

**LONDON BOROUGH OF ENFIELD**

**PLANNING COMMITTEE**

**Date :** 23<sup>rd</sup> November 2010

**Report of**  
Assistant Director, Planning  
& Environmental Protection

**Contact Officers:**  
Aled Richards Tel: 020 8379 3857  
Andy Higham Tel: 020 8379 3848  
David Warden Tel: 020 8379 3931

**Ward:**  
Cockfosters

**Application Number :** TP/10/1294

**Category:** Householder  
Developments

**LOCATION:** 47 Lakenheath, London N14 4RR

**PROPOSAL:** Erection of detached garage with pitched roof involving demolition of existing garage.

**Applicant Name & Address:**  
Mr Amir Faizollahi  
47 Lakenheath  
London  
N14 4RR

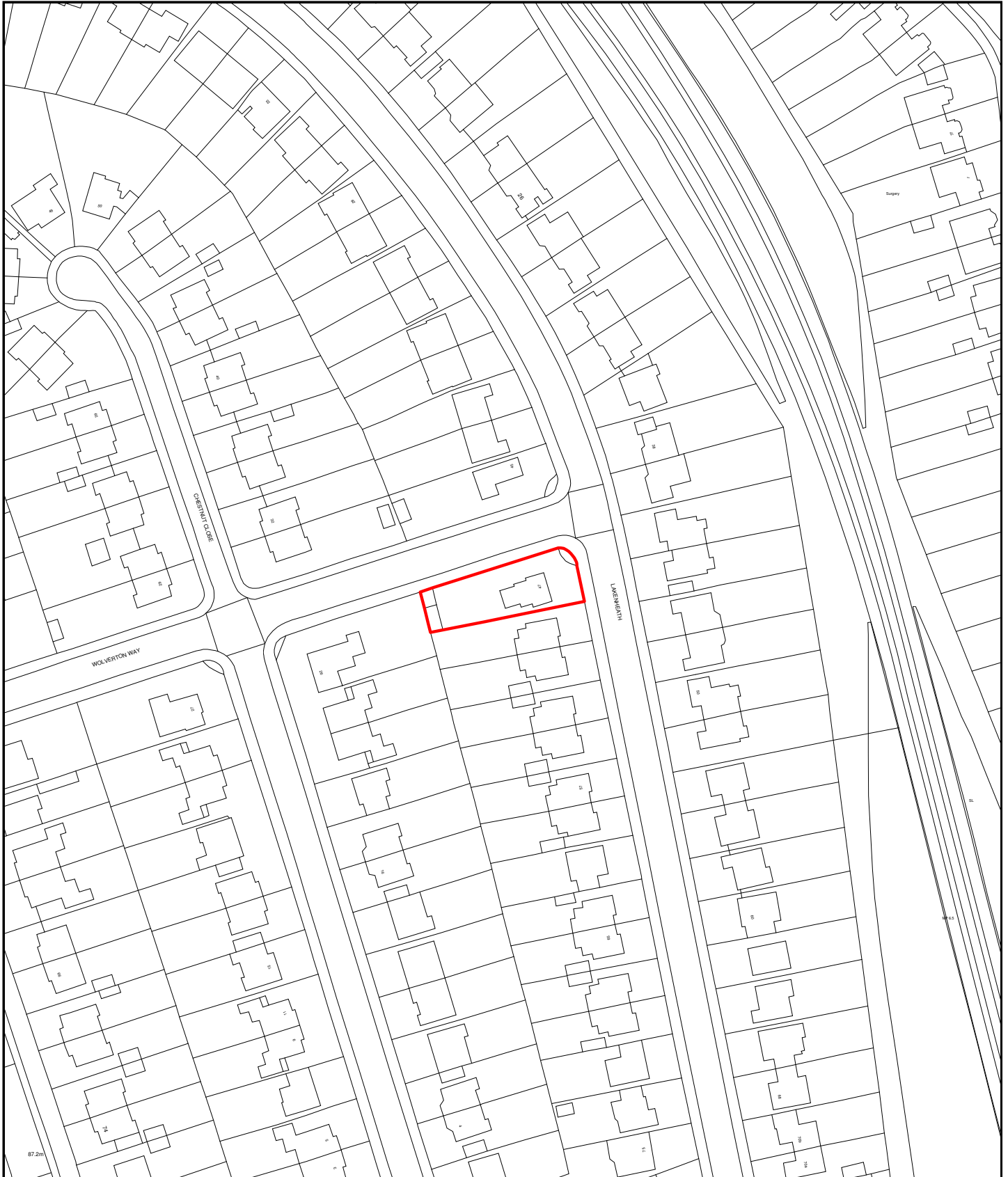
**Agent Name & Address:**

**RECOMMENDATION:**

That planning permission be **GRANTED** subject to conditions.

**Note for Members**

Although an application of this nature would normally be determined under delegated authority, the Applicant is a member of staff within development Management and in accordance with the Scheme of delegation, the application needs to be reported to the Planning Committee for determination.



### Development Control



Scale - 1:1250  
Time of plot: 11:54

Date of plot: 05/11/2010

## **1. Site and Surroundings**

- 1.1 The application property which comprises a two storey end of terrace dwelling, is located on the western side of Lakenheath and has a return frontage along Wolverton Way. There is an existing crossover and detached garage at the end of the garden accessed from Wolverton Way.
- 1.2 The surrounding area is predominantly residential in character. Detached garages located at the end of rear gardens are a common feature of the area.

## **2. Proposal**

- 2.1 The application proposes the demolition of the existing flat roof single garage and the construction of a detached single storey double garage.
- 2.2 The building will be 6.2 metres wide, 7.2 metres long and 3.5 metres high to the top of the hipped roof. A parapet wall with integral gutter is provided to the front and rear. The building is cut into the ground by 0.35 metres, to reflect the difference between the pavement and site levels. The top of the parapet is at a height of 2.5 metres above the site level. A garage door is provided facing Wolverton Way, with a large glazed window on the elevation facing the property's garden.
- 2.3 The scheme will also involve the insertion of a door and ramp to the car park elevation of the building to allow direct access to the unit.

## **3. Relevant Planning Decisions**

- 3.1 TP/10/0293 Enlargement of existing garage with pitch roof withdrawn in May 2010 following discussions with officers.

## **4. Consultations**

### 4.1 Statutory and non-statutory consultees

- 4.1.1 None.

### 4.2 Public

- 4.2.1 Consultation letters were sent to 3 neighbouring properties. No responses have been received.

## **5. Relevant Policy**

### 5.1 Local Development Framework: Core Strategy:

At the meeting of the full Council on 10<sup>th</sup> November 2010, the Core Strategy of the Local Development Framework was approved. The document and the policies contained therein, are now material considerations to be taken into account when considering the acceptability of development proposals. The following are of relevance:

SO1	Enabling and focusing change
SO8	Transportation and accessibility

SO10 Built environment

CP24 The road network

CP25 Pedestrians and cyclists

CP30 Maintaining and improving the quality of the built and open environment

## 5.2 Saved UDP Policies

After the adoption of the Core Strategy, a number of UDP policies are retained as material considerations pending the emergence of new and updates policies and development standards within the Development Management Document. The following are of relevance

(II)GD1	Appropriate location
(II)GD3	Character / Design
(II)GD6	Traffic Generation
(II)GD8	Site Access and Servicing
(II)T13	Access
(II)H8	Privacy and Overlooking
(II)H9	Amenity Space

## 5.3 London Plan

2A.1	Sustainability criteria
3C.21	Improving Conditions for Walking
3C.22	Improving conditions for cycling
3C.23	Parking Strategy

## 5.4 Other Relevant Considerations

PPS1	Delivering Sustainable Development
PPS1	Supplement on Climate Change
PPS3	Housing
PPG13	Transport

## 6. **Analysis**

The main issues for consideration are the impact on the character of the surrounding area, on neighbouring properties and on highway safety.

### 6.1 Impact on Character of Surrounding Area

6.1.1 The proposal involves the replacement of a single garage by a double garage at the end of the rear garden. Such garages are a common feature of the area and whilst the proposed building is a relatively large garage, it is set 3 metres from the pavement edge. Moreover, a building with a far larger footprint could be erected under permitted development rights. However, the proposed building requires planning permission because its height exceeds 2.5 metres within 2 metres of the site boundaries.

6.1.2 The proposed parapet walls will be only 2.5 metres high when measured above ground level. In addition, although the roof extends to a height of 3.15 metres above ground level, it is hipped, albeit relatively steeply, to reduce its

impact. It is considered that the combination of these factors will sufficiently limit the visual impact of the proposal on the character of the area.

- 6.1.3 The garage includes a large glazed section facing back towards the application property. Whilst not a common feature of such garages, it is considered this would not be harmful to the character of the area.
- 6.1.4 The use of the garage will be limited to purposes that are incidental to the enjoyment of the dwellinghouse to ensure it does not adversely affect the residential character of the area.
- 6.1.5 Overall, it is considered the proposed development would have an acceptable impact on the character of the surrounding area.

## 6.2 Impact on Neighbouring Properties

- 6.2.1 The proposed garage will be built on the boundary with no. 49 Lakenheath and 26 Chestnut Close. In the case of no. 49 Lakenheath, this will be located towards the end of the garden and will present a 2.5 metre high wall with a hipped roof behind. Whilst there will be an increase in width when compared with the existing garage, the height will be reduced from 3 to 2.5 metres. In the case of no. 26 Chestnut Close, the garage would be located at the end of the garden and would present a 2.2 metre high eaves level with a shallow pitched roof behind. Again, there would be an increase in width but a reduction in height when compared with the existing garage. Having regard to the scale of development proposed, the existing situation and the fallback permitted development position, it is considered these relationships are acceptable.
- 6.2.2 As set out above, the use of the garage will be restricted, which will also protect the amenities of neighbouring residents.
- 6.2.3 Overall, it is considered the proposal will not detract from the residential amenities of neighbouring properties.

## 6.3 Access, Traffic Generation and Parking

- 6.3.1 The site will utilise the existing access to the site and while the existing fences provide some restrictions on vehicular and pedestrian visibility that to the south will have a section of the existing fence removed to improve visibility. The fence to the north of the access falls outside the application site and cannot be controlled but overall, the access arrangements are considered acceptable.
- 6.3.2 It is considered the development would not result in any material increase in traffic generation and would at the same time increase parking provision at the site.
- 6.3.3 Overall, in respect of highway safety the proposal is considered acceptable.

## 7. **Conclusion**

- 7.1 The proposal involves the provision of a detached garage that is well sited and of an acceptable scale and design within the contexts of the surrounding area. Moreover, the proposal would not have an unacceptable impact on

neighbours amenities or highway safety. In light of the above, it is considered that the proposed development is acceptable.

## **8. Recommendation**

8.1 That planning permission be GRANTED for the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: OA-06-06-A/01, OA-06-06-A/02A, OA-06-06-A/03A, Site Location Plan.

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The external finishing materials shall match those detailed within the application, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory appearance.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any amending Order, no external windows or doors other than those indicated on the approved drawings shall be installed in the development hereby approved without the approval in writing of the Local Planning Authority.

Reason: To safeguard the privacy of the occupiers of adjoining properties.

4. The detached garage shall only be used for purposes that are incidental to the enjoyment of no. 47 Lakenheath and for no other purpose.

Reason: To ensure that the development complies with adopted standards and is in character with the existing form of development in the locality.

5. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.

8.2 The reasons for granting planning permission are as follows

1. The proposed development would not have an unacceptable impact on the character and appearance of the area having regard to Policies CP30 of the adopted Core Strategy and Policies (II)GD1 and (II)GD3 of the Unitary Development Plan as well as the objectives of PPS1 and PPS3.
2. The proposed development would not unacceptably impact on the amenities of nearby residents having regard to Policies CP30 of the adopted Core Strategy and Policies (II)GD1 and (II)H8 of the Unitary Development Plan, as well as the objectives of PPS1 and PPS3.
3. The proposed development would not give rise to unacceptable on street parking, congestion or highway safety issues, having regard to Policies

(II)GD6, (II)GD8 and (II)T13 as of the Unitary Development Plan, Policy 3C.23 of the London Plan (2008), as well as the objectives of PPG13.

**NOTES:**  
 THE CONTRACTOR HAS TO CHECK ALL DIMENSIONS, LOCAL PLANS AND GENERAL CONDITIONS ON SITE BEFORE WORKS COMMENCE, AND NOTIFY CLIENT BEFORE ANY CHANGES TO THE DRAWINGS. ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS, BETSOM STANDARDS, CODE OF PRACTICE AND LOCAL AUTHORITY REQUIREMENTS.

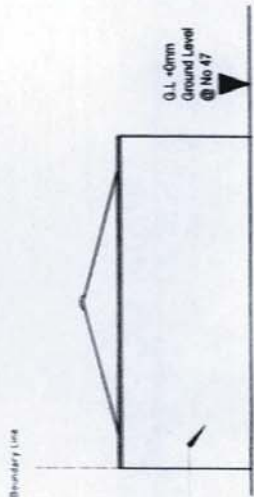
**TP 10 / 1294**  
 Revised/~~Additional~~ Drawing  
 Received... **8/11/10**  
 Under cover of... Dated.....



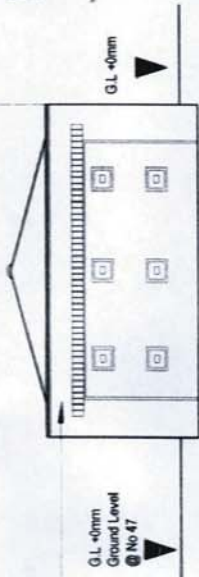
client	Mr. Faizollahi
project	47 Lakenheath LONDON N14 4RR
drawing title	Proposed
scale	1/100 @ A3
date	NOVEMBER 2006
drw.no	CA 06 - 05-A/02 <b>1A</b>

drawn by: SF  
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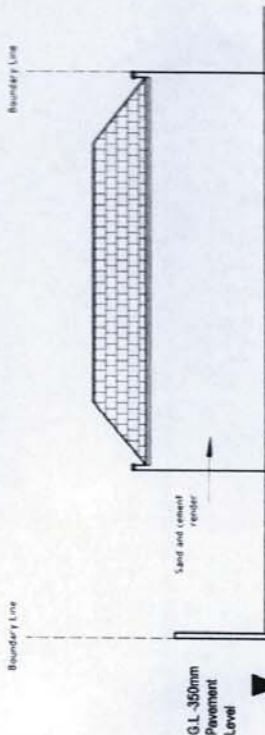
**PROPOSED REAR ELEVATION**



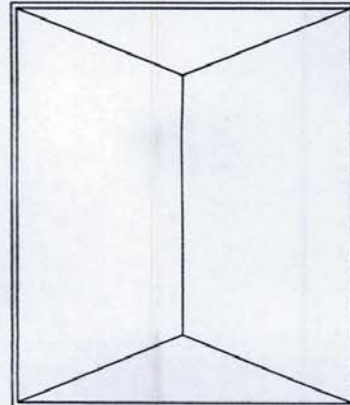
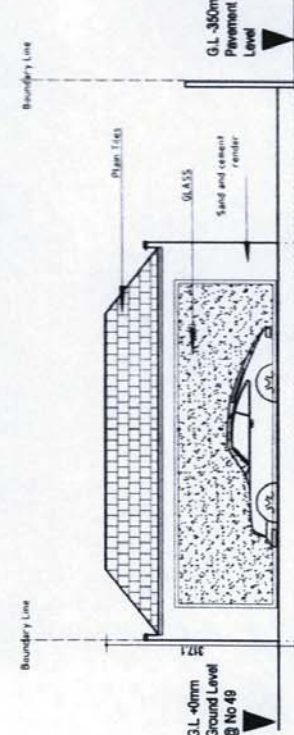
**PROPOSED FRONT ELEVATION**



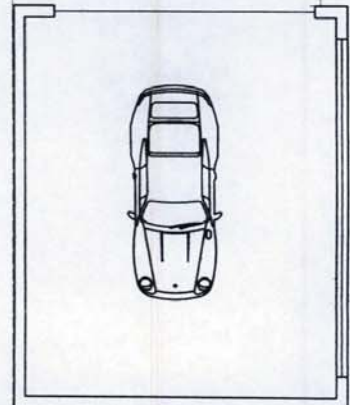
**PROPOSED SIDE ELEVATION**



**PROPOSED SIDE ELEVATION**



**PROPOSED ROOF PLAN**



**PROPOSED FLOOR PLAN**

**DEPARTMENT SERVICES**  
**08 NOV 2010**  
**LONDON BOROUGH OF ENFIELD**



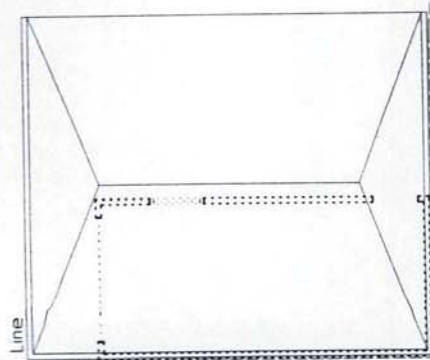
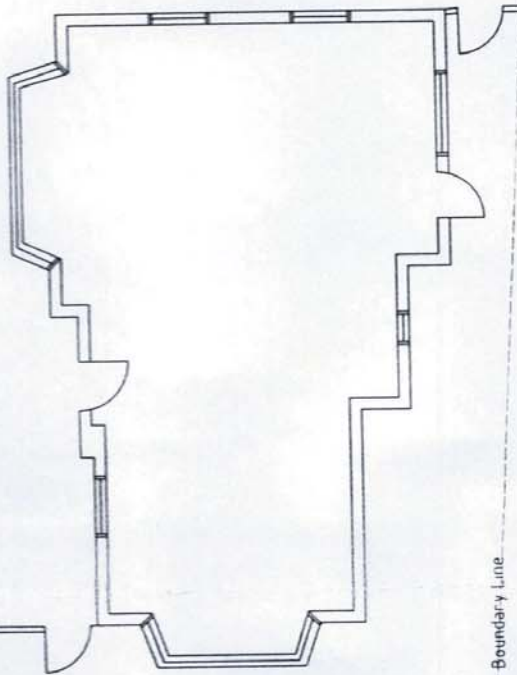
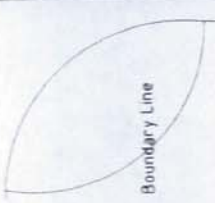
THE CONTRACTOR SHALL CHECK ALL DIMENSIONS, HEIGHTS AND GENERAL CONDITIONS ON SITE BEFORE WORK COMMENCEMENT. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LOCAL AUTHORITY REQUIREMENTS.

TP 10 / 1294  
 Revised/~~Original~~ Drawing  
 Received. . . . . 8/14/10

Order cover of . . . . .  
 . . . . . Dated. . . . .

No change to vehicular access

No change to vehicular access



Boundary Line

Existing Drive

No change to vehicular access

Boundary Line

Refuse storage

client	Mr. Faizollahi
project	47 LAKENHEATH LONDON N14 4RR
drawing title	EXISTING/PROPOSED
scale	1/100 @ A3
date	NOVEMBER 2009
drw.no	OA 05-06-A/03

drawn by: SF  
 The contents of this drawing including the printed information are for the use of the client and are not to be used for any other purpose without the prior consent of the architect in writing.

LONDON BOROUGH OF ENFIELD  
 08 NOV 2010  
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