
My comments are below in relation to the relevant sections. I understand that this feedback will be kept anonymous. Please confirm

02. How to use this document

please add more - it should include "minimum standards" rather than just Guidance, specifically where it relates to climate, trees, overlooking etc. Many people are pushing the boundaries on what is acceptable, and it is causing grief between neighbours.

03. Site conditions

3.2 planning constraints should also include :

- trees that may not be under a TPO.

- rectification of previous planning conditions that were breach that relate to past applications on the same site. Where the council has been made aware of a suspected breach, the council must investigate this prior to approving any applications on the same site where a suspected breach has occurred. The planning approval must be subject to the conditions to rectify this prior to any work starting. This can include for example improper use of parking bays, air conditioners added on to the side of properties afterwards that did not have approval etc.

04. Good design principles

- 5.1.9 3D images are mandatory in the light of covid where no site visits are happening. If no site visits can happen because of lockdown, please make sure 3D images are required before any planning application is approved - both rear and front elevations and showing neighbouring properties on both sides.

- page 33 - suggest a differentiation of massing of residential properties should be seen as different from commercial properties. Residential single house properties should have less massing and be less dominant in line with keeping a low scale residential neighbourhood. (unless blocks of flats which are different which provide greater housing).

- 5.1.18 - please ensure that where side wrap arounds are being proposed, visual breaks are not less than 2m between the two neighbouring properties. Also, to soften the impact of single story side wrap arounds, please ensure these have pitched roofs (not flat) to be sympathetic to the building.

- Many properties in the neighbourhood of Merton are Victorian and roofing pitches should match the style. Flat roof extensions should be kept to a minimum size so not erode the visual amenity of the neighbourhood buildings. Pitched roofs are considered more desirable as more sympathetic to the building styles. where possible larger rear extensions should pitch the sides of the extension as a minimum.

- Proposals for single storey rear extensions should not have a roof that is a greater height than the height of the immediate neighbours' rear extensions (if they exist) unless a minimum distance of 3m is kept between the two buildings and where there is not light (daylight/sunlight) impact, (especially if visible from an open space where the garden backs onto a park or recreation ground).

06. Fit for purpose

- 6.1.10 furniture needs to be included in all rooms (not just the added rooms) so you can get a full perspective of the whole living dwelling and all rooms need to show their purpose.

- daylight/sunlight - please specify minimum standards that need to be taking into consideration regarding the impact on neighbours and state when daylight/sunlight reports of neighbours need to be prepared.
- 6.1.17 - what is the minimum distance between two windows that face each other or are at 90 degrees, before privacy becomes an issue? Please make minimum standards. If the development creates a privacy issue, please set some standards that the proposed windows must be opaque and non-opening
- 6.1.19 this should apply for extensions (not just new buildings)
- 6.1.27 please ensure no external spotlights directly face into neighbours windows . Spotlights and security lights must be positioned sensitively to neighbour windows and not directly shine inside.
- where do you address air conditioners? Air conditioners that have drainage not plumbed into the property should not be allowed to overhang into neighbours property (ie drip onto neighbours pathway). Air conditioners placed on roofs need planning permission and should be included in the plan drawings.
- satellite dishes need to be included in the plan drawings and please put some standard in place - should be placed in an inconspicuous place so not visible to the public or for instance in the direct sight line of neighbours (eg installed directly opposite a neighbour's ground floor window!) and should be no more than one dish per residential property.

07. Putting people first

- 7.1.10 - suggest that the 45 degree rule should be applied to either the height or length. You shouldn't have to fail on both height and length for the applicant to have to justify the massing is not overly dominant. Also please mention that even if the proposal passes on the sunlight/daylight, does not mean that the proposed structure is not unduly dominant and potentially oppressive for neighbours. Many builders/architects are going to the maximum 45 on height and length and this is very generous.
- Please add back in the aspect value diagrams that were used in the SPD 2004 - these are very helpful.
- 7.1.20: does this apply to residential conversions of flats to a single house? Given this doc "Supplement Housing Strategy Presentation 02112020 1915 Sustainable Communities Overview and Scr (1) (2)" should Merton planning allow conversions of two flats (of a building that was previously a single house) back into a single house without providing another dwelling

08. Economical and sustainable

- 8.1.9 - suggest that a flood risk assessment should be required if there is any evidence of significant flooding within 10m of the proposed development site (eg. surface water flooding that does not disappear after 2 days) . Maybe add this requirement also where the site is located on land that is below 50ft above sea level. Rain harvesting tanks should be a requirement in gardens for large extensions/new builds and proposals for dealing with surface water where creating large expanses of concrete and or rooves for the water to run off from

Refer to this link: <https://en-gb.topographic-map.com/maps/dqaf/Wimbledon/> (image below).

09. Case studies

- Please add examples of infill developments that don't damage neighbour amenity (page 111 of Chapter J Character Evolution

10. Design and Access Statement Template

- what does "accessible to all users mean"
- please add "a block plan (existing and proposed)" to the list that is needed to accompany the DAS.
- mention all plans and drawings need to represent both "existing and proposed"
- also please include a plan of the trees in the garden and in the neighbour's property- this is important if we are to properly look after trees
- plans also need to clearly show landscaping, bin storage, air conditioners, car parking spaces, roof pitches, satellite dishes.

We need all this if we are to ensure design is of a good quality.