

9 January 2006.

Planning Division  
Environment and Regeneration Dept  
London Borough of Merton, Civic Centre,  
London Road, MORDEN, SURREY, SM4 5DX.

Dear Sirs

PLANNING APPLICATIONS 05/P2618 AND 2620  
213 WORPLE ROAD, SW20.

The Residents' Association of West Wimbledon wishes to object to the proposed developments on the former Elf Petrol Station, which is also adjacent to the Lambton Road Conservation Area, for the following reasons:

- The buildings are developed to the front boundary of the site, contrary to the existing building line, where the area is characterised by shops and church in Worple Road set back behind forecourts and Lambton Road residential properties similarly set back from the footway (BE22 i), BE16 (i).
- The scale and mass of the developments is out of scale with the surrounding buildings, which are predominantly two and three storeys, the proposal for four and five storeys would adversely affect the Conservation Area and are over-dominant (UDP3 4.41).
- There would be loss of daylight and sunlight to the neighbouring flats to the north, (20-36 Lambton Road) at both the front and the rear of the building; there is, in addition, overlooking and loss of privacy to the rear of the Lambton Road properties, both from windows and from the roof terrace (UDP Policy BE15 (i – iii) (4.64).
- The amenity space for new residents is north-facing and would not benefit from any sunlight.

This application reinforces the Association's representations for a study to produce a design guide for the Raynes Park Town Centre. There are a some empty sites and redundant buildings and if there is to be a sense of identity within the centre, as outlined in the Local Development Framework documents, consideration of redevelopment must be undertaken against an analysis of its needs and character.

The Association believes that the applications represent inappropriate development, which would adversely affect views into and out of the Conservation Area and present a dominant and unwelcome impact on the Raynes Park street scene.

Yours faithfully

P.M. Keith  
Secretary RAWW.

Copies to:  
Councillors Mrs. Margaret Brierly, Horst Bullinger, Horatio Cheng.