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Dear Sir/Madam

Both my husband and I have completed the online survey. We are concerned about the opportunity areas identified in Merton Park and specifically ones affecting the road we live on. Increasing the density of residential/commercial properties will drastically change the nature of the area, and not for the better in our opinion.

We purchased our property in 2018 and were attracted to the property mainly as it has a large rear garden and the fact it is not overlooked, as well as having an open peaceful aspect. The market price paid for the property reflected this fact. We purchased with reasonable expectations that planning laws were highly unlikely to change to allow anything other than garden buildings such as summer houses at the rear of gardens. As well as having a detrimental effect on our enjoyment of living in our property the proposed approval to allow more building near/overlooking would also unfairly impact property prices.

We perfectly understand unused land being used for new buildings opportunities, as expectations would be that the land would eventually get used for building. However, to propose use of back gardens for new houses is another matter as it is a change of purpose and neighbours would not have thought such a thing possible when moving to the area. In addition we question why the study proposes these changes on certain roads close to Morden town centre when just a couple of roads further i.e. Poplar Road South, Tybenham Road etc have not been included even though they have wide rear alleyways.

Feel free to contact us if you have any further queries.

Regards