### 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 Mrs J. Rebairo Tel: 020 8379 3822 Ward: Upper Edmonton

Application Number: P12-01307LDC Category: Certificate of Lawfulness

**LOCATION: 4, KIMBERLEY ROAD, LONDON, N18 2DP** 

**PROPOSAL:** Single storey rear extensions, rear dormer and rooflights to front.

### Applicant Name & Address:

Sami Shala 4, KIMBERLEY ROAD, LONDON, N18 2DP

### Agent Name & Address:

AMIR FAIZOLLAHI, London Borough of Enfield Plan Drawing Service Civic Centre Silver Street Enfield EN1 3XE

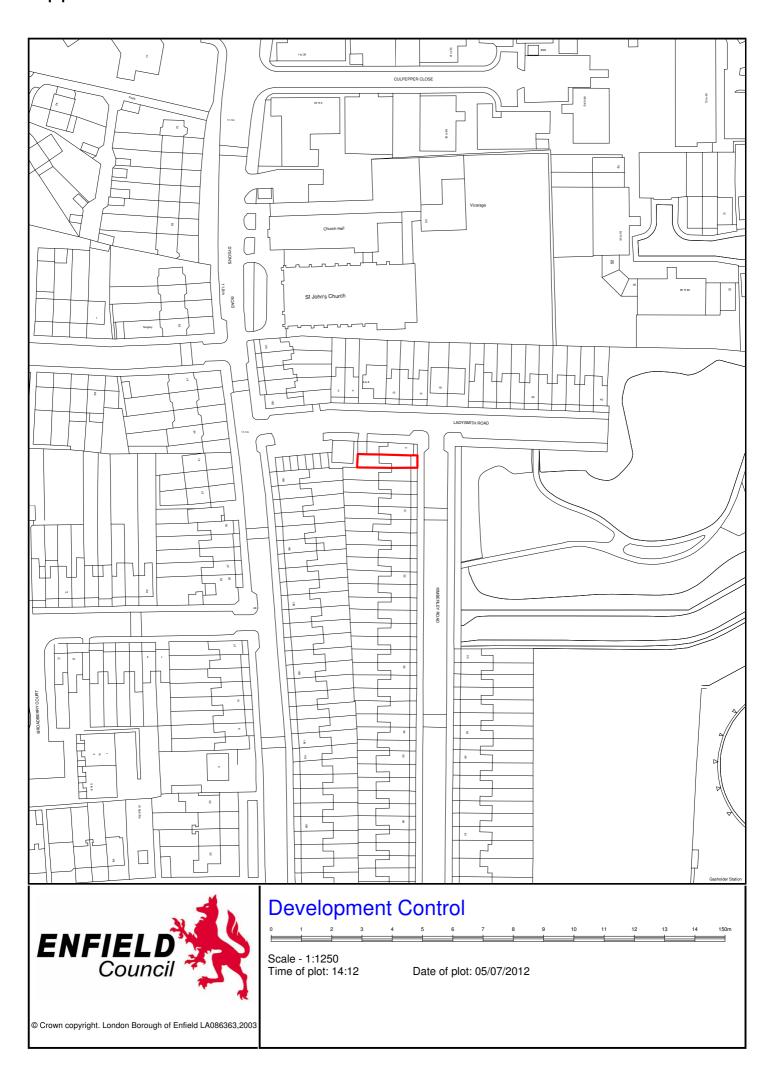
### **RECOMMENDATION:**

That a Lawful Development Certificate be issued as the proposal constitutes 'permitted development' by virtue of Article 3 and Schedule 2 Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008).

### **Note for Members**

Although the proposal is of a nature that would normally be considered under delegated authority, this application has been submitted by the Plan Drawing Service operated by Development Management. In the interest of openness, it is presently considered appropriate to report the application to the Planning Committee for determination.

### Application No:- P12-01307LDC



### 1 Site and Surroundings

1.1 A two storey semi-detached mid terrace dwelling house that has not been previously extended. Located within a residential area.

### 2 Proposal

2.1 The application seeks confirmation that the proposed single storey rear extensions with two roof lights, a rear dormer window and soil/vent pipe does not require planning permission under the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as Amended 2008) and constitutes permitted development.

### 3 Relevant Planning Decisions

3.1 None.

### 4 Consultation

4.1 In accordance with the aforementioned Order, no consultation is required to be carried out as the assessment is based solely on the provisions of the Order and cannot take into account any representations from neighbours regarding effects of the development.

### 5 Relevant Policy

5.1 Not applicable

### 6 Analysis

- 6.1 The original 2005 Order was amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 and Class A of this Order allows the single family dwelling houses to be extended, in accordance with certain defined parameters, without the need to obtain planning permission.
- 6.2 In this respect Schedule 2, Part 1, Class A, allows the enlargement, improvement or other alteration of a dwelling house provided that:
  - (a) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwelling house (other than the original dwelling house) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwelling house);
    - = with a footprint of 12.72 sq.m, the total ground coverage would not exceed 50% of the total curtilage
  - (b) the height of the part of the dwelling house enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwelling house;
    - = the max height of the extension at 2.853 m would not exceed the highest part of the main roof

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- (c) the height of the eaves of the part of the dwelling house enlarged, improved or altered would exceed the height of the eaves of the existing dwelling house;
  - = the eaves height of the extension would not exceed the eaves height of the main roof
- (d) the enlarged part of the dwelling house would have a single storey and—
  - (i) extend beyond the rear wall of the original dwelling house by more than 4 metres in the case of a detached dwelling house, or 3 metres in the case of any other dwelling house, or
  - (ii) exceed 4 metres in height;
  - = the depth of the extension is 3 metres and its height is 2.8.53. For a terraced property, this is within the specified parameters
- (e) the enlarged part of the dwelling house would have more than one storey
  - = the extension is single storey
- (f) the enlarged part of the dwelling house would be within 2 metres of the boundary of the curtilage of the dwelling house, and the height of the eaves of the enlarged part would exceed 3 metres; or
  - = although the extension is within 2 metres of the boundary, eaves height does not exceed 3 metres
- (g) it would consist of or include—
  - (i) the construction or provision of a veranda, balcony or raised platform,
  - (ii) the installation, alteration or replacement of a microwave antenna,
  - (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
  - (iv) an alteration to any part of the roof of the dwelling house.
  - = none are applicable
- 6.3 It is also a requirement of the Order that the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling house; In this instance, brickwork is proposed which reflects that of the main dwelling.
- 6.4 Class B of the Order allows the enlargement of a dwelling house consisting of an addition or alteration to its roof provided that:
  - (a) that no part of the development would, as a result of the works, exceed the height of the highest part of the existing roof;
    - the top of the dormer does not project above the ridge line of the existing roof

- (b) no part of the dwelling house would as a result of the works, extend beyond the plane of any existing roof slope, which forms the principal elevation of the dwelling house and fronts a highway;
  - no part of the dormer window project forward of the main roof plane facing the highway
- (c) the cubic content of the resulting roof space should not exceed the cubic content of the original roof space by more than 40 cubic metres in the case of a terraced house:
  - the volume of the rear dormer is 12.25 cubic metres
- (d) the works must not involve the construction or provision of a veranda, balcony or raised platform or the installation, alteration of a chimney, flue or soil and vent pipe.
  - none are proposed
- 6.5 It is also a requirement of the Order that the materials used in any exterior work shall be of similar appearance to those used on the original house. In this instance, the external face of the dormer window is to be tile hung to match the roof which is acceptable. Furthermore, with respect to the rear dormer window it should be set, so far as practicable, no less than 20cm above the eaves of the original roof and that any windows installed in the side elevation shall be obscure glazed and non-opening, unless the openable parts are more than 1.7m above the floor level of the room in which the window is installed. Both criteria are met in this proposal
- 6.6 Class C of the General Permitted Development Order allows the installation of roof lights providing they don't protrude more 150mm beyond the plane of the roof and do not exceed the highest part of the roof. Roof lights are proposed to the front elevation and meet this requirement
- 6.7 Class G of the General Permitted Development Order allows the installation, alteration or replacement of a soil and vent pipe provided that the height of the pipe does not exceed the highest part of the roof by 1 metre or more. Again, this element is complied with in respect of the proposed soil pipe.

### 7.0 Conclusion

7.1 In the light of the above assessment, the proposed single storey rear extensions, rear dormer window, together with the installation of two roof lights to the front elevation and the alteration/extension of the soil and vent pipe, comply with all the above criteria and therefore planning permission is not required.

### 8.0 Recommendation:

8.1 That a Lawful Development Certificate be issued as the proposal constitutes 'permitted development' by virtue of Article 3 and Schedule 2 Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008).



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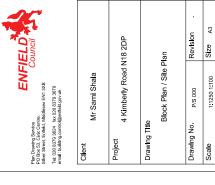
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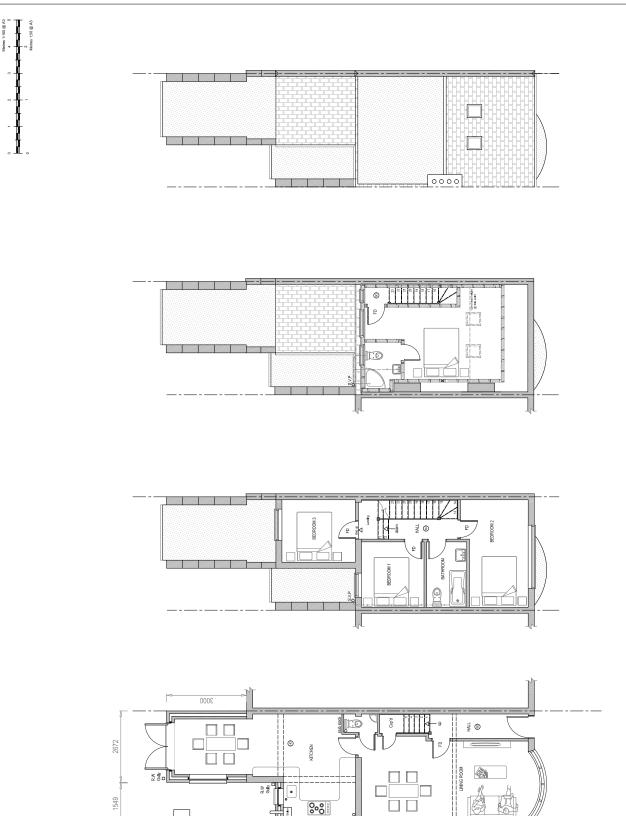


Block Plan 1:100

SITE PLAN
1:1250







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The proposed works may fall within the Party Well Act 1996. In building owners, and solder formal agreement from adjoining owners. The party wall procedure must be added before work commences on site. Please refer to information booked from www.odpm.gov.uk/partywall.1996 or 164 051 122 6236.

# itched Roof of Loft Conversion (U-Value of 0.18 W/m sq K)

Existing 100x50mm rathers to be maintained. New 150x50mm C16 rathers to be bolled to existing drafters stage coach screews (90mm long x ferm) from digge-board to new state wal. Position breathable membrane on the allowing to Szimm drape. New 38x5mm treated batters rather or fries and friested with matching lasts. Provide exerce rariner into quittering system, Rathers either side of Velax windows to be doubted and bolled topelers using 90mm K6mm coach sexex, installed between the ratiles suity (20mm Galoce CA4000 and 36mm to the the undersida. Provide a 25mm air-gap above the installation for ventilation. Provide 30mm inhead wool Insulation to flor of discognishing (cathere 0.16 wind5).

## Flat Roof of Dormer (U-Value of 0.18 W/m sq K)

FWMH LL 2400mm

Guly

3000

190x50mm C24 flat roof jolsts @ 400 cc. Support end bearing of joists on three-linel (240 flox50mm) supported on truss ofbs. Other end of jolsts to three-linel (240 flox50mm) supported on truss ofbs. Other end of jolsts to sit on bottom flange of ridge beam. Design nongoing (36mm4bl the depth of the isist) between the joist to prevent welfang. Provides (200x300x5mm estraint traiges to its effect of the commences. Provides to 140 flat infrings to be positioned on the creakes. Provide the text-land to the flat roof joists and retires over ridge beam. 100x50mm estraint frings be to positioned on the oil regists and secured to flat flat may be purposed to be used as decking and secured to derinded bedring and secured to perfer any provide certificiate of flat roof and secure in place using acrows, install 10mm floyage in subaldion budges and confined bedring to secure of installed form cross ventilation to underside for faith. Cover flat froot with 2 layers of trock-to underside to LA install with 11 layer of mineral left to B. 37 47. Use only high performance left In-C fire ratio) and flashing where required. All external limiter to be read as the lashing where required. All external limiter to be readed by the manufacturer of the exessent.

### Floor Structure of New Loft

22mm T&G flooring to be serews to 178x50mm joists at 300mm of 0x, Nogglass to be provided every 2, Jun Cashpord floor joists on bottom flange of floor beams with sold mogglass hades web or beam, rounde metall leafached not beam, rounded metally of 10gglass) menal wood installation placed on chicken wite Alew timber components to be 38mm away from othinwey breasts. Widerproof T&G chibboard to be provided in folials baltnooms and shower rooms.



Plan Drawing Service PO Box 53, CMc Centre, Silver Street, Enfield, Middlesex EN1 3XB

Tel: 020 8379 3624 fax 020 8379 3679 email: building.control@enfield.gov.uk

Client Mr Saml Shala Project 4 Kimberly Road N18 2DP	Drawing Title	Proposed
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PROPOSED ROOF PLAN

PROPOSED SECOND FLOOR

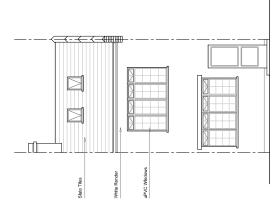
PROPOSED FIRST FLOOR

PROPOSED GROUND FLOOR

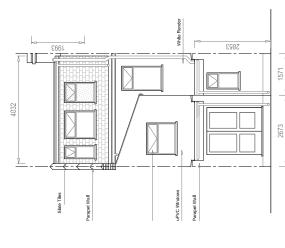
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Drawing No.	P/S 003	Revision
Scale	1:100	Slze <sub>A3</sub>
Drawn by	A.F	Date 20/05/2012

## PROPOSED FRONT ELEVATION



## PROPOSED BACK ELEVATION



# PROPOSED SIDE ELEVATION



The proposed works may fall within the Party Wall Act 1996. The building owner mist northy and obtain formal agreement from adjoining owners. The party well procedure must be adopted before work commences on site. Please refer to information bookel from www.odpm.gov.uk/partywall-1996 or Tel 10970 1722 62306. This drawing and design is copyright and must not be reproduced in part or in whole without grow withen consent. Contractors must verify all dimensions on site before commencing work or preparing shop drawings.

3051

50 x 50mm batten for drip

Lead Flashing

1883

New stairs to be prefeablished and installed by manufacturer. Position of infirmer for stairs to be determined by the stair facticists or in order for rebated nosting to sit directly on thirmer has free 250mm at the points measured at lard straight light width from nevel and all the equal. May pick of 50mm (riosing to nosting) at the nevel post. Continuous participation (riosing to nosting) at the nevel post. Continuous participation be preast the same width as the stairs. Zan dear headoun be produced from sting life. Sprinders both and for stairs not to be made worded from sting life. Existing head-height of ground floor stairs not to be made worse. Bell strated so flogists and pard-flogs to be 300mm with a three worse. Bell strated is of ground floor stairs not to be 900mm high with vertical balasters spaced less than 100mm apart.

Background ventilation equivalent to 5000mm sq via triode vents incorporated two wholeoxy. Plays ventilation to activitied of via incorporated two wholeoxy. Plays ventilation to activitied of operantle windows 1/20/10 of the floor react. Mechanical wentilation to be provided to kitchen capacite of extraction at a rate of GBIss per second or 3/18 when incorporated rish brood. Aft to be ducted to operate using 1 00mm ductilation Mechanical actatod ir fail to be be accorded or 3/18 when incorporated rish brood. Aft to be ducted to behindows and utility consist to be capacited of extracting at a rate of 15 likes per accord of custor to operate 1, such coperation of second of custor to operate 1, such consistent of the switch Mechanical extractor flars to be tested by installer prior to compilation of work. Torm gap to be provided to underside of door.

### Waste Pipes, Traps & Drainage

Inform diameter place to be used for WLC with Eform deep sealed trap. Aform diameter ploes to be used for sinks and showers with 75mm deep sealed trap. 32mm diameter ploes to be used for westh hand deep sealed trap. 32mm diameter ploes to be used for westh hand deeps sealed trap. 32mm deep seal laps. All draftinge to comply with Approved Document H.

### Electrical certificate

Electrical work to meet the requirements of part P. Electrical safety, which must be designed, installed, inspected and tested by a competent person. BS 7871 electrical installation certificate to be stead or tower kits competent. Received installation fearers and plantings to have in hoods (only where floor above).

### Gas Appliances

Gas appliances to be intelled by a Gas Sate registered Finely effect or certification must be provided to wore: Finely effect or combitcher to be installed (Section 8 or rating). If these to be installed, All radiations to have themostatic and less. Position of bodier flue to be rim 30mm away from a window and or boundary. Manufactures figrature for operating the bodier to be forwarded to the owners.

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Client Mr Sami Shala	Project 4 Kimberley Road N18 2DP	Drawing Title	Proposed	Drawing No. Bus one
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