

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
Mrs J. Rebaïro 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:

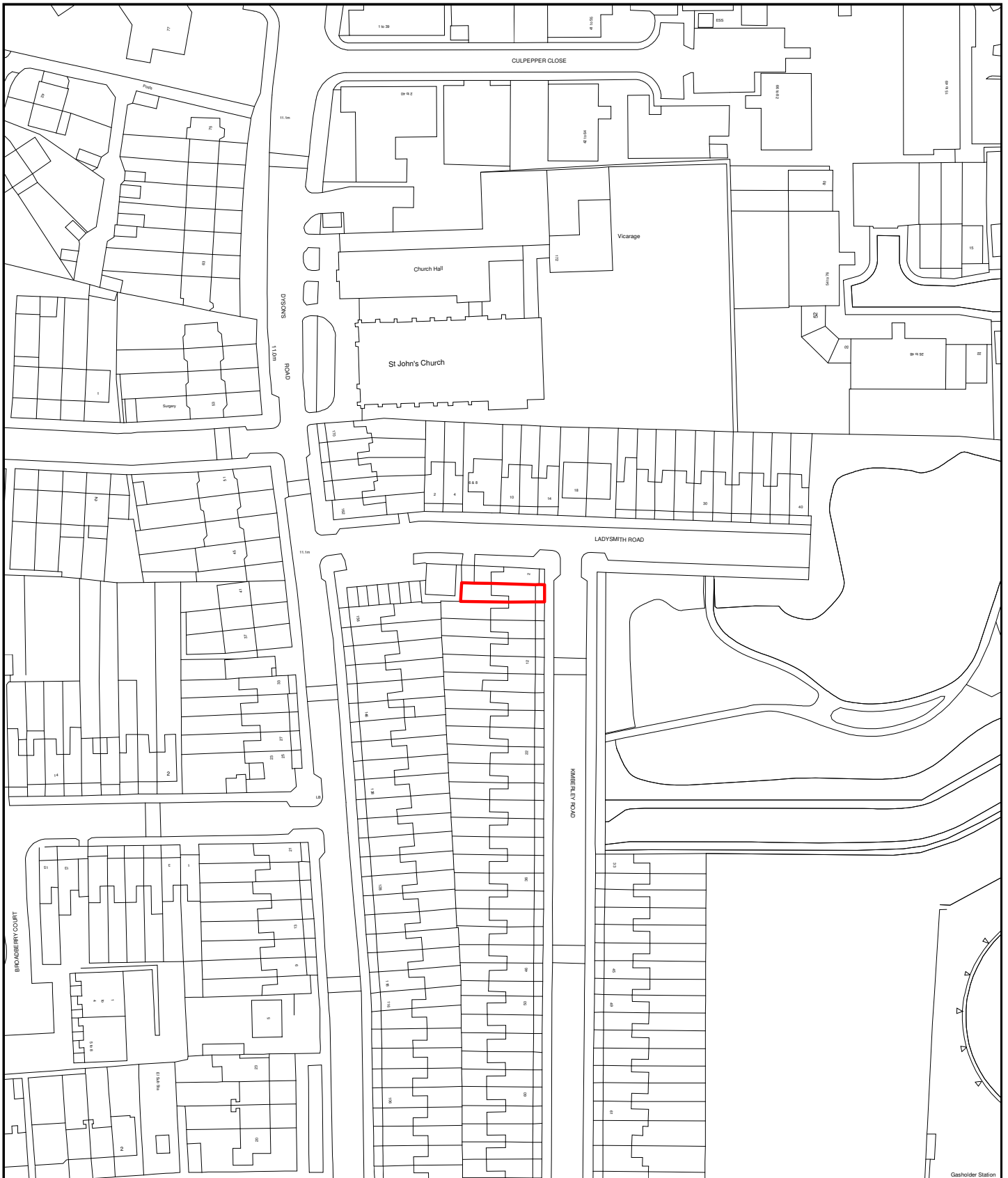
AMIR FAIZOLLAHI,
London Borough of Enfield
Plan Drawing Service
Civic Centre
Silver Street
Enfield
EN1 3XE

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.



Development Control



Scale - 1:1250
Time of plot: 14:12

Date of plot: 05/07/2012

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

- (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).

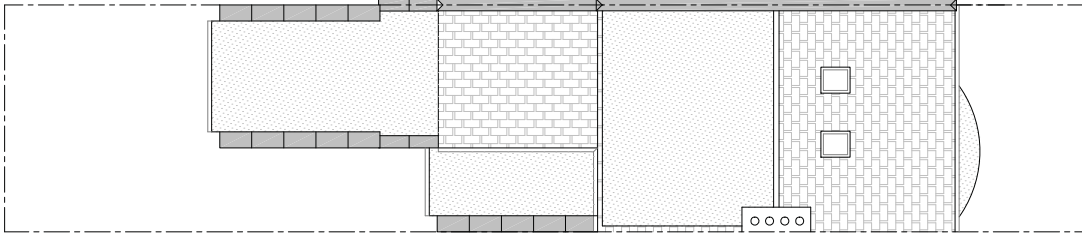
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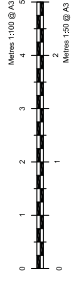
| | | | |
|---------------|--------------------------|----------|------------|
| Client | Mr Sami Shala | | |
| Project | 4 Kimberley Road N18 2DP | | |
| Drawing Title | Block Plan / Site Plan | | |
| Drawing No. | P/S 000 | Revision | - |
| Scale | 1:1250 1:100 | Size | A3 |
| Drawn by | A.F | Date | 20/05/2012 |



Block Plan 1:100



↑ N
 SITE PLAN
 1:1250



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The proposed works may fall within the Party Wall Act 1996. The building owner must notify and obtain formal agreement from the adjoining owner in writing before any works are adopted before work commences on site. Please refer to information booklet from www.odpm.gov.uk/partywall-1996 or Tel:0870 122 6236

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

Existing 100x50mm rafters to be maintained. New 150x50mm C16 rafters to be added to existing rafters using coach screws (90mm long x 6mm) from ridge-board to new attic wall. Position breathable membrane on top allowing for 25mm drips. New 38x25mm treated battens nailed to rafters and finished with matching tiles. Provide eaves carrier into gutting system.

Apply a single layer of flux vapour to be double jointed between rafters using 50mm x 6mm x 1000mm G4000 and 35mm to the underside. Provide a 25mm air-gap above the insulation for ventilation. Provide 300mm mineral wool insulation to floor of storage attic (achieve 0.16 w/m2k).

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

150x50mm C24 flat roof joists @ 400 c/c. Support and bearing of joists on timber line (2No 150x50mm) supported on truss clips. Other end of joists to sit on bottom flange of ridge beam. Position noggings (38mm x half the depth of the joist) between the joist to prevent twisting. Provide 150x30x35mm restraint clips on joist to dormer gables. Provide metal flex-band to hold joist joists to dormer gables. Provide 100x50mm x 140 fall. Joists to be positioned on top of joists to achieve a 1:40 fall. 18mm WBP plywood to be used as decking and secured to perimeter of flat roof and secure in place using screws. Install 120mm Kingspan insulation between flat roof joists and 20mm insulation above the insulation. Provide 25mm continuous ventilation to underside of soffit. Cover flat roof with 2 layers of torch-on underlay felt and finish with 1 layer of mineral felt to B.S 747. Use only high performance felt (A-C fire rating) and provide certificate to L.A. Inspector. Code 4 felt to be used as finishing where required. All external timber to be treated, preservative treated and protected against rot. Provide vapour control barrier as necessary.

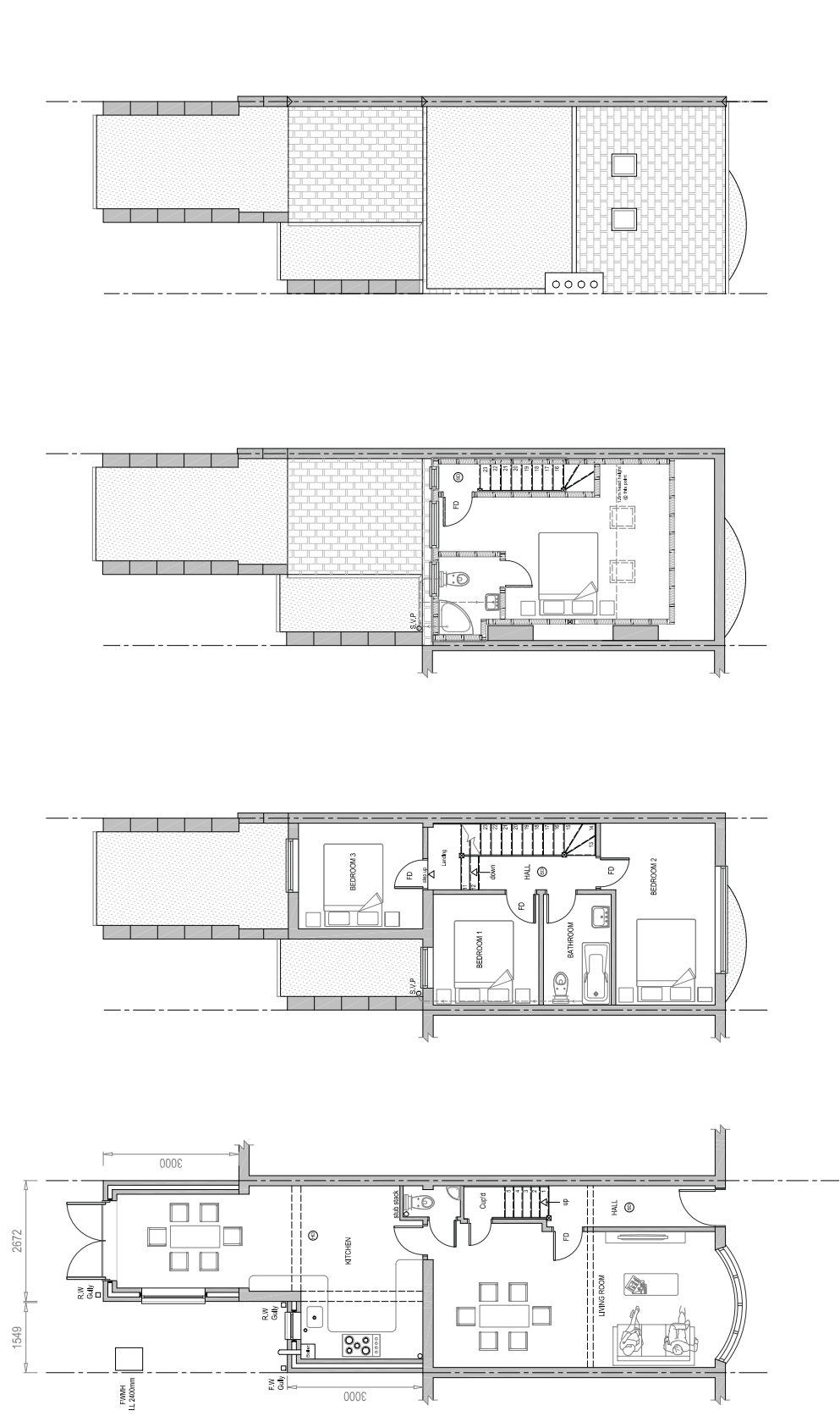
Floor Structure of New Loft

22mm T&G flooring to be screws to 175x50mm joists at 300mm c/c. Noggings to be provided every 2.0m c/c. Support floor joists on truss clips. Provide metal flex-band to restrain joists either side of beam. Provide metal flex-band to restrain joists either side of beam. 100mm (density of 10kg/m3) mineral wool insulation placed on chicken wire. New timber components to be 38mm away from chimney breasts. Waterproof T&G chipboard to be provided in toilets, bathrooms and shower rooms.



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| | |
|---------------|-------------------------|
| Client | Mr Saml Shala |
| Project | 4 Kimberly Road N18 2DP |
| Drawing Title | Proposed |
| Drawing No. | PIS 003 |
| Scale | 1:100 |
| Revision | - |
| Size | A3 |
| Drawn by | A.F |
| Date | 20/05/2012 |



PROPOSED ROOF PLAN

PROPOSED SECOND FLOOR

PROPOSED FIRST FLOOR

PROPOSED GROUND FLOOR

