

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

Date : 24<sup>th</sup> July 2012

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

**Contact Officer:**  
Aled Richards Tel: 020 8379 3857  
Andy Higham Tel: 020 8379 3848  
Ray Reilly Tel: 020 8379 3062

**Ward:** Southgate  
Green.

**Application Number :** P12-00842PLA

**Category:** Housholder Development

**LOCATION:** 90 The Mall, London, N14 6LP

**PROPOSAL:** Erection of a Single Storey detached outbuilding at rear.

**Applicant Name & Address:**

Mr and Mrs Ploutarhou,  
The Chimes,  
90 The Mall,  
Enfield,  
London,  
N14 6LP

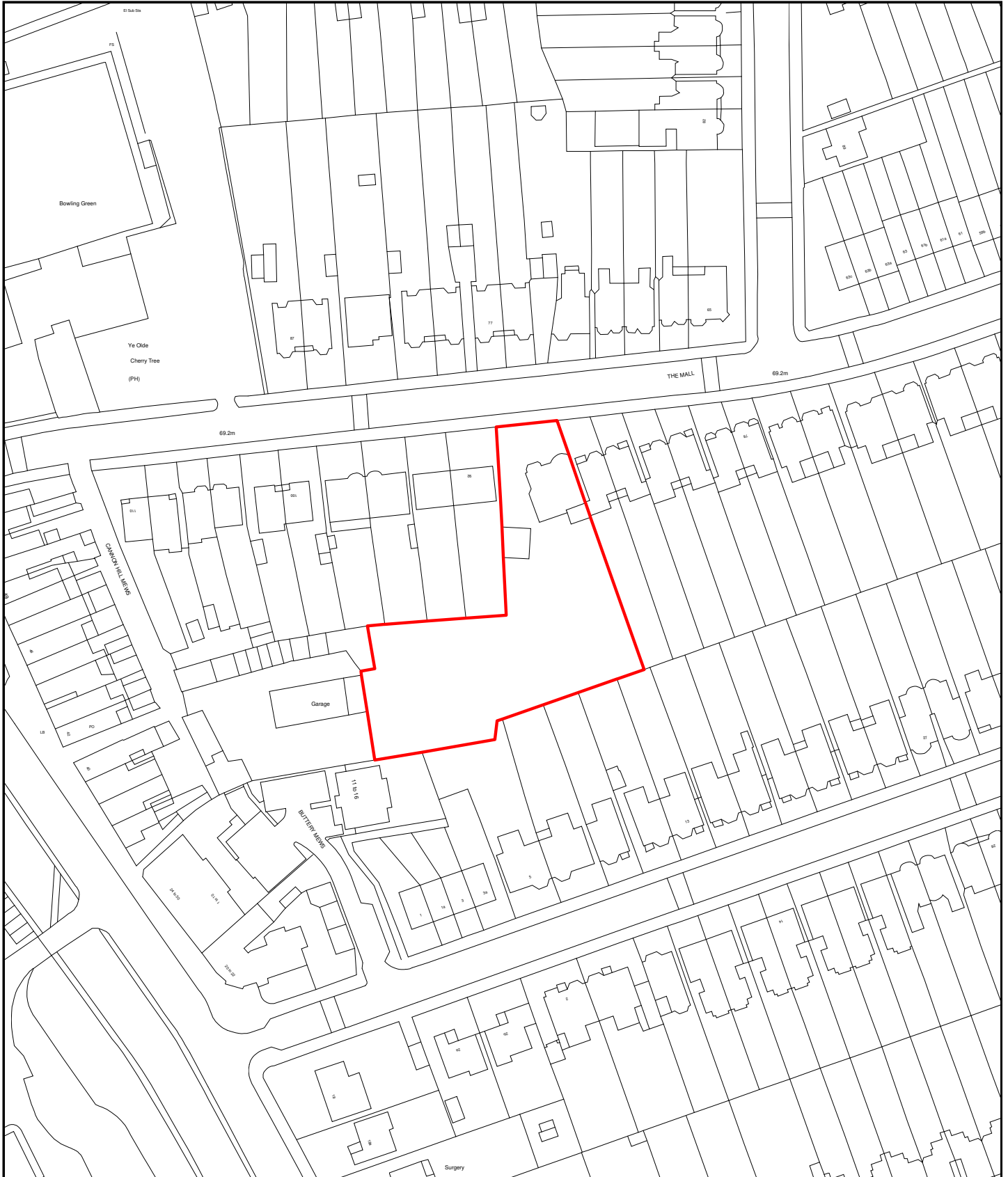
**Agent Name & Address:**

Charles Bettes,  
GPAD  
6 Acton Street  
Kings Cross,  
London  
WC1X 9NA

**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 proposal has generated a significant level of concerns within the local community. In the light of the recommendation to approve therefore, it is reported to Planning Committee to consider and determine.



### Development Control



Scale - 1:1250  
Time of plot: 14:00

Date of plot: 05/07/2012

## **1. Site and Surroundings**

- 1.1 The property comprises a large detached two storey dwelling house located on the southern side of The Mall. In relation to other residential plots in the area the property has a much larger rear garden that is pre-dominantly flanked by large trees and hedging to all boundaries. . The surrounding area is pre-dominantly residential in nature comprising of two storey properties of a similar size and nature.

## **2. Proposal**

- 2.1 Planning permission is sought for the construction of an outbuilding at the south west corner of the garden.
- 2.2 The proposed outbuilding would be 9 metres deep and 20 metres wide with an overall height of 3.25 metres. The outbuilding would have a flat roof and it would be composed of standard solid construction rendered white with aluminium framed windows to the primary/ front elevation rear elevation and side elevation.
- 2.3 It is proposed to set the outbuilding in by 2 metres from all boundary points with neighbouring properties. The outbuilding is proposed to be composed of a large games room, a gym, associated seating area, study and WC Facilities with a terrace area facing area facing onto the rear garden of the application site.

## **3. Relevant Planning Decisions**

- 3.1 The following applications illustrate the recent and most relevant applications in relation to the site.

LDC/05/0045: Dormer window and roof terrace with balustrade at rear.  
Granted.

LDC/10/0374: Outbuilding at rear. Granted.

## **4. Consultations**

- 4.1 Statutory and Non Statutory Consultations

None relevant.

- 4.2 Public

Consultation letters were sent to 19 neighbouring properties. A site notice was also displayed at the site and the development was advertised in a local newspaper. A 14 day re-consultation period was also carried out ending on the 26<sup>th</sup> of June following receipt of additional information. In response 6 letters of objections were received raising all or some of the following comments:

- Information outlined on the submitted plans referring to the existing boundary treatment is inaccurate.
- Loss of Privacy

- Potential for the house to be converted into permanent residential accommodation
- Visual Impact from Neighbouring properties
- Impact of the Bulk of the proposed building
- Adverse impact on the green environment.
- Impacts from a noise perspective.
- Actual need for a building of this size for proposed purposes.
- Potential for further extensions at a later date.
- Extensive building works would cause impacts to neighbours.

## **5. Relevant Policy**

### **5.1 Local Plan**

SO10: Built Environment  
 CP30: Maintaining and improving the quality of the built environment.

### **5.2 Saved UDP Policies**

(II)GD3 Aesthetics and functional design  
 (II)H8 Privacy  
 (II)H12 Residential Amenity

### **5.3 The London Plan**

Policy 7.1 Building London's neighbourhoods and communities  
 Policy 7.2 An inclusive environment  
 Policy 7.4 Local character  
 Policy 7.6 Architecture

### **5.4 Other Relevant Policy**

National Planning Policy Framework

## **6. Analysis**

6.1 The principle issues for consideration under this application are the design and scale of the proposed outbuilding in its surroundings and its impact in terms of visual and residential amenity to neighbouring properties.

### **6.2 Design and Scale of the Proposal**

6.2.1 Policy (II) GD3 of the UDP aims to ensure that high standards of design are taken into consideration, with reference to the boundary treatment of the property, the use of materials and the proposals siting, layout, alignment, spacing, height, bulk and massing. In addition Policy 7.4 of the London Plan states that development should have regard to the form, function and structure of an area and the scale mass and orientation of surrounding buildings.

6.2.2 As earlier referred to, the application proposes an outbuilding for purposes ancillary to the use of the existing property that would be 9 metres x 20 metres (180 sq metres) with an overall height of 3.25 metres. In normal

circumstances this would be regarded as a large building for a rear garden of a residential property. However, in this case whilst the proposed outbuilding is large, it is considered that it is not out of scale within the context of the garden space afforded to the existing dwelling house. Additional information has been submitted outlining the total un-built area of the site which reflects 1558 sq metres, which indicates that the proposed outbuilding would encompass 12% of the area of un-built land within the site.

6.2.3 In addition it must also be noted that a similar outbuilding proposal has already been confirmed as permitted development under LDC/10/0374. Furthermore, in terms of addressing the issue of bulk and scale it must also be noted that the property has permitted development rights to build an outbuilding of this scale and significantly larger, subject to conditions such as the following:

- The total area of ground covered by buildings on the site would not exceed 50% of the site area.
- The height of the building would exceed (i) 4 metres in the case of a dual pitched roof, (ii) 2.5 metres in the case of a building within 2 metre of the boundary of the curtilage of the dwelling house, (iii) 3 metres in any other case, (iv) the height of the eaves would exceed 2.5 metres.

Effectively therefore, a large outbuilding can be constructed in the position now proposed as permitted development and without the need for planning permission,

6.2.4 This application is necessitated rather than being built as permitted development due to the Applicants desire to have building with an eaves level higher than 2.5 metres and a more modern design. Essentially due to the expansive nature of the rear garden area the application has permitted development rights to build an outbuilding over a much larger footprint and to a height of 4 metres in the case of a dual pitched roof. Aside from the perspective the design and scale of the proposed outbuilding has been assessed on site and in accordance to relevant planning policies and overall it is considered there are no sufficient reasons to refuse the application based on grounds such as design and bulk.

### 6.3 Visual Impact and Residential Amenity

6.3.1 Policy (II) H8 and (II) H12 seek to ensure that residential extensions do not prejudice the amenities enjoyed by the occupiers of neighbouring residential properties in terms of privacy, overlooking and general sense of encroachment. In addition Policies 7.4 of the London Plan and CP30 of the Local Plan seek to ensure that new developments have appropriate regard to their surroundings, and that they improve the environment in terms of visual and residential amenity.

6.3.2 From the perspective of visual impact and residential amenity it is considered that there are five properties that the application has potential to impact upon, Numbers 5,7 and 9 Selborne Road and Number 92 and 94 The Mall.

6.3.3 The gardens of the properties on Selborne Road are approximately 26 metres deep from the rear building line. Although concerns such as noise and the visual impact have been raised by some residents, it is considered that the depth and extensive nature of the garden areas together with the proposed

building height at 3.25 metres would not detrimentally impact onto the amenity of these residents in terms of noise or bulk. Moreover, the gym and games room proposed would only be on a relatively small scale ancillary to the enjoyment of the residents of the existing house and at this level, is considered acceptable. In addition in terms of visual impact the boundary line between 90 The Mall and the properties on Selborne are relatively well screened to mitigate the visual impact of the proposal.

- 6.3.4 From the perspective of visual impact and residential amenity, the proposed site is relatively well screened particularly along the boundary with Number 94 where there is a high evergreen hedge approximately 4 metres high. It is considered this would sufficiently screen the proposed outbuilding from rear garden of Number 94 thereby mitigating the visual impact. In terms of the visual impact onto Number 92, although significant objections have been raised by the residents of this property, No.92 is relatively well screened by a privet hedge. It is though acknowledged that it is significantly less screened than the boundary with 94. Nevertheless, this visual presence is not considered sufficient to warrant refusal of the application and a condition is recommended to create a better screening, boundary treatment along the boundary with Number 92 which would mitigate the visual impacts.
- 6.3.5 In addition, although concerns have been raised on noise and disturbance grounds it is considered that the proposed use as a gym and games room incidental to the existing house would not be of the scale that would detrimentally impact on the residential of the occupants of the neighbouring properties on The Mall in particular Nos 92 and 94 The Mall.
- 6.3.6 Overall it is considered that the proposed outbuilding as a gym and games area would not detrimentally impact upon the visual and residential amenity of neighbouring properties in accordance with the relevant Policies CP30 of the Local Plan and (II) GD3, (II) H8 and (II) H12 of the Unitary Development Plan.

#### 6.4 CIL Contribution

- 6.4.1 The size of the proposed extension would also be liable to a Community Infrastructure Levy contribution as the size of the extension exceeds 100m<sup>2</sup>. The size of the new Gross Internal Floor area created has been calculated as 143m<sup>2</sup> x £20 = £2,860

### 7. **Conclusion**

- 7.1 Having regard to the above, it is considered that the proposed development is acceptable in principle as it would not have an adverse impact to the character and setting of the existing house and surrounding area or to the visual and residential amenity of neighbouring properties. There have been conditions imposed to completely mitigate the visual impact of the proposal and to ensure it would have no undue impact to neighbouring residents in terms of residential amenity. Therefore the proposal is therefore considered acceptable for the following reasons:
1. The proposed outbuilding by virtue of its size, scale, siting and design would not adversely impact upon the character of the existing property or on the visual and residential amenities of adjoining neighbours and surrounding area having regard to Policies (II) GD3, (II) H8, (II) H12 of the Unitary Development

Plan and CP30 of the Local Plan as well as guidance outlined under Policy 7.4 and 7.6 of the London Plan.

## 8. Recommendation

8.1 That planning permission be GRANTED planning permission subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the approved plans, as set out in the attached schedule which forms part of this notice.

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

2. The development shall not commence until details of a complete evergreen boundary hedge along the boundary with Number 92 and 94 have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In order to protect the residential amenities of surrounding occupiers and mitigate the visual impact of the proposal.

3. The approved outbuilding shall be used as a gymnasium and playroom facility incidental to the existing dwelling house and shall not be used for any business purposes or used for any form of habitable living accommodation.

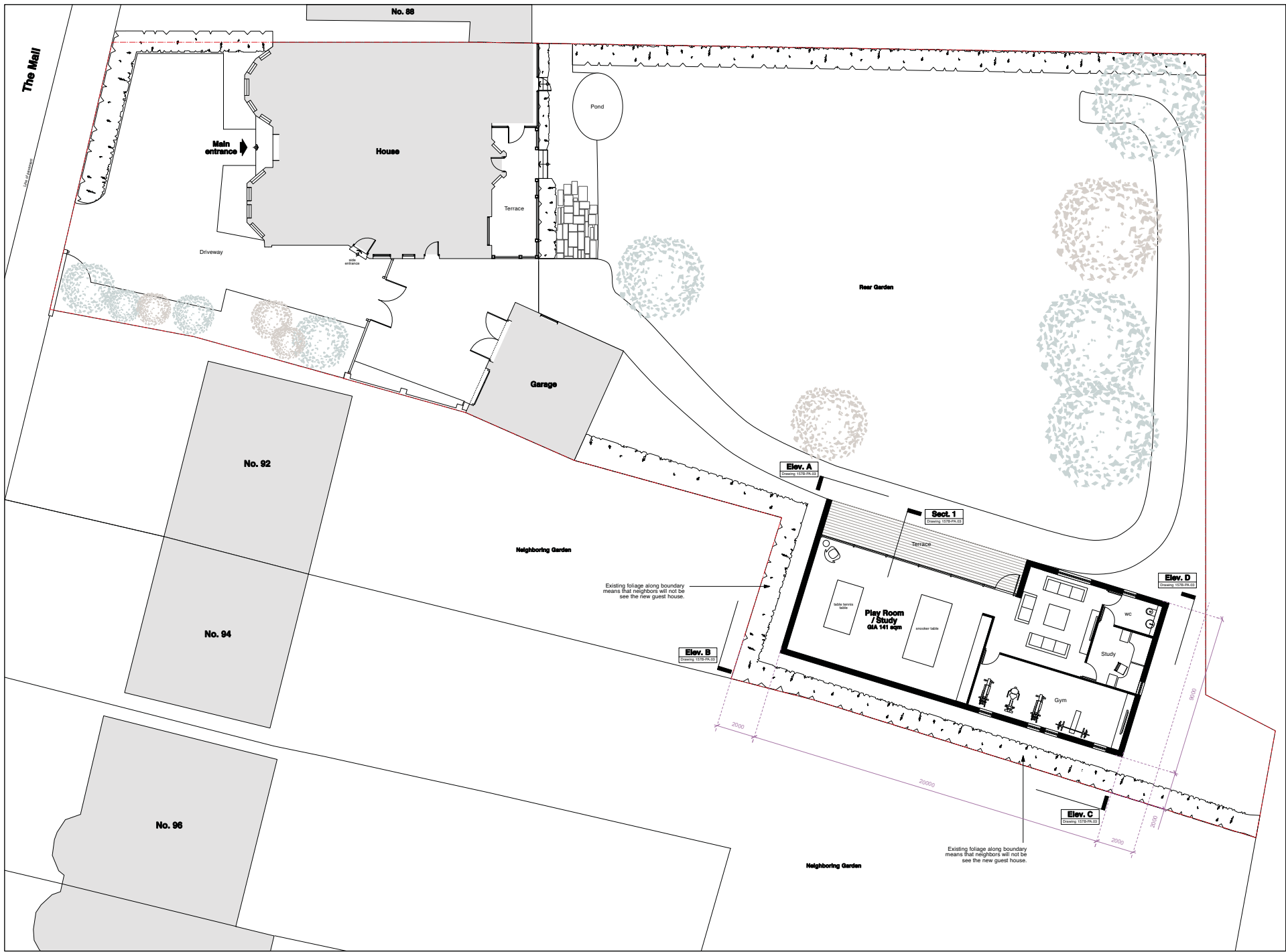
Reason: In order to protect the residential amenities of surrounding occupiers.

4. 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.

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.



**PROPOSED PLAN**

**Areas:**

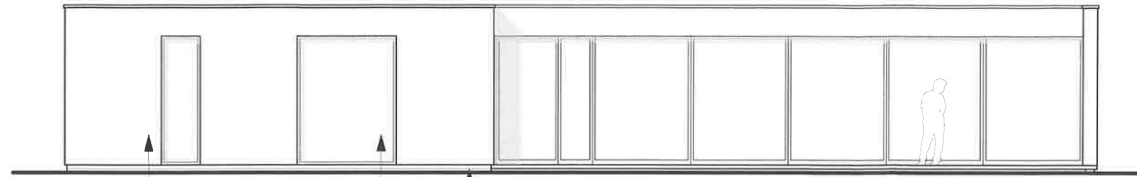
Total Site Area = 1777 sqm  
 Footprint of house = 152 sqm  
 Footprint of garage = 43 sqm  
 Unbuilt area of site = 1582 sqm  
 50% of this area = 791 sqm

**Legend:**

Represents site boundary

CLIENT <b>MR AND MRS PLOUTARHOU</b>		
PROJECT <b>THE CHIMES, 80 THE MALL, LONDON N14 6LP</b>		
TITLE <b>PROPOSED PLAN</b>		
DWG NO	<b>157B-PA.02</b>	REV
DRAWN BY	<b>CB</b>	SCALE <b>1:100 @ A1</b>
DATE <b>MAR 2012</b>		
<small>general practice architects &amp; designers        gpad ltd, 8 riverside, london, north dorp        t: 020 7486 0223 f: 020 7486 0225        e: info@gpad.com w: www.gpad.com</small>		
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FILE NAME	PRINT SIZE	<b>A1</b>

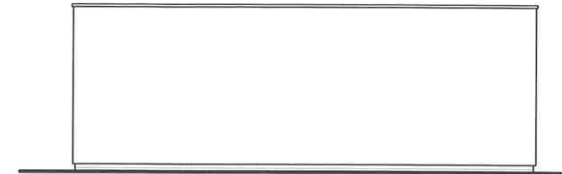




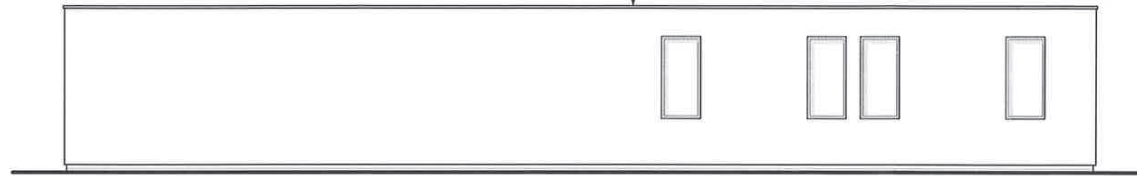
**Elevation A**

White render to external faces  
 Aluminium framed windows powder coated in dark grey  
 Brick plinth  
 Aluminium capping piece to match window frames

3250

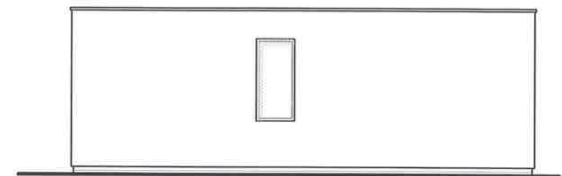


**Elevation B**

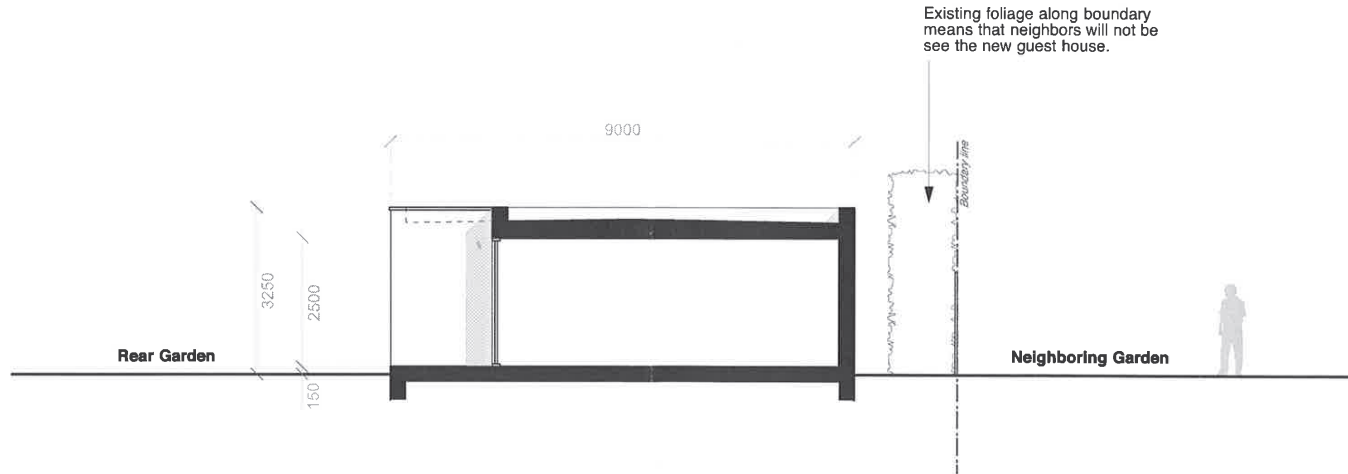


**Elevation C**

3250



**Elevation D**




**Section 1**

**Note:**  
 For section and elevation guide  
 see plan on drawing 157B-PA.02



**PROPOSED ELEVATIONS AND SECTION**

			PROJECT <b>THE CHIMES, 90 THE MALL LONDON N14 6LP</b>				DRAWING TITLE <b>PROPOSED ELEVATIONS AND SECTION</b>	
			CLIENT <b>MR AND MRS PLOUTARHOU</b>				 <b>general practice architects &amp; designers</b> gpad ltd. 6 acton st, london, w61x 9na t: 020 7833 0222 f: 020 7833 2220 e - mail: info@gpadltd.com web: www.gpadltd.com	
			SCALE <b>1:100 @ A3</b>	DATE <b>MAR 12</b>	DWG BY <b>CB</b>	REV.		
rev.	date	notes	CHCKD.	DWG NO.	<b>157B-PA.03</b>			
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