

PLANNING APPLICATIONS COMMITTEE
13 NOVEMBER 2014

		<u>Item No:</u>
UPRN	APPLICATION NO.	DATE VALID
	14/P3122	13/08/2014
Address/Site	34 Denmark Avenue, Wimbledon, SW19 4HQ	
(Ward)	Hillside	
Proposal:	Demolition of existing side and rear extensions and erection of two storey side extension and single storey rear extension.	
Drawing Nos	615/01P1, 615/02P1, 615/03P2, 615/04P1, 615/05P2, 615/06P1, 615/07P2, 615/08P1, 615/09P2, 615/10P1, 615/11P3, 615/21P1, 615/13P2, 615/14P1, 615/15P2, 615/16P1, 615/17P1, 615/18P1, 615/19P1, 615/20P1, 615/21P1, 615/22P1, 615/23P1 and 615/SK12P2	
Contact Officer:	Greg Woodford (0208 545 3112)	

RECOMMENDATION

Grant Planning Permission subject to conditions

CHECKLIST INFORMATION

Heads of Agreement: No
Is a screening opinion required: No
Is an Environmental Statement required: No
Has an Environmental Statement been submitted: No
Press notice: No
Site notice: Yes
Design Review Panel consulted: No
Number of neighbours consulted: 4
External consultations: No
Archaeology Priority Zone: No
Controlled Parking Zone: No

1. INTRODUCTION

This application is being brought to the Planning Applications Committee for determination due to the number of objections received – seven in total.

2. SITE AND SURROUNDINGS

- 2.1 The application site falls within Wimbledon West Conservation Area (sub-area 22 – Denmark Avenue). It comprises a locally listed, two-storey, detached, double-fronted Victorian house in white painted brick with a natural slate hipped roof. The most notable feature is the metal roofed verandah across the ground floor on the front elevation, decorated with trellis-work and very finely detailed supports. To the right hand side of the main front elevation is a two storey annexe set back from the front elevation and with a hipped roof set down below the overhanging eaves of the main house. There is also a garage addition, set well back on the left hand side of the front elevation.
- 2.2 The property has a generously sized front garden some 13m deep sitting behind a chest height brick wall with trellis on top, which is mainly soft landscaped except for the driveway to the left-hand side.
- 2.3 The road slopes steeply upwards towards the junction with St John's Road, with the detached houses either side following the road contours. Consequently, the application site property, 34 Denmark Avenue, sits at a higher level than its neighbour at 33 and at a lower level than no.35. Both neighbouring houses at 33 and 35 are identified as making a positive contribution to the Conservation Area. The gap between the application site property, no.34 and its neighbour at 35 affords views through to the flank and roof of the Grade II Listed St John the Baptist Church in Spencer Hill beyond.
- 2.3 The application site is not subject to a Tree Preservation Order; although trees are protected by virtue of the Conservation Area location.

3. CURRENT PROPOSAL

- 3.1 The proposed development comprises demolition of a garden shed at the bottom of the garden, the non-original garage to the left of the front elevation and rear lean-to at the back of the right hand annexe. The garage would be replaced by a two storey extension in broadly the same location, with a hipped roof sitting below the level of the main eaves. A single storey extension would replace the demolished rear extension,

- projecting further into the rear garden.
- 3.2 The two storey extension would comprise an externally accessible store with double doors with a study to the rear linked to the main house at the rear at ground level and an additional 6th bedroom and ensuite at first floor. Off street parking would be retained on the hard surfaced driveway. The larger rear extension on the other side of the house replacing an existing extension would house a new kitchen.
 - 3.3 The side extension would feature a single bay of two paired narrow sash windows at first floor level above the store doors. The rear extension would be single storey with a four sided slate roof forming a 'pavilion' with a glazed section linking it to the main house.
 - 3.4 No trees are proposed to be removed other than one small C category silver pear tree within the rear garden.
 - 3.5 Materials proposed are painted brickwork and slate to match the existing house with timber doors and windows.
 - 3.6 The original submission was amended at the request of the Conservation Officer to move the two storey side extension further back from the front elevation to the same distance as the existing garage, set the eaves down and amend the roof pitch to match the main building. The proposed first floor flank window has also been omitted.
4. PLANNING HISTORY
 - 4.1 WIM2779 - CONVERSION OF EXISTING HOUSE INTO HOUSE AND MAISONNETTES – grant permission subject to conditions.
 - 4.2 WIM2519 - CONVERSION FORMING DWELLING HOUSE AND MAISONNETTE – grant permission subject to conditions.
 - 4.3 Various tree works.
5. CONSULTATION
 - 5.1 The application was advertised by site notice and letters of notification to the occupiers of neighbouring properties. Seven representations have been received – the grounds of objection can be summarised as follows:
 - Obstruction of views from Denmark Avenue to the Grade II St John the Baptist Church and trees within rear gardens. Reduction of gaps between buildings which are an important characteristic and will lead to

- a terracing effect.
- overlooking from the side extension.
- Extensions creating unnecessarily large houses when more practically sized housing stock is required and reducing space for flora and fauna.
- Applicant's statements about relationship of 35 Denmark Ave to the extension and the position of its large ground floor window considered misleading

Amended Plans – a reconsultation was carried out on the amended plans which increased the setback of the side extension, increase the roof pitch and reduced the eaves height as well as removing the first floor flank window. Neighbours were re-consulted and no additional representations were received.

- 5.2 Conservation Officer – the original plans were considered to unacceptably impact on the view of St John the Baptist Church and a set back to the same front building line as the existing garage was requested to address this. The original roof design of the proposed two-storey side extension was also considered to be too shallow and did not complement the existing building. Modifications to reflect the pitch and materials of the existing roof were also requested.
- 5.3 Amended plans- the plans were revised to meet the Conservation Officer's requirements as set out above. The Conservation officer now considers, with these changes, that the proposal would preserve suitable views of the St John the Baptist Church and is designed to complement and be subservient to the main building.
- 5.4 Tree Officer – No objection to the proposed tree works. Inclusion of conditions requested to ensure all the trees to be retained on the site would be protected and not harmed during the site works. These conditions form part of the recommendation.

6. RELEVANT PLANNING POLICY

6.1 Site and Policies Plan (July 2014)

DM D1 (Urban design and the public realm)
 DM D2 (Design considerations in all development)
 DM D3 (Alterations and extensions to existing buildings)
 DM D4 (Managing heritage assets)

6.2 Adopted Merton Core Strategy (July 2011)

CS 14 (Design)

6.3 Residential Extensions, Alterations & Conversions – SPG

6.4 West Wimbledon Conservation Area Character Assessment 2004

6.6 National Planning Policy Framework (2012)

7. PLANNING CONSIDERATIONS

7.1 The principal planning considerations concern the impact of the proposals on the locally listed building, the setting of the Grade II Listed St John the Baptist Church, and the character of the Wimbledon West Conservation Area; the impact of the extensions on residential amenity and the impact on trees and wildlife.

7.2 Impact on the Locally Listed Building, Setting of the Grade II St John the Baptist Church and the Character of the Wimbledon West Conservation Area

7.3 The demolition of the side garage, rear extension and garden shed are all acceptable in principle as later additions to the locally listed building.

7.4 The original planning submission has been amended in relation to the two storey side extension at officers' request, to address concerns about the impact on views of the Grade II Listed St John the Baptist Church and the design relationship to the original locally listed building. The set back of the proposed side extension has been increased from 2.1m to 3.8m, as far back as the existing garage position, and the roof pitch has been increased with a concomitant reduction in the eaves level. The extension, which would now be approximately 17m from the front boundary, is considered to be sufficiently set back and reduced in massing to preserve views from Denmark Avenue between no.s 34 and 35 through to St John the Baptist Church.

7.5 The proposed side extension maintains the existing 3m gap from the side boundary with 35 Denmark Avenue, the flank of which is also approximately 2m away. Combined with the setback and massing of the proposed side extension, sufficient space between buildings is considered to be preserved.

7.6 The proposed side extension has been designed to reflect the materials and roof form of the original building but to be sufficiently subservient in scale, set well back from the main elevation, with the roof sitting below the main eaves line.

7.6 The proposed single storey rear extension will not impact on the character of the area because it is located at the rear of the property and is not

visible from the public domain. When viewed from the subject site, the rear extension will appear subordinate to the original building through a sympathetic design that incorporates lower eaves and roof ridge heights. It would incorporate matching materials.

- 7.7 The amended proposal is considered to be acceptable and to preserve the character of the Conservation Area, the setting of the Listed Church and the design and appearance of the locally listed building, and is therefore in compliance with policies DMD1, DMD2, DMD3 and DMD4 of the adopted Merton Sites and Policies Plan and Policy CS14 of the adopted Merton Core Planning Strategy.
- 7.8 Residential Amenity
- 7.9 The proposed extensions are not considered to have any unacceptable impact on the amenity of adjoining properties. The extensions are set back at least 3m from the property boundary ensuring there is no unreasonable overshadowing, loss of sunlight or loss of daylight and meet BRE guidelines. The generous side setback would also ensure that the house is not unduly dominating when viewed from adjoining properties. There are no first floor flank windows, therefore there will be no unacceptable overlooking and loss of privacy.
- 7.10 Trees and Wildlife
- 7.11 There are 16 trees on the site. One C category small silver pear tree within the rear garden is proposed to be removed due to the proximity to the kitchen extension. Council's tree officer has no objections to its removal..
- 7.12 A badger survey has been carried out, which has been assessed by the Council's Ecology officers, the conclusion of which is that further precautionary survey work will be required prior to commencement of works, as there is evidence of activity but not an active sett. A suitable condition is proposed, which will inform any required mitigation. A Badger Development Licence application may be required from Natural England.

8 CONCLUSION

- 8.1 In conclusion, it is considered that the proposed development is acceptable and would preserve the character of the Wimbledon West Conservation Area, the appearance of the locally listed building and the setting and views of the nearby Listed Grade II church. The design, siting, size, height and materials of the proposed extensions are respectful of and in keeping with the character of the original building and the residential amenity of the adjoining residential properties would be appropriately maintained.

RECOMMENDATION

GRANT PLANNING PERMISSION

Subject to the following conditions:

1. A.1 Commencement of Development (full application)
2. A7 Plans
3. B3 External Materials as Specified
4. F5D Tree Protection
5. No windows in first floor flank elevation of two storey side extension
6. Construction hours
7. Non – Standard Condition: No works shall commence, including demolition and site clearance, until further precautionary surveys as set out in the submitted Badger Work 2014 Letter Report dated 2nd October 2014 and a fully detailed mitigation strategy in relation to works which may affect Badgers, their breeding sites, or resting places, has been submitted to and approved in writing by the Local Planning Authority, including details of a timetable relative to demolition and construction works, specification, and monitoring, and confirmation that the relevant licence(s) for works have been obtained from Natural England. All works shall then proceed in accordance with the approved strategy, with any amendments first agreed in writing by the Local Planning Authority.

Reason: To comply with the requirements of policy CS 13 of the London Borough of Merton Core Strategy 2011.

Note 3 to applicants – approval of application

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