

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 24th July 2012

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
Aled Richards Tel: 020 8379 3857
Andy Higham Tel: 020 8379 3848
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Ward:
Winchmore Hill

Application Number : P12-01078PLA

Category: Householder
Developments

LOCATION: 46, BURFORD GARDENS, LONDON, N13 4LP

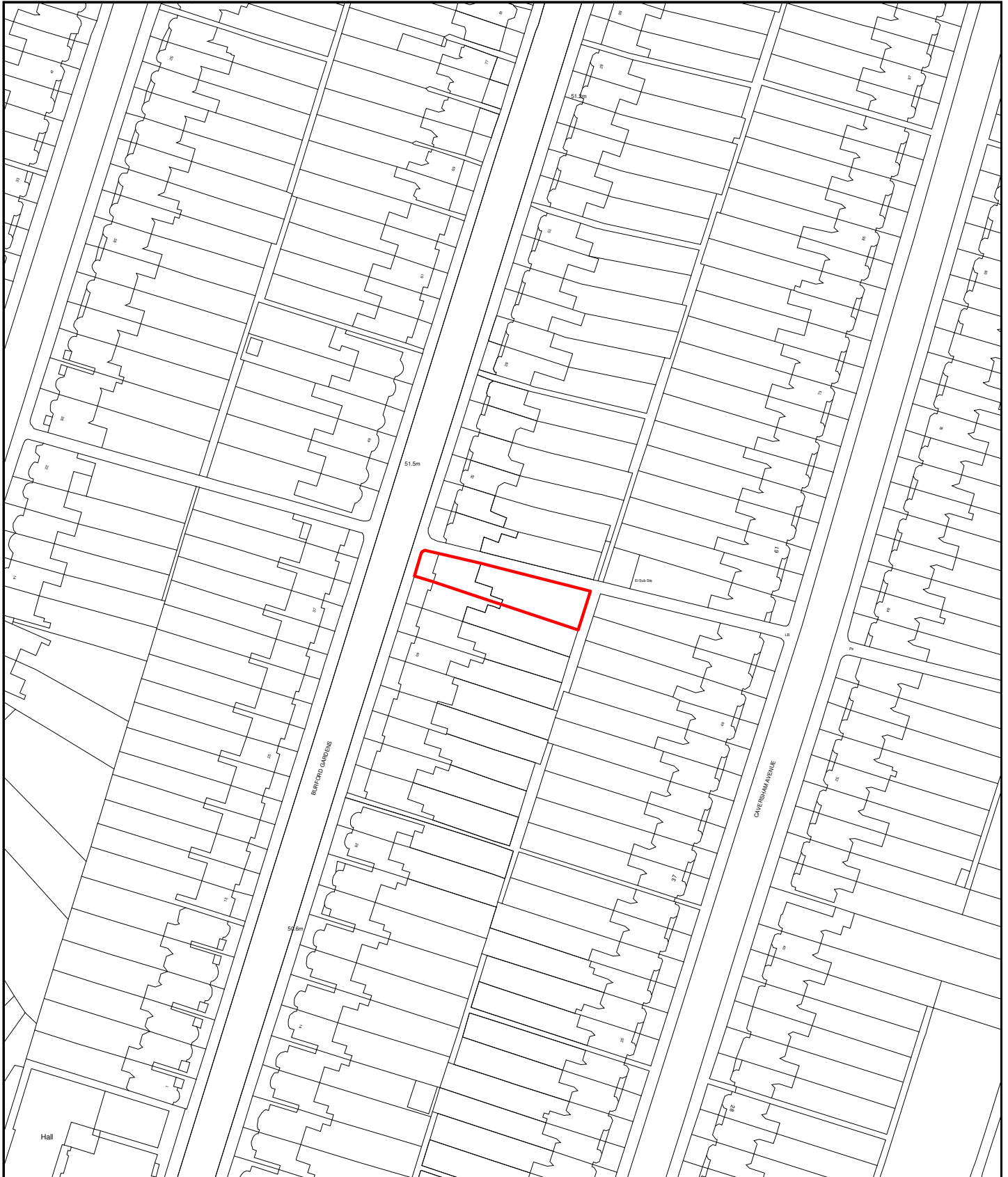
PROPOSAL: Single storey rear extension and raised parapet wall to rear.

Applicant Name & Address:
Ajit Singh
46, BURFORD GARDENS,
LONDON,
N13 4LP

Agent Name & Address:
AMIR FAIZOLLAHI,
Enfield Council Building Control
Civic Centre
Silver Street
Enfield
EN1 3XE

RECOMMENDATION:

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



Development Control



Scale - 1:1250
Time of plot: 14:03

Date of plot: 05/07/2012

1. Site and Surroundings

- 1.1 A two storey end-of terrace dwelling situated on the eastern side of Burford Gardens with a hipped roofline and single storey rear extension. There is a public footpath, which runs adjacent to the northern site boundary.

2. Proposal

- 2.1 Permission is sought for the erection of a single storey rear extension to provide an additional bedroom and kitchen. It would involve the demolition of an existing external store which is linked to the existing building.
- 2.2 The proposal involves two elements. The first element would be to the rear of the original dwelling house and infill an existing area between the original L-shaped rear projection and the side boundary. It would have a depth of 4.265m and a maximum width of 3.6 metres. The rear elevation would have patio doors with steps leading to the rear garden and be finished with a pitched roofline to a maximum height of 3.6m.
- 2.3 The second element would be sited beyond the existing kitchen element and replace the external store on the boundary with 44 Burford Gardens. This element would be 3.598 metres deep and 3.969metres wide. The extension would be finished with a flat roofline to a maximum height of 3.3m.

3. Relevant Planning Decisions

- 3.1 LDC/01/0043 – Use of single family dwelling house as two flats was confirmed as lawful
- 3.2 TP/11/0504 – an application for a single storey rear extension was refused for the following reasons:
- The proposed single storey rear extension by virtue of its height, siting and depth would have a more dominant and overbearing impact on the residential amenities of the adjacent property at no. 44 Burford Gardens, contrary to saved Policy (II) H12 and accompanying Appendix A1.8 of the Unitary Development Plan and CP30 of the Core Strategy.
 - The proposed single storey rear extension by virtue of its design including the chamfering of the extension, as well as the excessive depth would be out of keeping and character with the surrounding pattern of development, detrimental to the visual amenities of the area, contrary to saved Policy (II) H12 and Appendix A1.8 of the Unitary Development Plan and CP30 of the Core Strategy.
 - The proposal would result in poor standards of amenity and general environment, for the existing or future occupiers of the ground floor flat due to limited natural light and ventilation to the bedroom window as a result of the extension. The proposal is, therefore, contrary to the requirements of saved Policy (II) H12 and the accompanying Appendix A1.8 of the Unitary Development Plan and Policy CP4 and CP30 of the Core Strategy and Policy 3.5 of the London Plan (2011).

4. Consultations

4.1 Statutory and non-statutory consultees

4.1.1 None

4.2 Public

4.2.1 Seven neighbouring properties were consulted and a site notice was also posted. One representation has been received, which raised the following objections:

- No objection provided that the extension does not affect the existing parapet wall on the sloping roof

5. **Relevant Policy**

5.1 Local Plan - Core Strategy

CP30 Maintaining and improving quality of built environment

5.2 Saved UDP Policies

(II) GD3 Aesthetics and functional Design
(II) GD6 Traffic
(II) GD8 Servicing
(II) H8 Privacy
(II) H12 Extensions to residential properties

5.3 The London Plan (2011)

Policy 6.13 Parking
Policy 7.1 Building London's neighbourhoods and communities
Policy 7.2 An inclusive environment
Policy 7.4 Local Character
Policy 7.5 Public realm
Policy 7.6 Architecture

5.4 Other Relevant Policies

National Planning Policy Framework

6. **Analysis**

6.1 Character and Appearance

6.1.1 A reason for refusal on the previous decision related to the design of the single storey rear extension which included chamfered corners, as well as its excessive depth would result in a form of development out of keeping and character with the surrounding pattern of development, detrimental to the visual amenities of the area, contrary to saved Policy (II) GD3 of the Unitary Development Plan and CP30 of the Core Strategy.

6.1.2 The proposed extensions would now have a maximum depth of 4.2m and 3.5m rather than the depths of 7.7 metres and 4.5 metres respectively. While deeper than normally accepted, the whole extension has been reduced in

depth with that element on the boundary with No 44 now in common alignment with the extension to that property.

- 6.1.3 In regards to height, the kitchen/lounge element of the extension would retain a pitched roof to the same height (3.9m) and pitch as existing. The additional bedroom would feature a flat roof design to a maximum height of 3.3 metres. The previously refused scheme was approximately 1.3m higher than neighbouring storage projection. The current scheme is therefore approximately 1 metre lower than the previously refused scheme and additionally, the flat roofline would be tucked behind the existing parapet wall and project away from the boundary.
- 6.1.4 It is therefore considered that the scale and appearance of the development are now considered more appropriate and it is considered, is now acceptable to address the previous reason for refusal

6.2 Impact on Neighbouring Amenities

- 6.2.1 As the property is end of terrace, the property most impacted on by the development would be the attached dwelling at No. 44 Burford Gardens. Appendix A1.8 of Policy (II) H12 states that normally single storey rear extensions should not exceed 2.8m in depth although with the introduction of the 2008 Amendment to the GPDO in 2008, a depth of 3 metres is now considered acceptable. Moreover, in some circumstances, where site conditions allow, extensions of a greater depth that this may also be acceptable. Such exceptions include alignment with neighbouring properties
- 6.2.2 The previous scheme TP/11/0504 was refused for three reasons: one of which was the height, siting and depth giving rise to a dominant and overbearing impact on the occupiers at no. 44 Burford Gardens. In this regard, the depth of the extension on this boundary has been reduced from 7.7m to 4.2m. Additionally, the depth of the extension on the elevation adjacent to no. 44 has been reduced by 1 metre and now is in common alignment with an existing projection serving this property. Furthermore, as mentioned previously, the height of the extensions has also been reduced. Nevertheless, it is recognised that on the boundary with No 44 although the proposed extension would project no further than the rear of the outbuilding in situ to the rear of No 44, there would be an increase in height of the boundary wall of approx 0.8 metres. The rear elevation of No 44 contains an obscured glazed bathroom window and together with the original outbuilding on the boundary, it is considered the proposal would not give rise to conditions through a loss of light, overshadowing and outlook, detrimental to the amenities of this property.
- 6.2.3 Policy (II) H8 seeks to prevent overlooking and safeguard privacy. There are no proposed windows in the elevation facing no. 44 Burford Gardens. Furthermore, the proposed steps to the rear garden, although slightly elevated would not compromise the existing levels of privacy, having regard to Policy (II) H8 of the UDP.
- 6.2.4 With reference to No 48 Burford Gardens, there is a public footpath providing a separation between the adjacent properties and it is considered that the extensions would not be detrimental to the occupiers of this property in regards to loss of sunlight/daylight or outlook.

6.2.5 It should also be noted that the single storey extensions would not be detrimental to the amenities of the first floor flat, given that the occupiers are set at a higher level and as their access would remain as existing.

6.3 Internal Layout

6.2.6 One of the reasons related to the effect of the proposed development on the amenities of the future occupiers of the ground floor flat. The internal layout has been altered with this current scheme and therefore the first bedroom has been relocated to the front of the property (existing lounge) and the second bedroom would be erected within the element of the extension adjacent to the attached neighbours at No. 44. Both bedrooms would therefore receive sufficient sunlight/daylight provided by suitable windows. Additionally, the lounge/kitchen area would be open plan and feature double patio doors and five roof lights to provide sufficient sunlight/daylight to this area. It is therefore concluded that the third reason of refusal relating to poor standards of amenity has been overcome.

6.3 Highways and Parking

6.3.1 The proposals are not considered to have any further impacts on parking or servicing to the site, having regard to Policies (II) GD6 and (II) GD8 of the UDP and 6.13 of the London Plan.

7. **Conclusion**

7.1. The proposed rear extensions, given their overall scale, siting and dimensions would not be detrimental to the character and appearance of the street scene or adversely impact on residential amenities of surrounding properties. The proposal is therefore considered acceptable for the following reasons:

- 1) The proposed single storey extension due to its design, size and siting does not unduly affect the amenities of adjoining or nearby residential properties or detract from the character and appearance of the street scene having regard to Policies (II) GD3, (II) H8 and (II) H12 of the Unitary Development Plan, CP30 of the Core Strategy, as well as 7.4 and 7.6 of the London Plan and the advice contained within the National Planning Policy Framework.

8 **Recommendation**

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

- 1) C60 – Approved plans
- 2) C08 – Materials to match
- 3) C25 – No additional fenestration
- 4) C26 – Restriction of use of extension roofs
- 5) C51a – Time limit

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Project	46 BURFORD GARDENS N13 4LP
Drawing Title	PROPOSED
Drawing No.	PPS 004
Scale	1:100
Drawn by	A.F
Revision	-
Size	A3
Date	1/4/2011

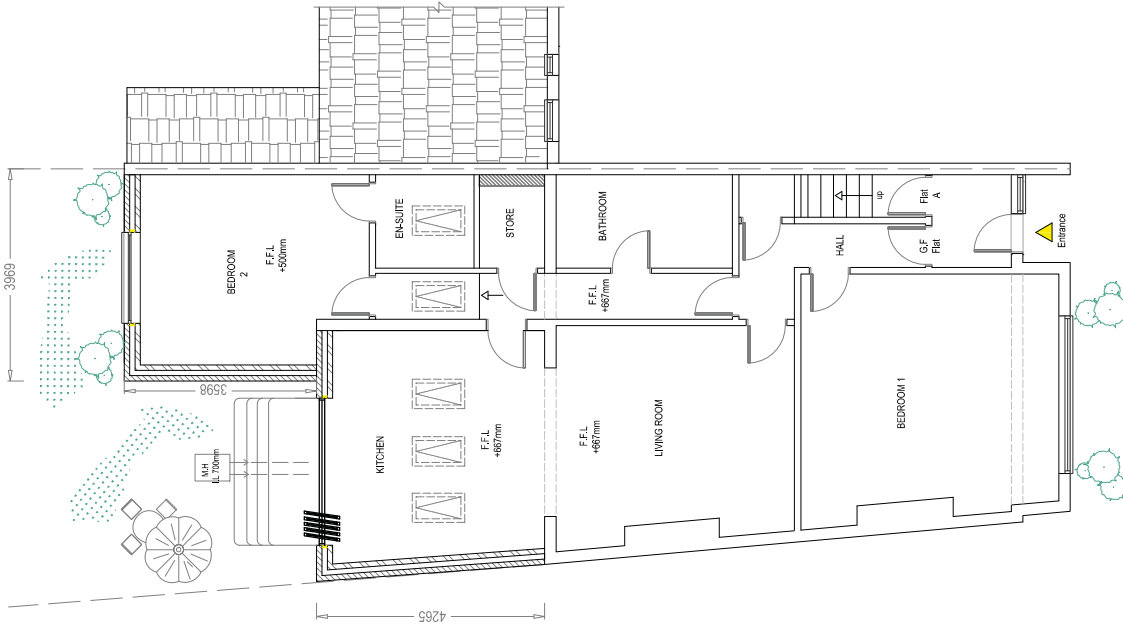
PROPOSED BACK ELEVATION

No 46

No 48



LOCATION PLAN
 SCALE 1:250



PROPOSED GROUND FLOOR PLAN

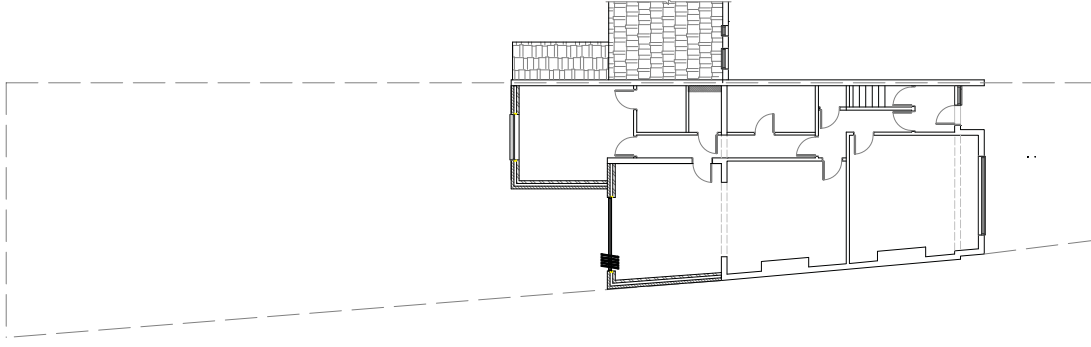
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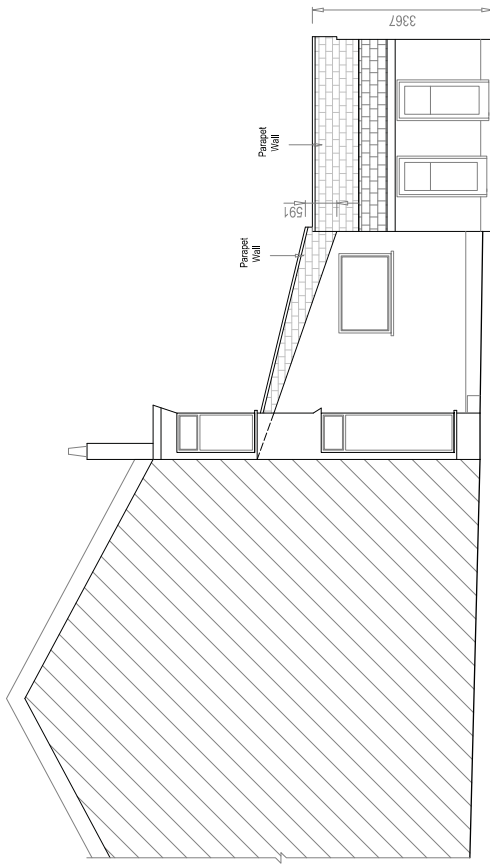


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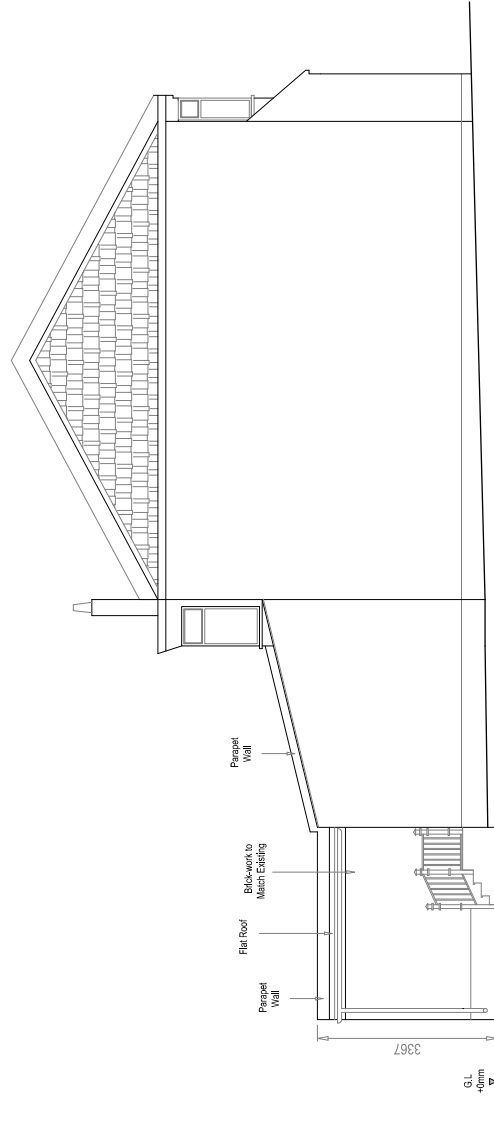
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Project	46 BURFORD GARDENS N13 4LP		
Drawing Title	PROPOSED		
Drawing No.	P/S 003	Revision	-
Scale	1:100	Size	A3
Drawn by	A.F	Date	14/2011



BLOCK PLAN
 SCALE 1:200



PROPOSED SIDE ELEVATION FROM NO 48



PROPOSED SIDE ELEVATION