDACTED]**

Attention:

[REDACTED]

Subject: Proposed (Merton Estates) Compulsory Purchase Order 2022 – Potential right
of light/daylight for the benefit of the premises on [REDACTED]

Date: 12th July 2022

[REDACTED]

We the residents of [REDACTED] would like to formally object to the 'Proposed (Merton Estates) Compulsory Purchase Order 2022 – Potential right of light/daylight for the benefit of the premises on [REDACTED].

For the purposes of this objection, the properties [REDACTED] will be referred to as [REDACTED], or [REDACTED].

Our objection is to the building that will replace what is now known as [REDACTED].

[REDACTED], currently sits at a height of approximately 9.6 metres to the highest point of the main rooftop structure and there is distance from the front of [REDACTED] to the houses & flats of the [REDACTED] Properties ([REDACTED]) of 18.6 metres.

The proposed development will mean a reduced separation between the properties of 4.6 metres, reducing the gap to just 14 metres.

The design plan shows the new development will be to a height of 10 metres (indicative), however document AA4586_2011- Proposed Building Heights A For Planning For Approval states that the proposed building height could be up to 16 metres (parameter option):



Whilst we understand the current plan is to only build up to 10 metres, there is huge concern for the changes that could be made, once the CPO goes through.

This image is from the original Design & Access Statement (D&AS) (page 119) for the development dated November 2017, showing that [REDACTED] will become a 2-3 storey building.



Page 139 of the D&AS also shows the following:

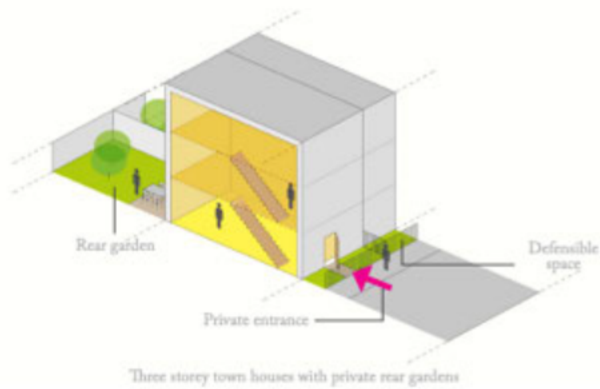


The housing quarter is to be located to the eastern edge of the masterplan, adjoining the existing, traditional housing on [REDACTED]

The townhouses will follow a rational layout, with defensible space on street, private rear gardens and three storey of accommodation.

The proposed urban layout allows for back-to-back gardens, improving privacy, overlooking distances, street legibility and a clear distinction between private and public spaces.

The architectural treatment can provide a sensible response to the existing context in regards to massing, roof articulation and fenestration.



Location plans

From the planning application 17P1721 – document: Planning application- Daylight, Sunlight & Overshadowing report:

Indicative report:

The report states that the “Daylight Impact on Surrounding properties” “assessed will experience negligible to minor impacts from the proposed development” and that “Sunlight Impact on Surrounding properties” “surrounding properties analysed will, in general, retain good levels of sunlight with proposed development in place both on an annual basis and that during the winter period”

As the report states: 2.15 Sunlight is used to describe light coming directly from the sun. Sunlight is highly dependent on the site location, orientation and the time of day, and directly affects factors such as solar gain, perceptions of warmth and health issues such as the access to Vitamin D. Direct sunlight is desirable in winter, and not only yields psychological benefit but also helps facilitate energy efficiency by reducing the need for heating.

Parameter report:

“The results for the Parameter option have more cases of the moderate and significant impact on the surrounding properties”

This document states, that whilst an assessment of the maximum parameters has been undertaken for completeness, it is very unlikely that such a scheme would come forward in the context of the Design Code and other planning considerations.

Unlikely is not acceptable answer for this CPO to proceed.

The [REDACTED] were built in circa 1906. The properties all face West, South West. Due to the age of the properties, they do not have cavity walls or any other insulation. In the cooler months, the properties can be colder on the inside than they are on the outside. Every single moment of direct sunlight is essential. We are not interested in maintaining ‘good levels of sunlight’. We want to get the same amount of sunlight as we do now, as when the properties were purchased/tenanted. The proposed encroaching development will have an impact on [REDACTED] all year round. From the moment the sun comes around the front of the properties, whatever time of year, it makes a real difference to the temperature inside. With the sun being lower in the sky in the latter and early months of the year, the potential impact on the properties is extremely concerning.

The report on the impact of the surrounding properties is in our opinion incorrect and incomplete, as Appendix A – Detailed Results of the: Daylight, sunlight and overshadowing report makes no mention of property 12 & 21 (The title of the properties in the study).

On the 6th July, an email was sent to [REDACTED] asking why this was so and the answer received from the [REDACTED] was simply: "you can find specific details of the [REDACTED] houses that are proposed to replace [REDACTED] included in the Design and Access Statement. P108-123".

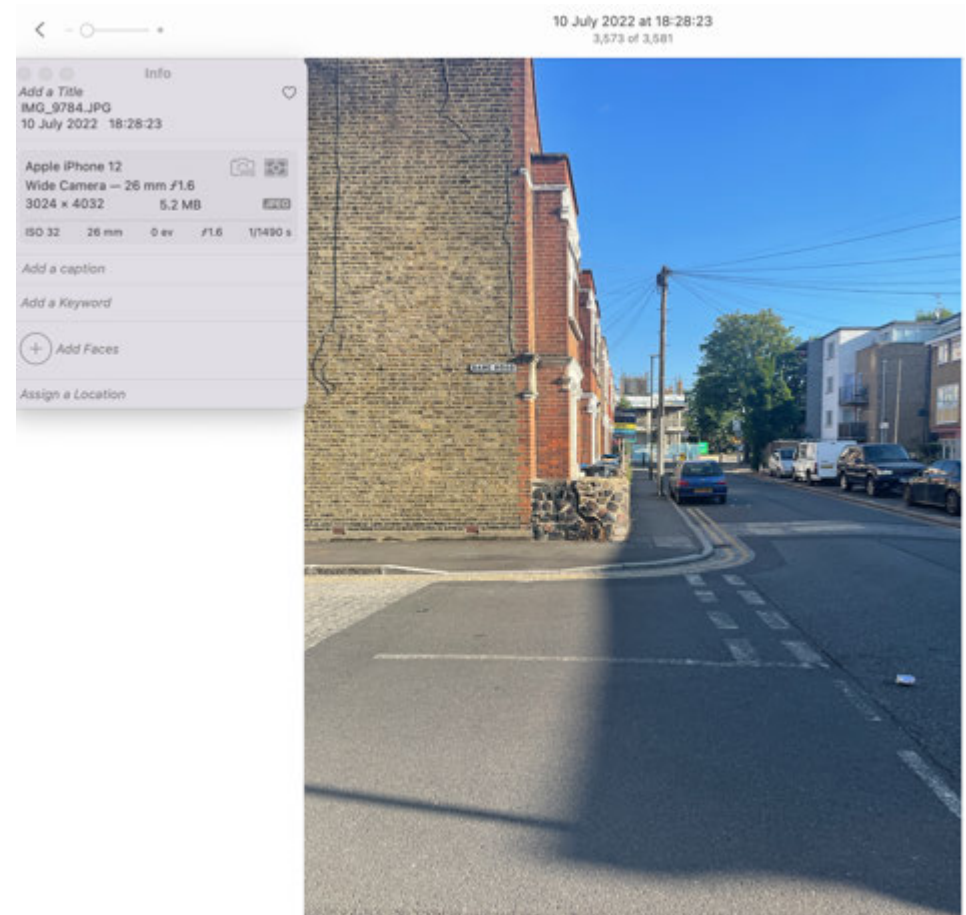
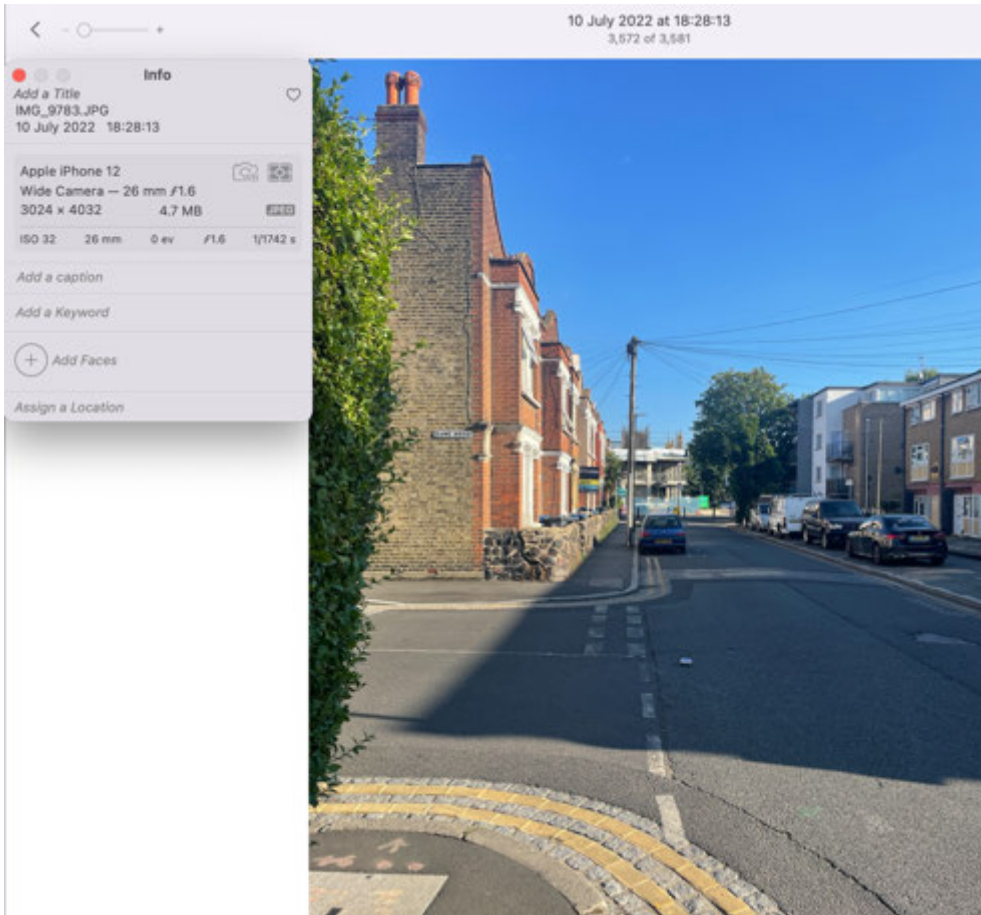
Why would a study deliberately miss out properties that will be affected by this development in the detailed results section?

Our properties will receive reduced sunlight throughout the year, if the property is brought forward. If it increases in height above the current structure, this will make things even worse. There will be a greater need to heat our homes for longer.

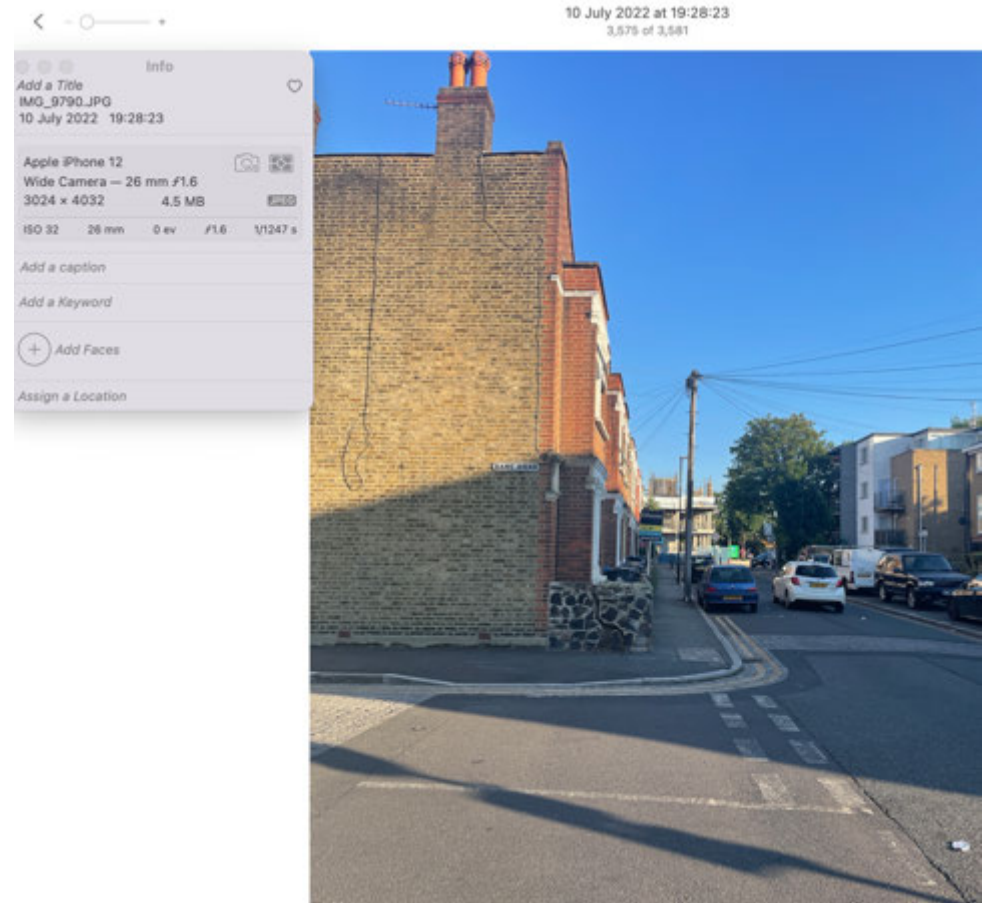
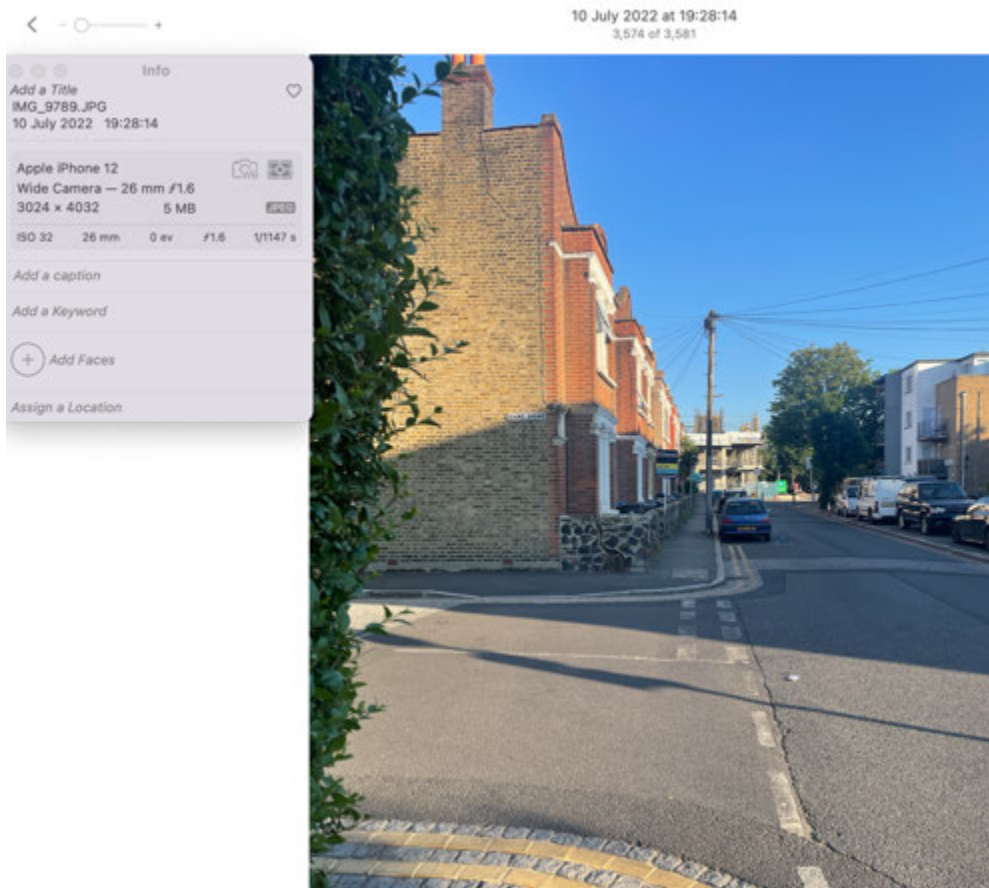
The study also fails to mention any properties on [REDACTED] which we also believe will be impacted. It is not clear from the plans if the footprint of the proposed development will be wider than [REDACTED]. An image shown on page 10 of this objection shows the bright evening sunlight shining down [REDACTED], through the gap between buildings. If the footprint is wider, these properties should have been included in the study.

The following images are taken over a 2 hour period on 10th July 2022. The shadow on the right of the image, which slowly covers [REDACTED] is from [REDACTED]. It doesn't need an expert to show that if this building was 4.6 metres further forward, there would be little to no sunlight on the [REDACTED] at this time of day. Allowing this building to move forward and potentially upwards will dramatically reduce the amount of sunlight that shines directly into the properties. This is in the height of summer. As mentioned previously, there is serious concern for the winter months.

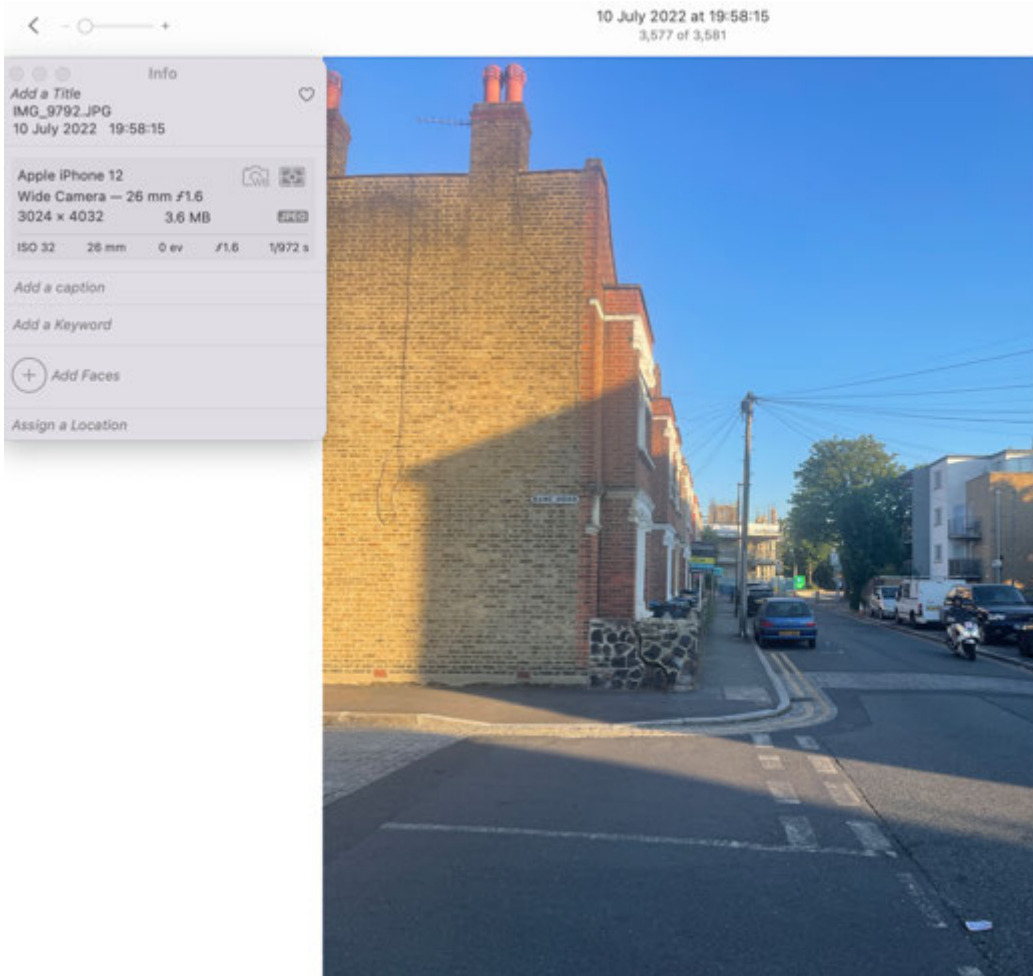
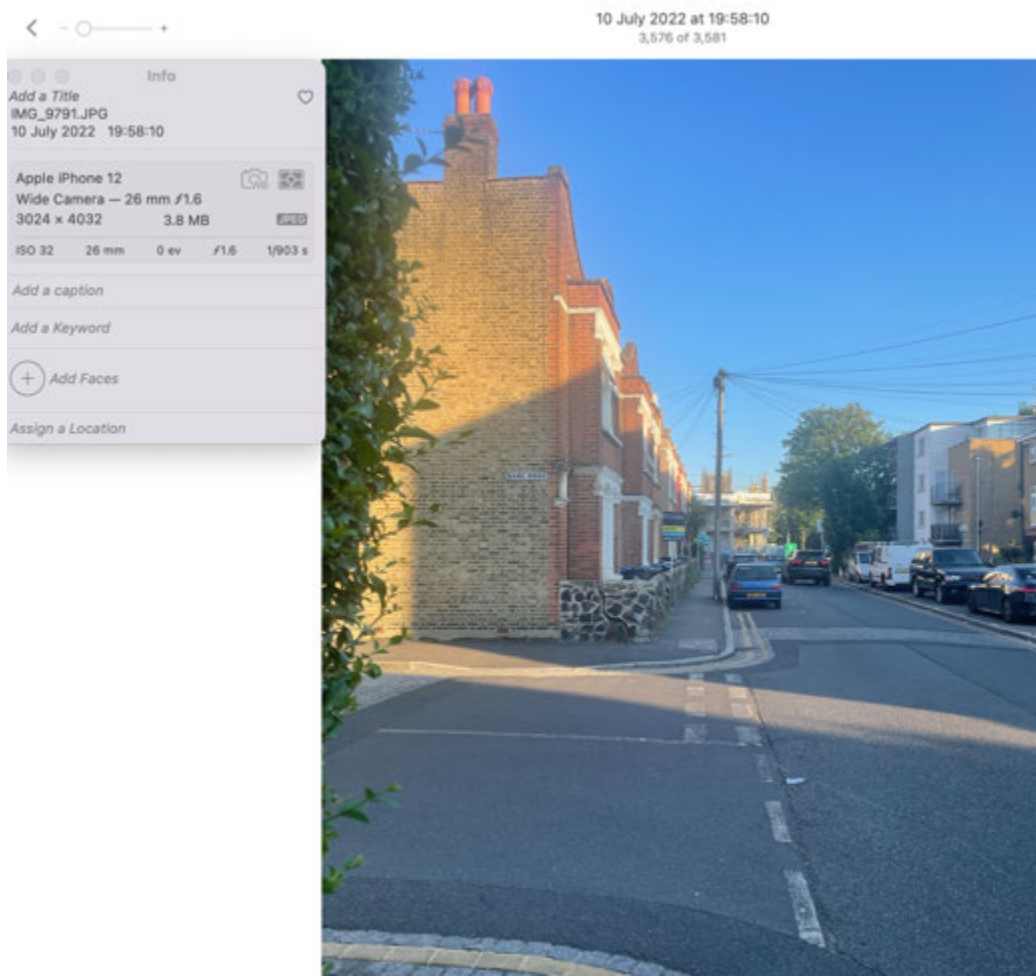
10TH July 2022 – 18:28



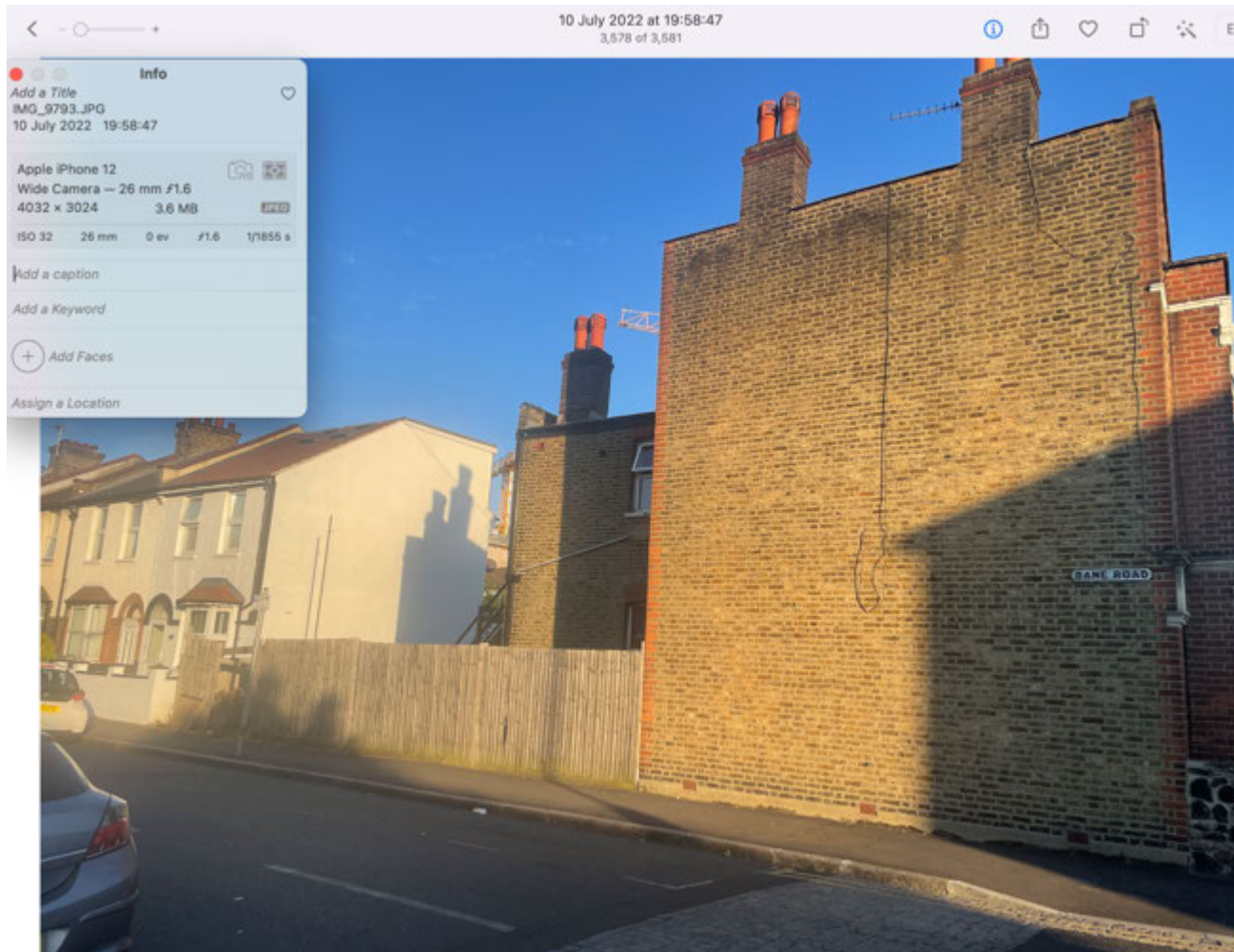
10TH July 2022 – 19:28

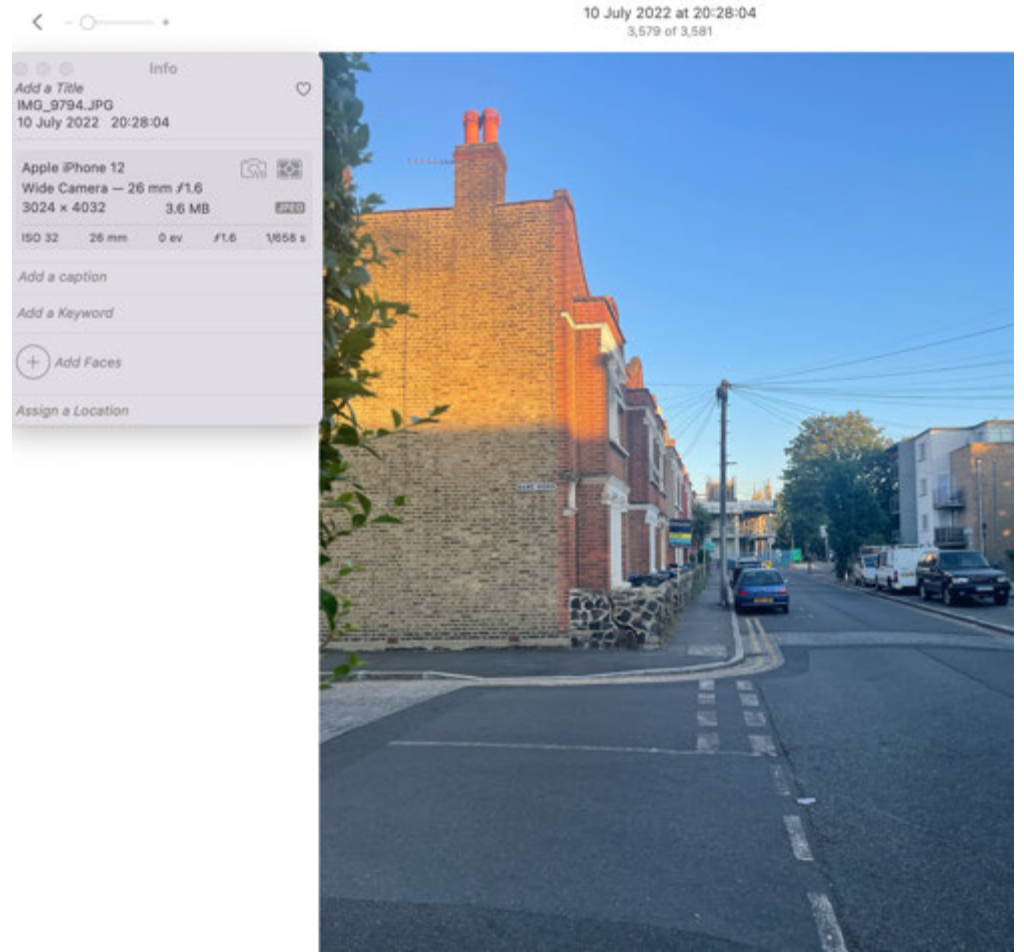
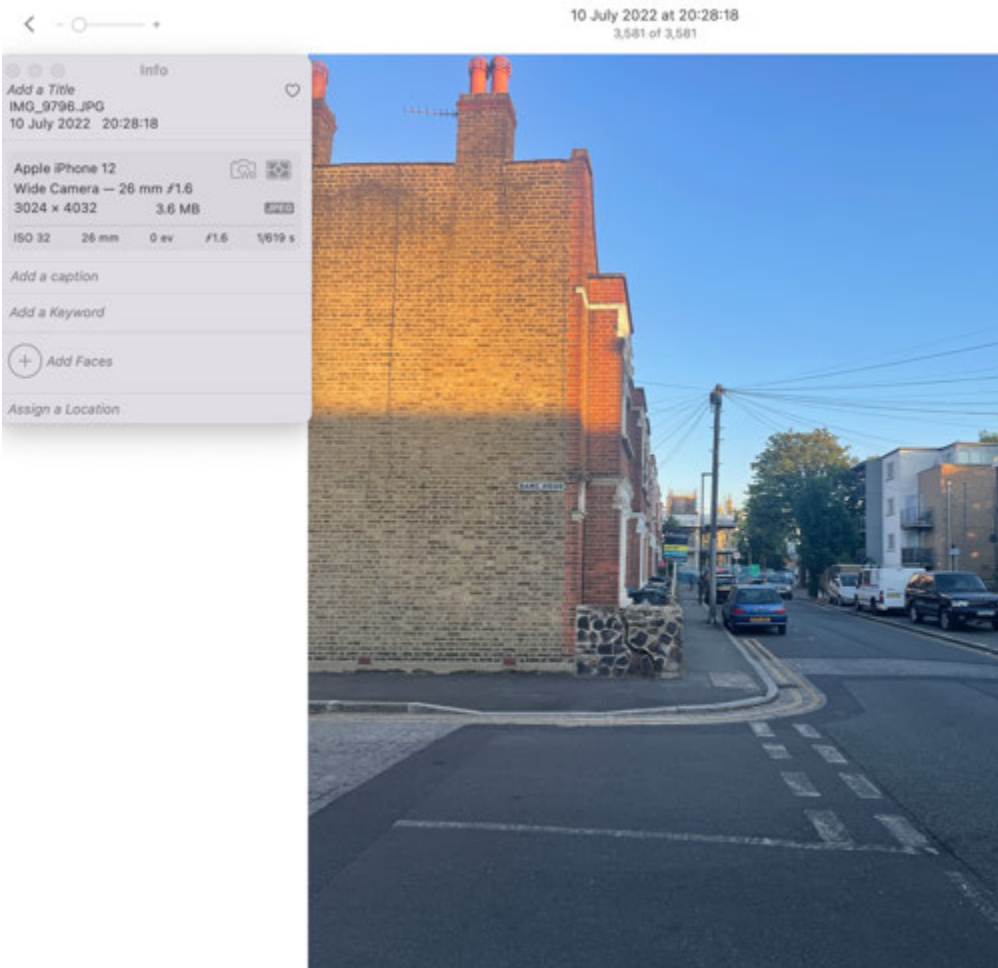


10TH July 2022 – 19:58



As mentioned previously, We are unable to see on any the documents if the new development will be wider than Lovell House. This image shows the evening sun on the side of [REDACTED]. We expect this sunlight to be lost with the development. The properties on the left in this image are properties on [REDACTED]. Due to the limited information on the plans, we're not sure why these properties were not included in the Daylight, Sunlight and Overshadowing survey.





2) The [redacted] sit extremely close to the pavement, as you will see from the below pictures. The distance between the front of the properties to the pavement is 94cm. This means, that ALL of the windows on the street have to have either shutters, voiles or blinds to maintain any level of privacy from pedestrians and vehicles going past.



The image below shows a typical view from inside an [REDACTED] and how window dressings are already essential for privacy. We do not want to have to add to these as the development will inevitably look straight into our homes.



3) Although not directly related, many of the [REDACTED] have already seen their privacy encroached on, with the 5 storey development on [REDACTED]. We await to see the impact on loss of light and sunlight, as the sun lowers in the sky.

Our [REDACTED] properties are being swamped by developments on all available sides, with little concern for the current residents.

These are photos of [REDACTED], turning into [REDACTED] around the left bend and [REDACTED] straight ahead.



May 2017



July 2017

In summary,

As the plans currently stand, we fully object to the CPO going ahead.

If we can receive a guarantee that the new building maintains the same footprint as [REDACTED] and will not be any taller than the current building, we will respectfully withdraw our objection.

[REDACTED], we appeal for your understanding and consider this appeal seriously.

These are our homes and this development will impact us all.

Thank you for your time and consideration.

The Homeowners, Tenants, Landlords and Freeholders of [REDACTED]

Signed objection letters from

The Homeowners, Tenants, Landlords and Freeholders of



**Objection - Proposed (Merton Estates)
Compulsory Purchase Order 2022 – Potential right
of light/daylight for the benefit of the premises on Abbey Road**

Attention:

[REDACTED]

Subject: Proposed (Merton Estates) Compulsory Purchase Order 2022 – Potential right of light/daylight for the benefit of the premises on [REDACTED]

Date: 12th July 2022

I am in full support of the objection to the proposed redevelopment of [REDACTED] (planning application number: 17/P1721) on [REDACTED] for the reasons listed in the attached document. As a community, we have come together to raise this objection to protect our homes from the loss of light and sunlight. We are extremely concerned of the impact this will have on us.

We would appreciate your support in opposing this CPO, to protect our homes.

Thank you for your time.

Kind regards

[REDACTED]

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Kind regards

[REDACTED]
Freeholder
[REDACTED]

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Kind regards

[REDACTED]
[REDACTED]
Tenant
[REDACTED]

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[REDACTED]

[REDACTED]
Owner/Landlord
[REDACTED]

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Tenant
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[REDACTED]

Tenant

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[REDACTED]
Homeowner
[REDACTED]

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Kind regards

[REDACTED]

[REDACTED]
Owner/Landlord
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