

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. Rebaire Tel: 020 8379 3822

Ward:
Winchmore Hill

Application Number : P12-01371LDC

Category: Certificate of Lawfulness

LOCATION: 205, FIRS LANE, LONDON, N21 3HY

PROPOSAL: Single storey rear extension with 3x roof lights.

Applicant Name & Address:

Mr Philip Hallwood
205, FIRS LANE,
LONDON,
N21 3HY

Agent Name & Address:

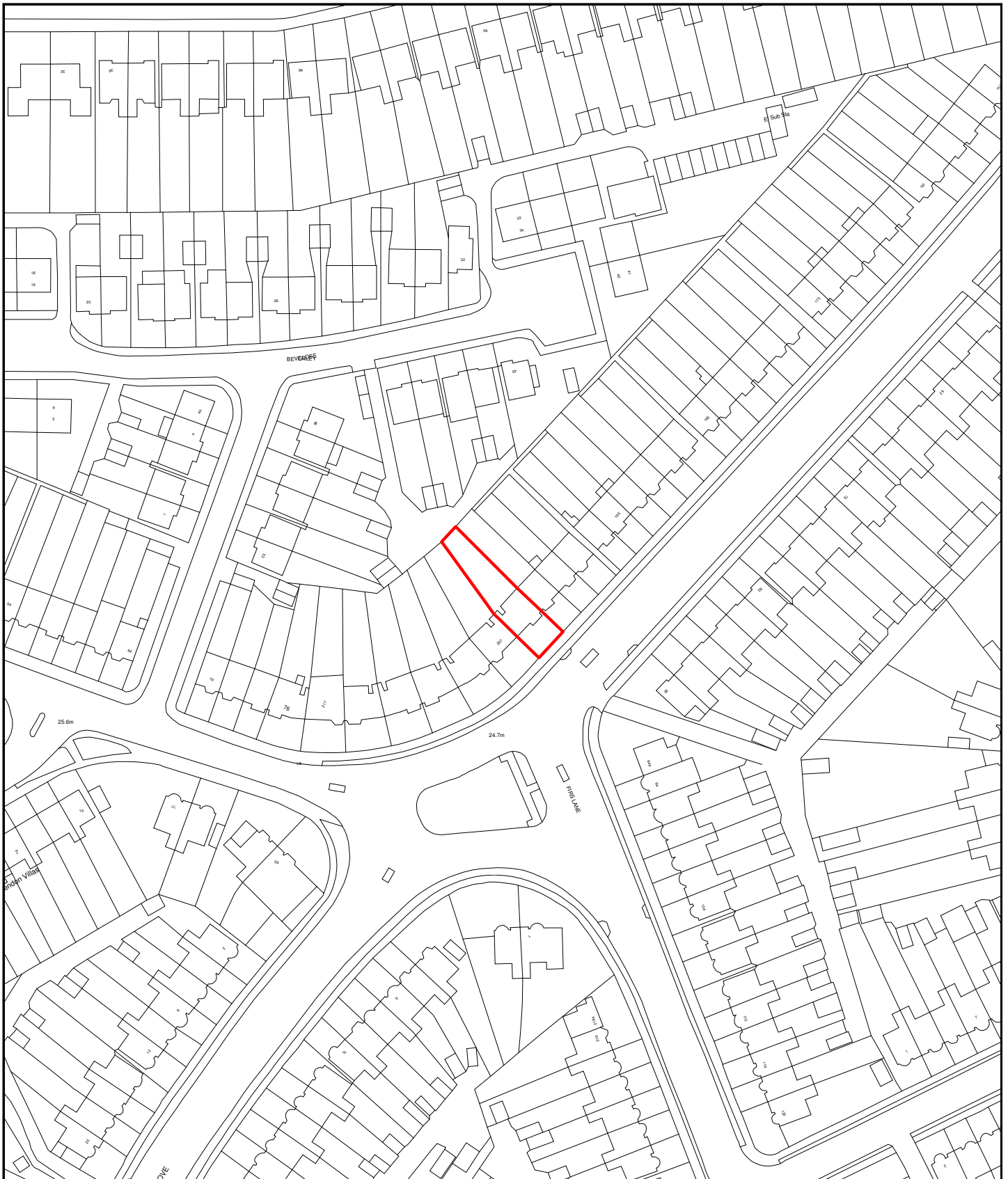
Mr AMIR FAIZOLLAHI,
Plan Drawing Service (LBE)
Planning Department
Civic Centre
Silver Street
Enfield
EN1 3XE

RECOMMENDATION:

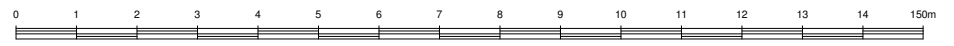
That a Lawful Development Certificate be issued as the proposal constitutes 'permitted development' by virtue of Article 3 and Schedule 2 Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) by the Town and Country Planning (General Permitted Development) (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: 14:14

Date of plot: 05/07/2012

1 Site and Surroundings

- 1.1 A two storey end of terrace property with a garage to side. There are no previous extensions to the property which is located within a residential area

2 Proposal

- 2.1 The application seeks confirmation that the proposed single storey rear extension with three roof lights, 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 18.18 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 3.8 metres 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 3.8 metres which 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 The single storey rear extension with three roof lights complies with all the above criteria and therefore planning permission is not required.

7. Conclusion

7.1 IN the light of the above assessment, it is considered the single storey rear extension represents permitted development

8 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).

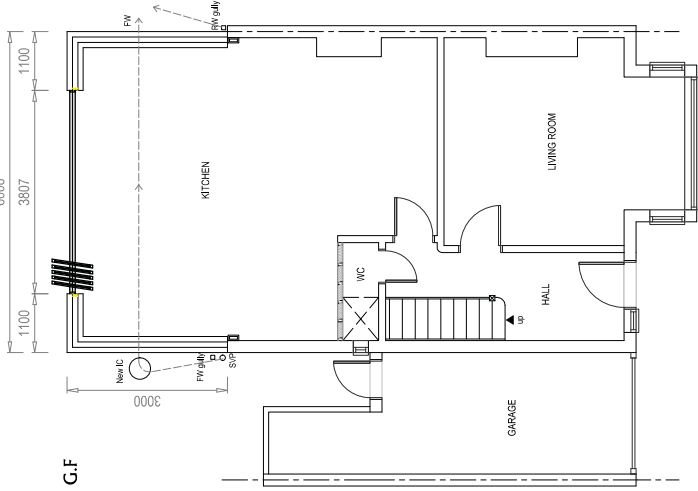
This drawing and design is copyright and must not be reproduced without the written consent of the architect. Contractors must verify all dimensions on site before commencing work or preparing shop drawings. The proposed works may fall within the Party Wall Act 1996. The building owner must notify and obtain formal agreement from adjoining owners. The party wall procedure must be adopted before work commences on site. Please refer to information booklet from www.cadpim.gov.uk/partywall-1996 or Tel 0870 742 6236



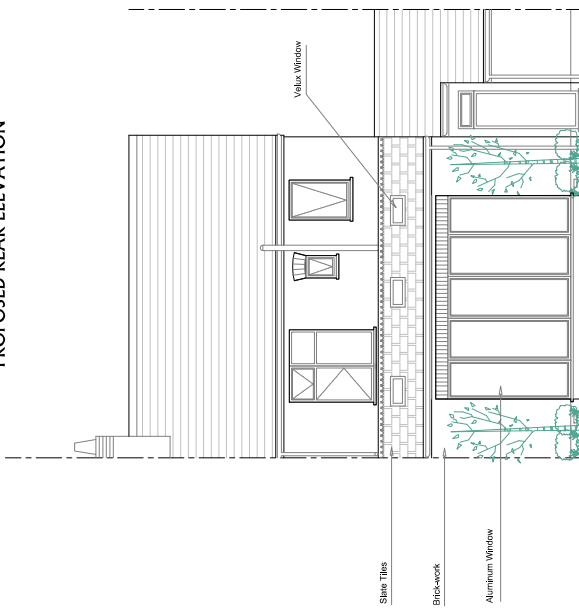
Pin Drawing Services
 205 Firs Lane, Enfield, Middlesex EN1 3JH
 Tel: 020 8776 3634 Fax: 020 8776 3679
 email: building.control@enfield.gov.uk

Client	Mr Philip Hallwood		
Project	205 Firs Lane N21 3HY		
Drawing Title	PROPOSED		
Drawing No.	P/S 002	Revision	-
Scale	1:100	Size	A3
Drawn by	A.F	Date	28/05/2012

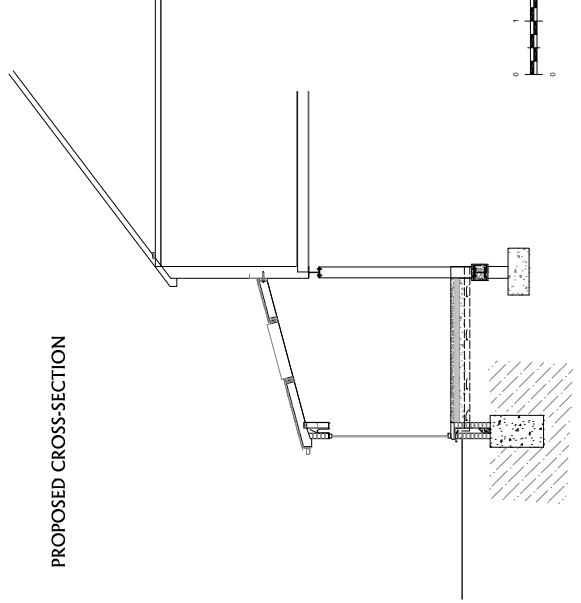
PROPOSED G.F



PROPOSED REAR ELEVATION



PROPOSED CROSS-SECTION



PROPOSED SIDE ELEVATION

