

## PLANNING APPLICATIONS COMMITTEE 9 FEBRUARY 2017

**APPLICATION NO.**  
16/P2011

**DATE VALID**  
17/05/2016

**Address/Site** 44A Denmark Road, Wimbledon SW19 4PQ

**Ward** Hillside

**Proposal:** Erection of a single storey extension and replacement roof involving increasing the height of the roof and excavation of the existing floor level by 350mm to accommodate mezzanine level accommodation.

**Drawing Nos** Site location plan, DR 04E, DR 05C and Design and Access Statement and Daylight, Sunlight and Overshadowing Report

**Contact Officer:** Richard Allen (8545 3621)

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### **RECOMMENDATION**

**GRANT Planning Permission subject to conditions**

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#### **CHECKLIST INFORMATION**

- Heads of agreement: Yes
- Is a screening opinion required: No
- Is an Environmental impact statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice- Yes
- Site notice-Yes
- Design Review Panel consulted-No
- Number neighbours consulted – 13
- External consultants: None
- Density: n/a
- Number of jobs created: n/a
- Archaeology Priority Zone: No

#### 1. **INTRODUCTION**

- 1.1 This application has been brought to the Planning Applications Committee due to the number of objections.

#### 2. **SITE AND SURROUNDINGS**

- 2.1 The application site comprises a single storey dwelling built in 1983 accessed via a pedestrian passage from Denmark Road. The building is situated in the between Denmark Road and Thornton Road and abuts the rear elevation of 44 Denmark Road and back gardens of properties in Denmark Road and Thornton Road. A communal alleyway separates the property from the front facing properties in Denmark Road and a narrow strip separates it from 21 Thornton Road. The existing building has a private strip of external courtyard that runs the length of the building bounded by a low brick wall and a timber fence and a private courtyard next to 44 Denmark Road. The existing building has a shallow mono-pitched roof constructed in concrete interlocking tiles with raised roof lights. The existing building has an 'industrial' appearance and was previously used as an office. The application site is within the Merton (Wimbledon West) Conservation Area.

### 3. **CURRENT PROPOSAL**

- 3.1 The current proposal involves the erection of a front extension onto part of the existing courtyard. The extension would comprise two single storey flat roofed 'bays' retaining a small courtyard between the two bays. The single storey bays would be 2.8 x 1.8 and 4 x 1.8 metres in area and would be 3 metres in height. It is also proposed to lower the existing floor level by 350mm in connection with the provision of accommodation at mezzanine level. In order to provide headroom for the mezzanine level accommodation it is proposed to replace the existing mono-pitched roof with a new higher dual pitched roof above 50% of the existing roof incorporating roof lights. The roof lights have been sited as high as possible to avoid potential overlooking.
- 3.2 The proposed extension would be constructed in second hand London stock brickwork and the new roof would be constructed in natural slate with red clay ridge tiles. Roof light would be of the conservation type. The existing metal gridded window on the front elevation would be replaced with a new timber sash window. The existing planting would be replaced and a new timber bin store provided. There would be no change to the access to the property.

### 4. **PLANNING HISTORY**

- 4.1 In July 1979 planning permission was granted for a change of use to offices (Ref.MER280/79).
- 4.2 In March 1982 planning permission was granted for the erection of a single storey office building (Ref.MER3/82).
- 4.3 In March 1999 planning permission was granted for the change of use from offices (B1 Use) to residential (C3 Use) involving external alterations including new windows and doors (LBM Ref.99/P0047).
- 4.4 In November 2001 planning permission was refused for a ground floor extension (LBM Ref.01/P1807). Planning permission was refused on the grounds that:-

*'The proposed extension, by reason of its height, size and siting, would constitute an inappropriate and unneighbourly form of development of the site involving the loss of the existing garden space and would be detrimental to the amenities of neighbours through the creation of an increased sense of enclosure, contrary to policies EB.18, H.14, H.20 and H.21 of the UDP (April 1996) and BE.22, BE.24 and BE.29 of the second Deposit Draft UDP (October 2000).'*

- 4.5 Also of relevance are two planning applications made for alterations and extensions to 44 Denmark Road. In February 2007 planning permission was refused for the erection of a two storey extension (LBM Ref.07/P0012) and planning permission was granted in May 2008 for the erection of a single storey rear extension (LBM Ref.08/P0768).

## 5. **CONSULTATION**

- 5.1 The application has been advertised by site notice procedure and letters of notification to occupiers of neighbouring properties. In response 8 representations have been received. The comments are set out below:-

- The proposal would affect light to 40, 43 and 45 Denmark Road.
- The proposal would result in over development of the site.
- The extended roof would be an imposing feature at the ends of garages.
- The proposed roof would be much higher than the existing property.
- There is limited access to the site which will cause disruption during construction works.
- Denmark Road is a narrow road with limited parking.
- Building works will have an adverse impact upon neighbours.
- In the 1970's the group of buildings was ancillary to 45 Denmark Road and included a potting shed (now number 44) and workshop (now 44A). The potting shed was redeveloped and is now 44 Denmark Road. The workshop was rebuilt to create an office building, the use of which cause nuisance to residents and subsequently became a dwelling which is more acceptable. The proposal to improve the residential accommodation is therefore understandable but there is a point where these site become over developed.
- The roof extension is out of proportion to the size of the property.
- All building materials would have to be carried through the narrow alley way with associated noise and nuisance.
- The extensions would add too much bulk to the already densely developed area.
- The proposal would result in loss of privacy to 43 Denmark Road.

### 5.2 Amended Plan

Following discussion with the Conservation Officer, the design of the roof of the building has been amended. The roof extension has been reduced in length so as not to project beyond the gable ended roof of number 21

Thornton Hill. A reconsultation has been undertaken and a further 5 letters of objection have been received. The grounds of objection are set out below:-

- The occupiers of 43 and 45 Denmark Road state the despite the reduction in the length of the roof the principle grounds of objection remain. The development will see 60% of the court yard space removed and will be reduced form 10.71m<sup>2</sup> to 4.4m<sup>2</sup> thereby providing limited open space and less than the 10m<sup>2</sup> per habitable room normally required.
- The roof lights would face onto the rear elevations of properties in Denmark Road.
- The construction works may affect 44A Denmark Road.
- Construction works would affect the quality of life of neighbours and result in problems of dirt, dust blocking of traffic and parking.
- The occupier of 11 Denmark road states that only the design of the roof has changed and previous concerns remain.
- The proposed development would be visible from several properties located on Denmark road and Thornton Road and the development would damage the character of the West Wimbledon Conservation Area in terms of scale.
- The proposal would be overbearing and incompatible with its surroundings. The amount of demolition is significant and the property would be a new dwelling.
- The reduction in the size of the roof does not address the primary reasons for objecting the original proposal.

## 6. **POLICY CONTEXT**

6.1 Adopted Merton Core Strategy (July 2011)  
CS14 (Design) and CS15 (Climate Change).

6.2 Sites and Policies Plan (July 2014)  
DM D2 (Design Considerations in all Developments), DM D2 (Alterations and Extensions to Existing Buildings) and DM D4 (Managing Heritage Assets).

6.3 The London Plan (March 2015)  
The relevant policies within the London Plan are 7.4 (Local Character) and 7.6 (Architecture).

## 7. **PLANNING CONSIDERATIONS**

7.1 The main planning considerations concern the design, conservation and neighbour amenity issues.

7.2 Design and Conservation Issues  
The proposed single storey extension would comprise two bays each side of a small courtyard. The extensions would have an overall height of 3 metres with

a flat roof and glazed patio doors would be provided in the internal elevations opening onto a small internal courtyard. The flank wall of the single storey bays would be no higher than the existing boundary wall/fencing. A single roof light would be provided over each flat roofed bay. Although the construction of the single storey extensions would result in the loss of part of the existing amenity space, the current space is of limited use due to its long narrow shape. The current proposal would enable a living/kitchen/dining area to be provided and enlarged entrance hall whilst maintaining a small courtyard accessible from the dining/kitchen and the entrance hall of the extended property. Although extensions that result in the loss of external amenity space are not generally supported, in this instance the unusual nature of the property and the very narrow strip of external space bounded by high walls and fences, renders the external space less useful than a conventionally shaped plot and the benefits of an improved internal layout whilst maintaining a small outdoor area outweigh the loss of external space.

7.3 It is also proposed to lower the existing floor level by 350mm in connection with the provision of a mezzanine floor to provide two bedrooms within a replacement roof. The existing roof is a shallow mono-pitched structure comprising of unsightly concrete interlocking tiles with raised roof lights and has an industrial appearance and cannot be said to enhance the appearance of the conservation area. The proposed replacement dual pitch roof would be 2 metres higher than the existing roof but would be much lower than the pitched roof of 21 Thornton Road. The length of the roof extension has been reduced by approximately 50% since the original submission so as not to project beyond the gable end of the existing pitched roof to 21 Thornton Road. The new roof would be constructed of natural slate and incorporate four conservation style roof lights. The design of the extensions and replacement roof is considered to be acceptable and the proposal would accord with policies CS14, DM D3 and DM D4.

### 7.3 Neighbour Amenity

The concerns of the objectors regarding the proposal are noted. However, the applicant has undertaken a daylight/sunlight and overshadowing survey on the design of the replacement roof and the submitted report concludes that the increased height of the roof would have minimal impact upon daylight and sunlight to occupiers of neighbouring properties. The height and pitch of the replacement roof has also been designed to protect light to the existing roof light within the rear roof elevation of 21 Thornton Road. Roof lights within the new roof to 44A have also been designed to be high level and therefore restrict views in order prevent overlooking and/or loss of privacy. A number of residents have raised concerns regarding potential noise and nuisance during construction works due to the limited access to the site (which is via a pedestrian pathway onto Denmark Road). However, hours of construction and site working arrangements can be controlled by planning conditions in order to protect neighbour amenity. The proposal is therefore considered to be acceptable in terms of policy DM D2 (Design Considerations in all Developments).

8. **SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS**

8.1 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly there is no requirement for an EIA submission.

9. **CONCLUSION**

9.1 The design of the proposed extensions and alterations (with the reduction in length of the roof extension) are considered to be acceptable and the proposal would preserve and enhance the character and appearance of the Merton (Wimbledon West) Conservation Area. In terms of neighbour amenity, the applicant has demonstrated that the proposal would not result in loss of daylight or sunlight to occupiers of neighbouring properties and planning conditions can be protected neighbour amenity during construction works. Accordingly it is recommended that planning permission be granted.

**RECOMMENDATION**

**GRANT PLANNING PERMISSION**

And subject to the following conditions:-

1. A.1 Commencement of Development
  2. A.7 Approved Drawings
  3. B.1 (Approval of Facing Materials)
  4. C.2 (No Permitted Development Doors/Windows)
  5. D.11 (Construction Times)
  6. H.9 (Construction Vehicles)
  7. INF.1 (Party Wall Act)
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