



18 MITCHAM PARK – BUNGALOW

**Application number 15/P1996
July 2015**

1. Mitcham Cricket Green Community & Heritage takes an active interest in the future of the Cricket Green Conservation Area and its Environs. We are the civic society for this part of Merton and part of the wider civic movement through membership of the national charity Civic Voice. We have been closely involved in the development of the Borough Character Studies, the Conservation Area Appraisal and Management Plan and numerous development proposals in the area. We have worked with the London Borough of Merton and our local councillors to produce the Cricket Green Charter which establishes our approach to development and change in the area and has been acknowledged in finalising the Conservation Area Appraisal and Management Plan for Cricket Green (<http://mitchamcricketgreen.files.wordpress.com/2013/04/cricket-green-charter.pdf>)
2. We do not usually get involved in householder applications but have significant concerns about the precedent which would be set by granting permission for a two bedroom bungalow to the rear of 18 Mitcham Park. We are also concerned by the misinformation provided with this application which suggests such developments have already taken place at 14, 16 and 20 Mitcham Park. We know this not to be the case.
3. The quality and design of the houses and gardens in Mitcham Park make a positive contribution to Mitcham Cricket Green Conservation Area and this is confirmed in the Conservation Area Appraisal and Management Plan. Any development in the area must "*preserve or enhance*" the Conservation Area.
4. We object to the proposed development at 18 Mitcham Park on the grounds that it will:
 - Disrupt the integrity of the pattern of residential development in the area
 - Intensify development with the loss of important garden space
 - Create a new and disruptive access via Jeppo's Lane – an unadopted service road inappropriate for this function
 - Set an unfortunate precedent for future garden development and access via Jeppo's Lane
5. We believe the development to be in conflict with Policy CS14 of the Core Strategy that:

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"All development needs to be designed in order to respect, reinforce and enhance the local character of the area in which it is located and to contribute to Merton's sense of place and identity. We will achieve this by....protecting, conserving and enhancing Merton's heritage assets and wider historic environment"

And Policy DM D2 which states:

*"Proposals for all development will be expected to meet all the following criteria:
i. Relate positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings and existing street patterns, historic context, urban layout and landscape features of the surrounding area;.....*

viii. Conserve and enhance the natural environment, particularly in relation to biodiversity and wildlife habitats and garden"

6. We ask that this application be refused on the grounds of conflict with the development plan and a failure to preserve or enhance the Conservation Area.