

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 23rd April 2013

Report of
Assistant Director - Planning,
Highways & Transportation

Contact Officer:
Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379 3841
Ms L.Dye Tel: 020 8379 1203

Ward: Grange

Application Number : P12-02750PLA

Category: Dwellings

LOCATION: 62, VERA AVENUE, LONDON, N21 1RL

PROPOSAL: Redevelopment of site involving demolition of existing dwelling and erection 1 x 4-bed detached single family dwelling, accommodation in roof space with front balconies at first floor and rear balconies at first floor and roof level, roof lights and solar panels to roof, integral garage and off street parking to front.

Applicant Name & Address:

Murat Aydemir,
Intelliarch Ltd
30, PEMBROKE AVENUE,
ENFIELD,
EN1 4HB

Agent Name & Address:

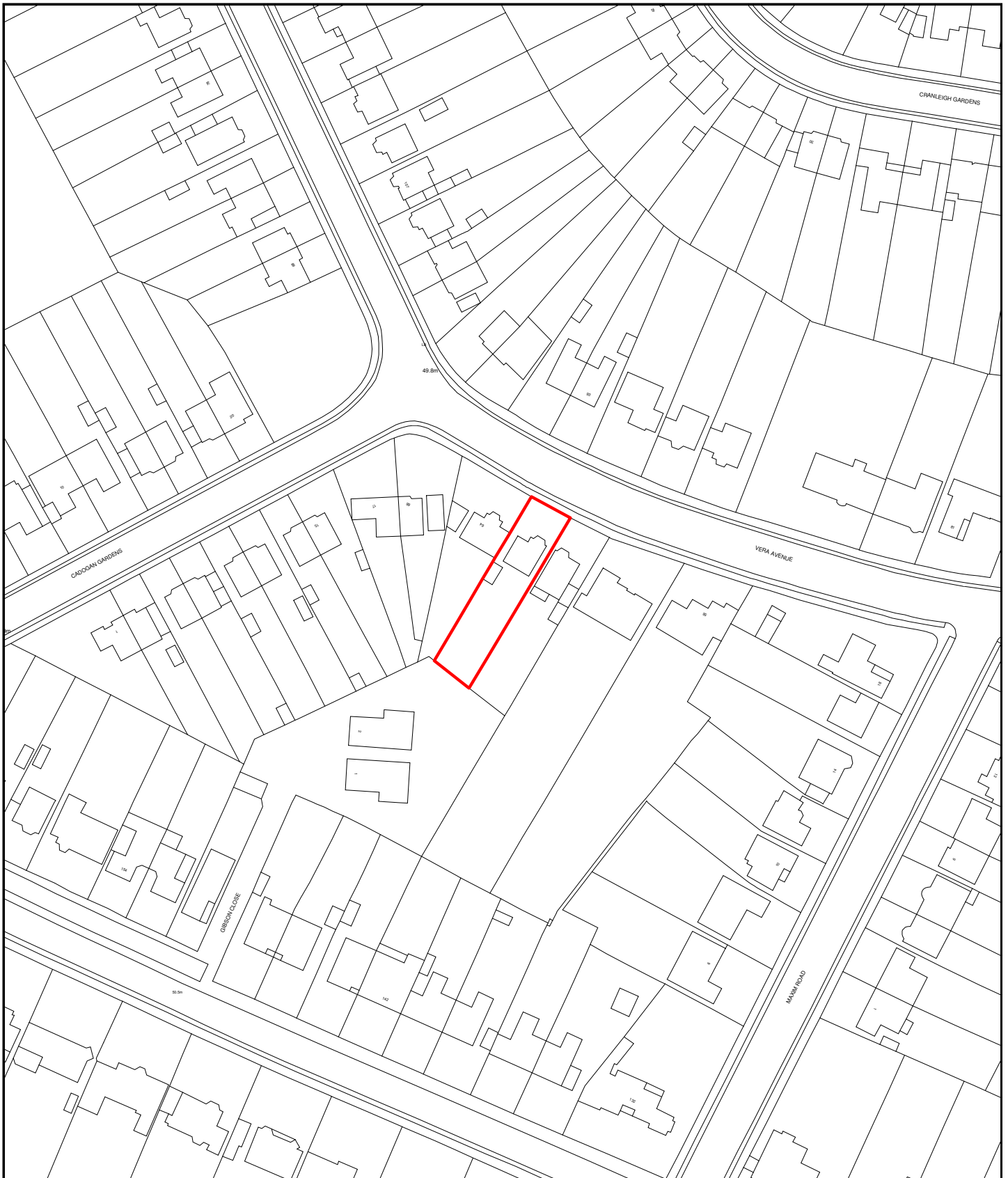
Murat Aydemir,
Intelliarch Ltd
30, PEMBROKE AVENUE
ENFIELD
EN1 4HB

RECOMMENDATION:

That planning permission be **REFUSED**.

Note for Members:

Members should note that at the Planning Committee meeting on 26 March 2013 the determination of this planning application was deferred until the April meeting pending a site visit. The date of the site visit is to be confirmed.



Development Control



Scale - 1:1250
Time of plot: 09:45

Date of plot: 10/04/2013

1. Site and Surroundings

- 1.1 A two-storey semi-detached single family dwelling situated on the southern side of Vera Avenue. The area is characterised by a mix of two storey detached and semi-detached residential properties, the only exception to this being a bungalow on the opposite side of the road.

2. Proposal

- 2.1 Permission is sought for the redevelopment of the site involving the demolition of the existing dwelling and erection of a 4-bed detached single family dwelling with accommodation in the roof space, first floor balconies at the front and rear, as well as second floor balconies in the rear. There would also be rooflights and solar panels to the roof, an integral garage and off-street parking to the front of the site.
- 2.2 The proposed development would have a modern design that would incorporate features including first and second floor glazed bi-folding doors and balconies, 21 solar panels over the standing seam metal roof and powder coated aluminium window openings to complement the rendered exterior. The proposed 4/5 bed dwelling (the playroom could serve as bedroom 5) would be set out over three floors with room in the roof as well as a large rear extension that would be 9 metres in depth. The rear extension would be fully glazed and would serve as the dining/living area of the dwelling.

3. Relevant Planning Decisions

- 3.1 The planning history at the site is as follows:
- 3.1.1 TP/11/0602 – Redevelopment of the site involving demolition of existing building and erection of 6-bed detached dwelling house incorporating basement and accommodation in roof space with front and rear balconies and association car parking was refused in September 2011 for the following reasons:
- The proposed new dwellinghouse by virtue of its size, siting, design, bulk, and appearance would result in a form of development entirely out of keeping and character with its immediate surroundings, detrimental to the appearance of the street scene and surrounding area. This would be contrary to Policy (II)GD3 of the Unitary Development Plan, Core Policy 30 of the Core Strategy, as well as Policy 7.4 and 7.6 of the London Plan, PPS1 and PPS3.
 - The proposed new dwellinghouse due to its size, siting and proximity to the common boundary with No.60 Vera Avenue would lead to the creation of a terracing effect within the street scene through a closing of the first floor separation between properties. This would be detrimental to the appearance of the area and contrary to Policies (II)GD3 and (II)H14 of the Unitary Development Plan, and Core Policy 30 of the Core Strategy.
 - The proposed new dwellinghouse, due to its size, siting and excessive depth, would result in an unduly prominent and overbearing form of development detrimental to the residential amenities of this property through a loss of light and outlook to the rear windows and rear amenity

space at the adjacent properties Nos 60 and 62, that would adversely affect the residential amenities enjoyed by the occupiers of the adjacent properties, contrary to Policies (II)GD3, and (II)H12 of the Unitary Development Plan, and Core Policy 30 of the Core Strategy.

- The proposed new dwellinghouse having regard to the extensive balconies would give rise to conditions through overlooking and a loss of privacy, adversely affecting the residential amenities enjoyed by the occupiers of the adjacent properties, contrary to Policies (II)GD3 and (II)H8 of the Unitary Development Plan.

3.1.2 On appeal, the decision was upheld with the Planning Inspector concluding that :

“While the proposal would accord with policy 7.6 of the London Plan as being architecture of a high quality, it would not complement local architectural character or be acceptable in terms of its impact upon the residential amenities of neighbours; other important strands of that same policy. Further it would not have regard to the pattern and grain of this part of Vera Avenue as required by policy 7.4. It would also fail, contrary to the views of the appellant, to have full and proper regard to its surrounding as required by policies (II)GD3, (II)H12 and (II)H14 of the UDP and policy CP30 of the CS. Considerable harm would be caused to the living conditions of neighbouring occupiers as a result of significant loss of privacy from overlooking; thereby being at odds with UDP policy (II)H8.

The objections to the proposal are compelling and it would seriously conflict with the aims and provisions of the development plan. For the above reasons, and having taken all other matters raised in the representations into account, I conclude that the appeal should be dismissed.”

3.3 A copy of the appeal decision is attached in Appendix 1 and the refused plans are attached in Appendix 2 of this report.

4. Consultations

4.1 External and Internal Consultees

4.1.1 Biodiversity

The Bat Survey submitting with the application (carried out in August 2011) revealed that no bats were seen to emerge from the building (although they were seen in the general vicinity of the area) therefore there are no ecological constraints to this development. However, any approval should be subject to the following condition:

Should development not commence prior to August 2013 an updated bat survey is to be undertaken (by an appropriately qualified ecologist) and the results submitted to, and approved in writing by the Local Planning Authority. Should bats or evidence of bats be found no development is to commence until the relevant licence(s) have been obtained from the Statutory Nature Conservation Organisation (Natural England).

Reason: To ensure that bats are not adversely impacted upon by the development, in accordance with Policy 36 of the Core Strategy.

4.1.2 Landscape

No specific comments on the proposals.

4.1.3 Thames Water

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

There are public sewers crossing or close to the development to the development site. Approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would come within 3 metres of a public sewer.

Thames Water would advise that with regard to sewerage infrastructure and water they would not have any objection to the planning application.

4.1.4 Traffic and Transportation

No objections to the proposal on the grounds that appropriate provision for access, refuse storage and car parking would be made, having regard to Policies (II)GD6, (II)GD8, (II)T13 of the UDP, Policy 6.13 of the London Plan and the NPPF.

4.2 Public

4.2.1 Consultation letters were issued to 5 neighbouring properties. In addition, a notice was also displayed at the site.

4.2.2 Two letters of representation has been received which raise concerns on the basis of the planned rear balcony which would overlook the adjoining neighbouring properties and gardens, resulting in a loss of privacy. There is support for the contemporary and innovative design, but concerns over the footprint of the ground floor building which extends well beyond the building line (i.e. without extensions) along the properties from No. 56 to 64 Vera Avenue as well as the bulk and massing of the building also seems large for the plot size and the rear balconies are significant.

5. **Relevant Policy**

5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed local planning authorities a 12 month transition period to prepare for

the full implementation of the NPPF. Within this 12 month period local planning authorities could give full weight to the saved UDP policies and the Core Strategy, which was adopted prior to the NPPF. The 12 month period has now elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy policies will be given due weight in accordance to their degree of consistency with the NPPF.

5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD document was approved by Council on 27th March 2013 for submission to the Secretary of State for examination. Examination and subsequent adoption is expected later this year. The DMD provides detailed criteria and standard based policies by which planning applications will be determined.

5.3 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application.

5.4 The London Plan

| | |
|-------------|-----------------------------------|
| Policy 6.13 | Parking |
| Policy 7.4 | Local character |
| Policy 7.19 | Biodiversity and access to nature |
| Policy 8.3 | Community infrastructure levy |

5.5 Local Plan - Core Strategy

| | |
|------|---|
| SO10 | Built environment |
| CP30 | Maintaining and improving the quality of the built and open environment |
| CP36 | Biodiversity |

5.6 Unitary Development Plan (UDP) Policies

| | |
|---------|------------------------------------|
| (II)GD3 | Character and Design |
| (II)GD6 | Traffic Generation |
| (II)GD8 | Site Access and Servicing |
| (II)T13 | Creation and Improvement of Access |
| (II)H8 | Privacy |
| (II)H9 | Amenity space |
| (II)H12 | Residential extensions |
| (II)H14 | Continuous facade |

5.7 Submission version DMD

| | |
|-------------|---|
| Draft DMD1 | Achieving High Quality and Design-Led Development |
| Draft DMD3 | Sustainable Design and Construction Statements |
| Draft DMD10 | Residential Character |
| Draft DMD12 | General Standards for New Residential Development |
| Draft DMD13 | Amenity Space |
| Draft DMD46 | Parking Standards |
| Draft DMD48 | Access and Servicing |
| Draft DMD50 | Energy Efficiency Standards |

5.8 Other Relevant Policy Considerations

National Planning Policy Framework

6. Analysis

6.1 Principle of Development

6.1.1 The principle of a replacement dwelling has been established. Consideration therefore turns to the impact of the proposed development on the character and appearance of the surrounding area, neighbouring amenity and other matters.

6.2 Effect on Character and Appearance of the Surrounding Area

6.2.1 Policy (II) GD3 of the Unitary Development Plan seeks to ensure that a high standard of design is achieved in all development. Furthermore, Policy 7.4 of the London Plan indicates that developments should have regard to the form, function and structure of an area and the scale, mass and orientation of surrounding buildings. Section 7 of the NPPF also attaches great importance to the design of the built environment and states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The Planning Inspector's report also stresses the need to support rather than stifle innovative and distinctive modern design.

6.2.2 The previous officer report and Planning Inspector's decision acknowledged that there are distinctive groups of properties along Vera Avenue that combine to form pockets of uniformity that contribute to the appearance of the neighbourhood. One such grouping comprises Nos. 60 to 64 Vera Avenue. These were originally constructed as matching two storey detached houses on fairly narrow plots with limited separation between buildings. Whilst it is noted that No.66 has been extended to the side, it still clearly forms part of the distinctive character of the aforementioned properties. The application property is the centre of these three properties and the current proposal seeks a new dwelling that would be a full three storey in height with modern features which consist of large glazed elements at first and second floor level, accentuating the upper floors. It is considered that the scale of development, together with its bulky metal roof and long flank elevations would result in a form of development entirely at odds with the row of properties of which it forms a part. The development would therefore be out of keeping and character with the surrounding area, and at odds with the prevalent street scene, contrary to Policy (II)GD3 of the Unitary Development Plan as well as Core Policy 30 of the Core Strategy.

6.2.3 The Planning Inspector's report acknowledges that as a piece of stand-alone architecture, the proposal would be a well designed large house with innovative features and good sustainability credentials. Notwithstanding its intrinsic merits, the proposed dwelling would fail to respond satisfactorily to its immediate context.

6.2.4 The revised proposal would also have a significantly larger footprint than the existing dwelling, increasing from approximately 110 to 176 sq.m which would

exacerbate the visual incongruity of the development within the street scene. The proposed dwelling would also abut the site boundary adjacent to No. 60 Vera Avenue at first and second floor level. This would not meet the minimum requirements set out in the UDP in terms of spacing to side boundaries, and as a result would have the potential to create a continuous façade. This is of particular concern having regard to the three storey nature of the proposed dwellinghouse and bulky roof design and thus, it is considered the proposal would be contrary to Policy (II)H14. When viewed from the street, this shortfall would result in a demonstrable harm to the street scene, having particular regard to the existing situation where the distances between properties are often at the minimum considered appropriate; a fact demonstrated by the nature of extensions in the surrounding area being to the front and rear as opposed to the side. A clear gap should be maintained between the application property and the adjacent property, and a continuous façade would be out of keeping with the character of the area.

- 6.2.5 The revised scheme would retain the proposed balconies at first and second floor across front and rear elevations. This again would result in features and an overall appearance, out of keeping with and detrimental to the character of the neighbouring properties and surrounding area, especially when the traditional appearance of surrounding properties with their heavily feature bay windows, are taken into account. The proposal is therefore considered contrary to Policy (II)GD3 of the Unitary Development Plan and Core Policy 30 of the Core Strategy.

6.3 Neighbouring amenity

- 6.3.1 In respect of the refused scheme, the Planning Inspector considered that the building would have a substantial and overbearing presence when viewed from the neighbouring properties and associated garden areas. The enjoyment to be derived from these relatively modest garden areas would be considerably eroded by the oppressive scale of the proposed dwelling and its juxtapositioning with adjoining curtilages.
- 6.3.2 The adjacent property No.60 Vera Avenue has a part single storey, part two storey rear extension. The proposed new dwelling would extend beyond the rear of the No.60 by approximately 5 metres and would break a 45 degree line taken from the neighbours nearest ground floor window, contrary to Policies (II)GD3 and (II)H12 of the Unitary Development Plan. Whilst the adjacent property No.64 Vera Avenue benefits from a single storey rear extension, the proposed dwelling would still extend beyond the rear of No.64 by approximately 9 metres and would significantly break a 45 degree line taken from the neighbours nearest ground floor window, contrary to Policies (II)GD3 and (II)H12 of the Unitary UDP. Furthermore, it is considered that the overall scale and form of the proposed building, particularly the second floor and bulky roof design, would result in a significant presence when viewed from the rear windows of No.64 and the amenity space immediately to the rear of the dwelling. The proposed development would fail to respect to amenities of adjoining neighbouring occupiers and would result in a loss of light and outlook to the rear windows and rear amenity space at the adjacent properties Nos. 60 and 62.
- 6.3.3 The proposed development has not sought to reduce the level of glazing within the rear elevation and the proposed balconies would be within 1 metre of the adjoining neighbouring properties. This it is considered, would result in

substantial overlooking leading to a loss of privacy for the residents of the adjoining properties, contrary to Policy (II)H8 of the Unitary Development Plan.

6.4 Access and parking arrangements

6.4.1 The proposed development would make use of the existing access arrangements and off-street parking provision within the site. As such, the overall access, parking and servicing arrangements for the proposed development are considered acceptable and will not give rise to unacceptable on street parking conditions that would either be prejudicial to the availability of existing on street parking spaces or result in conditions that may have a negative impact on the free flow of traffic and highway safety conditions, having regard to Policies (II)GD6 and (II) GD8 of the Unitary Development Plan and Policy 6.13 of The London Plan.

6.5 Other matters

6.5.1 The Council's Ecology Officer comments that there are no ecological constraints to the proposed development, however, in the event of approval of the application a relevant condition. The Council's Tree Officer has also commented that the proposed development would not have implications concerning loss of trees and officers consider that any approval could be subject to relevant landscaping conditions.

6.5.2 Policies 3.8 and 5.2 of the London Plan and Policy CP4 of the Core Strategy seeks to ensure that all new homes are built to exceed Level 3 of the Code for Sustainable Homes. In addition, 10% of all new homes completed in the Borough should be designed to Lifetime Homes standards. Lifetime Homes standards would ensure that new housing would meet the requirements of a wide range of households, including families with push chairs, wheelchair users and allow for adaptability in future.

6.5.3 The applicant's pre-assessment statement indicates that the proposals would achieve a minimum Code Level 3. In addition, the residential flats have been designed to meet Lifetime Homes requirements. The proposed development would therefore meet an acceptable standard in accordance with the Council's Policies and overall the proposals are sustainable in their design and construction demonstrated by the achievement of a minimum code Level 4 and the requirements of Lifetime Homes. The proposals therefore comply with Policy CP4 of the Core Strategy and Policies 3.8 and 5.2 of the London Plan 2011.

6.6 Community Infrastructure Levy (CIL)

6.6.1 The proposed development would be subject to the Mayoral CIL which was introduced in London to fund strategically important infrastructure. The contribution towards the Mayoral CIL for the proposed development has been calculated at £3632.04.

7. Conclusion

7.1 Having regard to the refused planning application and dismissed appeal under LPA reference TP/11/0602, and those considerations outlined above, it is considered that the proposal is unacceptable

8. Recommendation

8.1 That planning permission be REFUSED for the following reasons:

1. The proposed new dwellinghouse by virtue of its size, siting, design, bulk, and appearance would result in a form of development entirely out of keeping and character with its immediate surroundings, detrimental to the appearance of the street scene and surrounding area. This would be contrary to Policy (II)GD3 of the Unitary Development Plan, Core Policy 30 of the Core Strategy, as well as Policy 7.4 and 7.6 of the London Plan and the National Planning Policy Framework.
2. The proposed new dwellinghouse due to its size, siting and proximity to the common boundary with No.60 Vera Avenue would lead to the creation of a terracing effect within the street scene through a closing of the first floor separation between properties. This would be detrimental to the appearance of the area and contrary to Policies (II)GD3 and (II)H14 of the Unitary Development Plan, and Core Policy 30 of the Core Strategy.
3. The proposed new dwellinghouse, due to its size, siting and excessive depth, would result in an unduly prominent and overbearing form of development detrimental to the residential amenities of this property through a loss of light and outlook to the rear windows and rear amenity space at the adjacent properties Nos. 60 and 62, that would adversely affect the residential amenities enjoyed by the occupiers of the adjacent properties, contrary to Policies (II)GD3, and (II)H12 of the Unitary Development Plan, and Core Policy 30 of the Core Strategy.
4. The proposed new dwellinghouse having regard to the extensive balconies would give rise to conditions through overlooking and a loss of privacy, adversely affecting the residential amenities enjoyed by the occupiers of the adjacent properties, contrary to Policies (II)GD3 and (II)H8 of the Unitary Development Plan.



Appeal Decision

Site visit made on 21 March 2012

by Peter J Golder Dip TP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 4 April 2012

Appeal Ref: APP/Q5300/A/11/2165458
62 Vera Avenue, London N21 1RL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Murat Aydemir against the decision of the Council of the London Borough of Enfield.
 - The application Ref TP/11/0602, dated 17 May 2011, was refused by notice dated 15 September 2011.
 - The development proposed is redevelopment of site involving demolition of existing building and erection of 6-bed detached dwelling incorporating basement and accommodation in roof space with front and rear balconies and associated car parking.
-

Decision

1. The appeal is dismissed.

Main Issue

2. There are two main issues in this appeal:
 - The effect of the proposed dwelling upon the character and appearance of the locality
 - The impact upon the living conditions of the occupiers of neighbouring properties.

Reasons

Planning Policy

3. The development plan comprises the Unitary Development Plan 1994 (UDP), the Core Strategy 2010 (CS) and the London Plan 2011. Both the Council and the appellant refer to a number of policies in these documents. In the main these policies focus upon the need for new developments to be of high quality, design led and to have special regard to their context, and to ensure that harm is not caused to the living conditions of neighbours.
4. These policies predate the recently published National Planning Policy Framework (the Framework) and in the case of the UDP are now of some age. However the development plan policies relevant to the determination of this appeal do not conflict with the provisions of the Framework. For this reason and in the light of the facts in this case the Framework does not alter my view that this appeal should be determined against the relevant policies of the operative development plan.

Character and Appearance

5. While many of the houses have been much altered Vera Avenue retains much of the appearance of a traditional suburban residential street. There are several different house designs and styles but most are of a similar age and use common building materials and features; giving an overall uniformity of character. As noted by the Council there are small but distinctive pockets of what were once largely identical dwellings. No 62 is the central one of three such two-storey houses. Although variously extended, common features such as the double height bays, forward projecting wings, hipped gables and general roof form give continuity and harmony to the immediate street scene.
6. Core Policy 30 of the adopted Core Strategy 2010 and policy (II) GD3, among other provisions of the development plan, seeks development with a high standard of design which takes account of its context. In my view the broad approach of the development plan is to support rather than stifle innovative and distinctive modern design. Close examination of the inspector's decision in respect of the new house at No 58 readily shows how this consideration was taken into the balance in that case, although equally clear in the inspector's thinking was the particular merits of that site and the building to be replaced.
7. As a piece of stand-alone architecture the proposal would be a well designed large house with innovative features and good sustainability credentials. In this respect it would contribute towards the CS requirement for 4+ bedroom properties in the borough and more than satisfy the CS sustainability guidelines. However, the particular circumstances of No 62 are quite different from those at No 58 and notwithstanding its intrinsic merits, the proposed dwelling would fail to respond satisfactorily to its immediate context.
8. The dwellings at Nos 60-64 are in close proximity to one another. This relationship emphasises the architectural harmony in this section of the street scene. While the proposed building would have an overall height similar to neighbouring ridges, curved balconies which in limited measure would reflect the existing front facing bows, and roof features which would faintly echo the prevalent hips adjacent, the close juxtaposition of the buildings would only highlight the incongruity of the proposed design within its immediate context.
9. From the street the building would appear as a clear three storey structure; the wholly glazed full height upper floor emphasising this overall form. The virtually full-width mass of the structure over all three floors again furthering the physical and visual impression of a building of significantly greater scale than those on either side. Whereas the present prevailing roof style clearly establishes the two-storey form of the neighbours, roots the buildings to the ground thereby visually reducing their scale and emphasising the spacing between the dwellings, a feature which frequently extends down to first floor level. Overall the proposed design takes little reference from its immediate neighbours, especially in terms of those features of form, scale and detailing which establishes the harmony of the street scene and additionally, pays scant regard to the articulation of massing which imparts an element of spaciousness, especially above the ground floor.
10. Many examples of other schemes in the area have been put before me. However, in the circumstances of this proposal, I regard the context of this part of Vera Avenue to be that most pertinent to the determination of this appeal. In short the proposed dwelling would not be a high quality, design-led response

to its particular context. Nor would it represent an appropriate modern or innovative response to local character and distinctiveness. For these reasons I believe it would be harmful to the character and appearance of the street scene.

Living Conditions

11. All three dwellings at Nos 60-62, while having a similar rear building line for the main two-storey elements of the buildings, have each been extended variously at the rear with single storey additions. The garden areas here, and where the built form turns the corner into Cadogan Gardens, are more modest and enclosed than others to the east.
12. The overall built form of the proposed dwelling extends substantially further into the plot to the rear than the present house. In seeking to establish a precise relationship between the proposed building and those on either side the submitted drawings are not particularly helpful. Other than the proposed street scene they do not show proposed footprints and elevations in relation to those on either side. What is clear is the building would be a full three stories with what is effectively a flat roof and that the three-storey section would project significantly beyond the present line of the two-storey element of No 62. Similarly the single storey section of the building, including the "full glass structure" shown at the rear of the lounge and kitchen would further substantially extend the built form over and above that at present. This would be within 1m of the common boundary of No 64 and hard upon the boundary with No 60. The elevational drawings show this to project above the existing fence. Both first and second floor rooms would have large balconies across much of the width of the building.
13. Without the benefit of dimensioned comparative drawings and access to the gardens of Nos 60 and 64 it is not possible to be certain as to if, or to what extent, the precise standards of Annex A1.8 of the UDP would be offended against. However, even allowing for there being no adverse reduction in the amount of natural light for rooms at neighbouring properties, the building would have a substantial and overbearing presence when viewed from the neighbouring properties and associated garden areas. The enjoyment to be derived from these relatively modest garden areas would be considerably eroded by the oppressive scale of the proposed dwelling and its juxtapositioning with adjoining curtilages. Further neighbouring gardens, including those in Cadogan Gardens, would be materially exposed to view from the large balcony areas proposed. The potential for overlooking and loss of privacy in these private amenity areas would be substantial. I am not persuaded that this is a consequence of the development which could be satisfactorily mitigated by conditioning a specific form of screening.
14. In conclusion therefore I consider that the overall quality of the residential environment for those in neighbouring properties would be substantially reduced were the development to go ahead and their living conditions materially and unacceptably harmed.

Conclusions

15. While the proposal would accord with policy 7.6 of the London Plan as being architecture of a high quality, it would not complement local architectural character or be acceptable in terms of its impact upon the residential amenities

of neighbours; other important strands of that same policy. Further it would not have regard to the pattern and grain of this part of Vera Avenue as required by policy 7.4. It would also fail, contrary to the views of the appellant, to have full and proper regard to its surrounding as required by policies (II)GD3, (II)H12 and (II)H14 of the UDP and policy CP30 of the CS. Considerable harm would be caused to the living conditions of neighbouring occupiers as a result of significant loss of privacy from overlooking; thereby being at odds with UDP policy (II)H8.

16. The objections to the proposal are compelling and it would seriously conflict with the aims and provisions of the development plan. For the above reasons, and having taken all other matters raised in the representations into account, I conclude that the appeal should be dismissed.

Peter J Golder

INSPECTOR

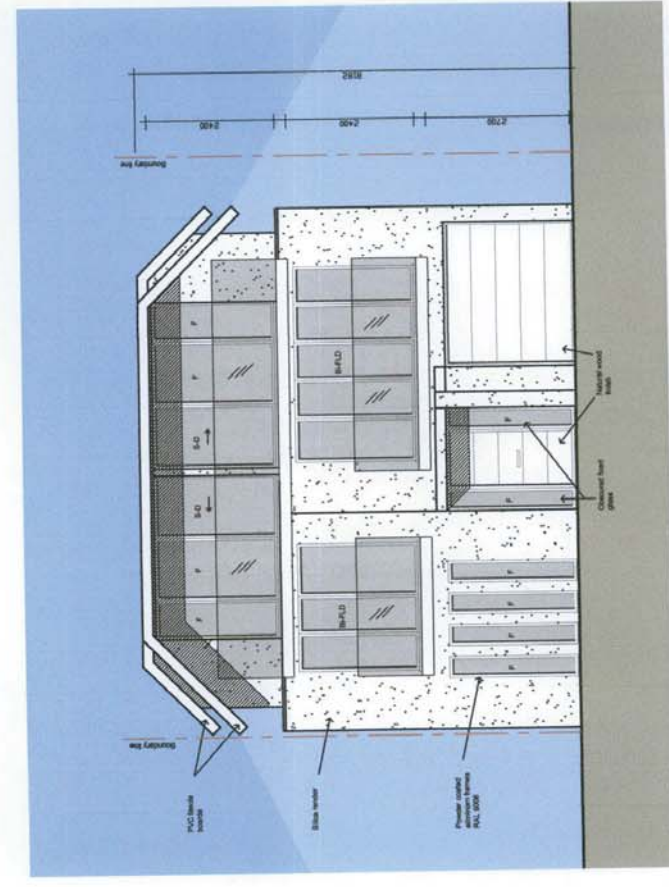
All dimensions to be checked by the Contractor before construction proceeds.

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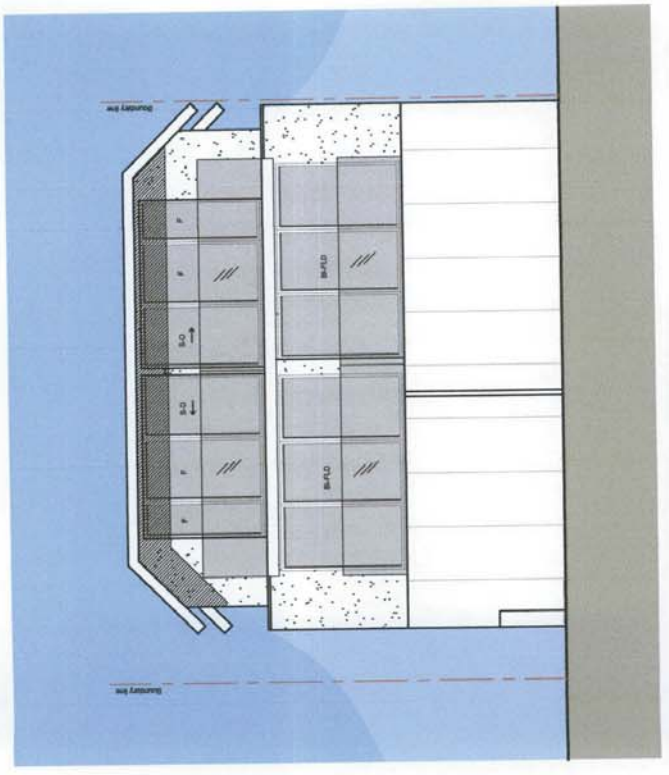
- : Fixed
- : Sliding Door
- : Glass Door
- : Bi Folding Door
- : Silica Render
- Colour - off white
- : Powder Coated Aluminium
- Colour - RAL 9006
- : Natural Wood Effect
- : Standing Seam Roof
- Colour - RAL 9006

- Key**
- F
 - S-D
 - G-D
 - Bi-FLD
 - Walls

- Windows**
- Door
 - Roof



Front Elevation



Rear Elevation

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|---------|----------------------------------|
| Project | 62 Vera Avenue London N21 1RL |
| File | Proposed Front & Rear Elevation |
| Scale | 1:100 @ A3 |
| Date | December 2010 |
| Drawn | MA |
| CHK | CH |
| Fig No. | 882/10 |

FOR APPROVAL

Notes

TP/11/0602

All dimensions to be checked by the Contractor before construction proceeds.

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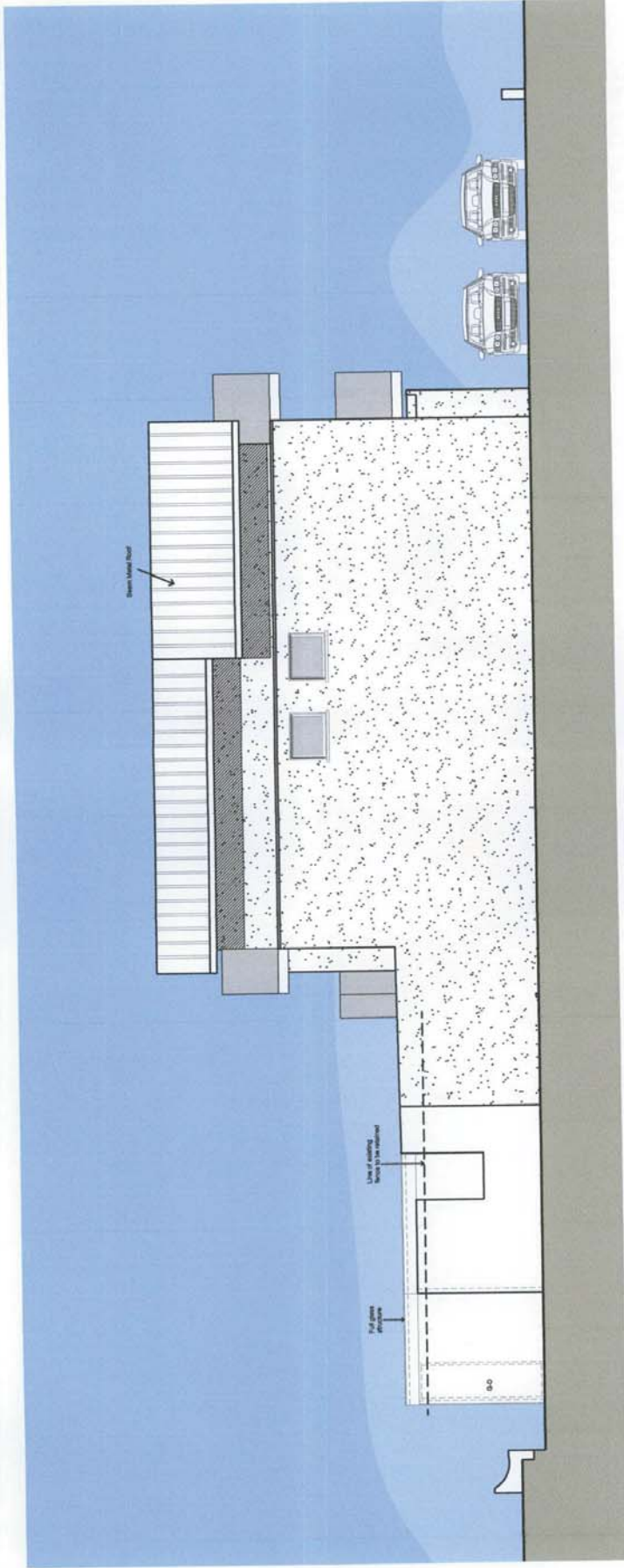
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Scale: 1:100



Side Elevation

project
62 Vera Avenue
London N21 1RL

title
Proposed Side Elevation

scale
1:100 @ A3

date
December 2010

drawing no.
882/11

FOR APPROVAL

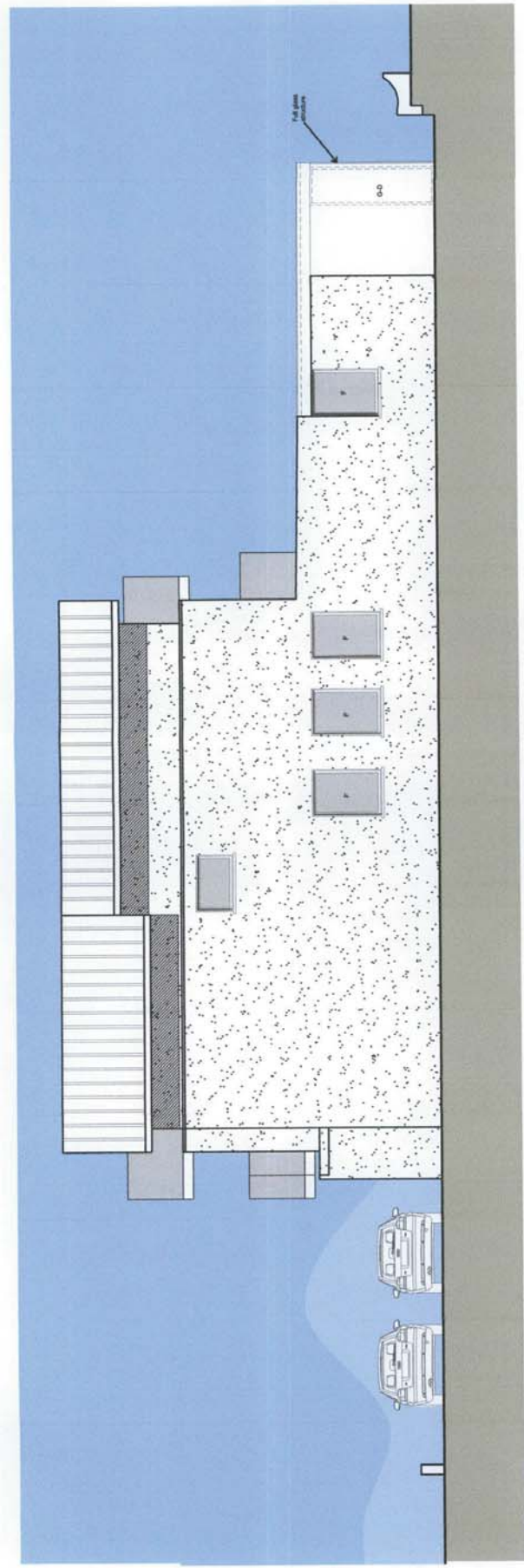
Notes TP/11/0602

All dimensions to be checked by the Contractor before construction proceeds.

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Scale: 1:100



Side Elevation

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|---------|----------------------------------|
| project | 62 Vera Avenue London N21 1RL |
| title | Proposed Side Elevation |
| scale | 1:100 @ A3 |
| date | December 2010 |
| drawn | MA |
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| ref | 882/12 |

FOR APPROVAL

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Scale: 1:1250

Notes

All dimensions to be checked by the Contractor before construction proceeds.

rev. _____ date _____ dwn. _____



FOR APPROVAL



project
62 Vera Avenue
N21 1RL

Proposed Block Plan

scale
1:500 @ A4
date
November 2012

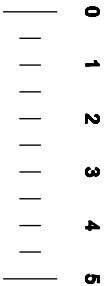
drg no.
882/17

dwn
chk
rev
D

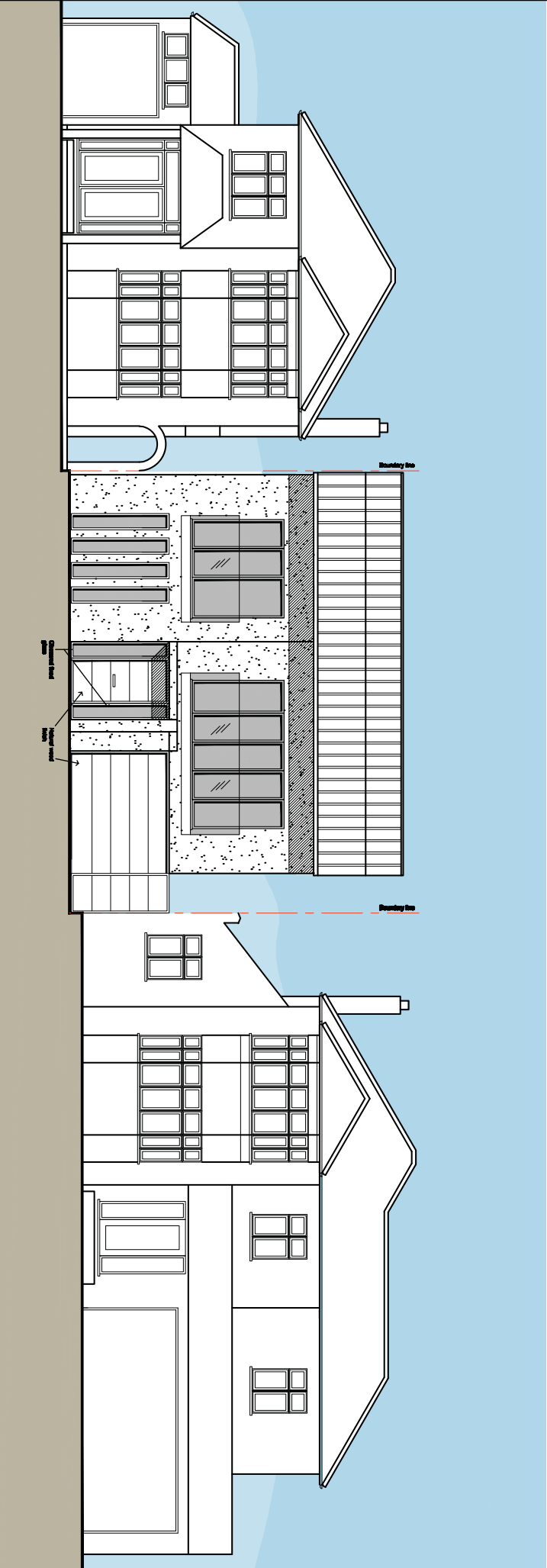
Notes

All dimensions to be checked by the Contractor before construction proceeds.

DATE: _____ TIME: _____



Scale: 1:100



Street Scene

| | |
|---------|----------------------------------|
| Project | 62 Vera Avenue London NE1 1FL |
| Scale | 1:100 @ A3 |
| Date | July 2011 |
| Drawn | MAA |
| Checked | |

FOR APPROVAL

| | | | |
|---------|--------|------|---|
| Ref No. | 882/16 | Date | D |
|---------|--------|------|---|

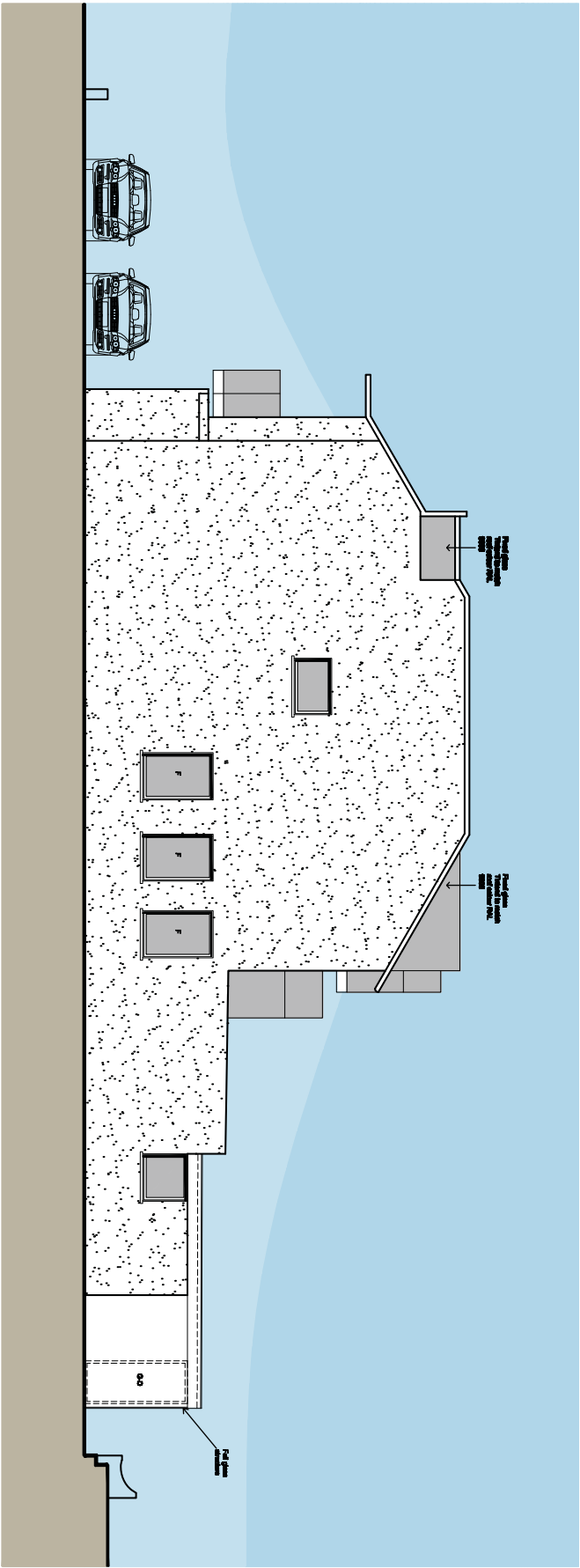
Notes

All dimensions to be checked by the Contractor before construction proceeds.

| REV. | DATE | BY |
|------|------|----|
| | | |



Scale: 1:100



Side Elevation

| | |
|--|---------------------|
| Project 62 Vera Avenue London N8T 1FL | |
| Proposed Side Elevation | |
| Date 1:100 @ A3 December 2010 | Drawn JMA |

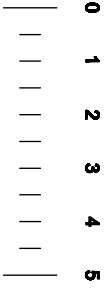
FOR APPROVAL

| | |
|-------------------------|------------------|
| Ref No 882/12 | Date D |
|-------------------------|------------------|

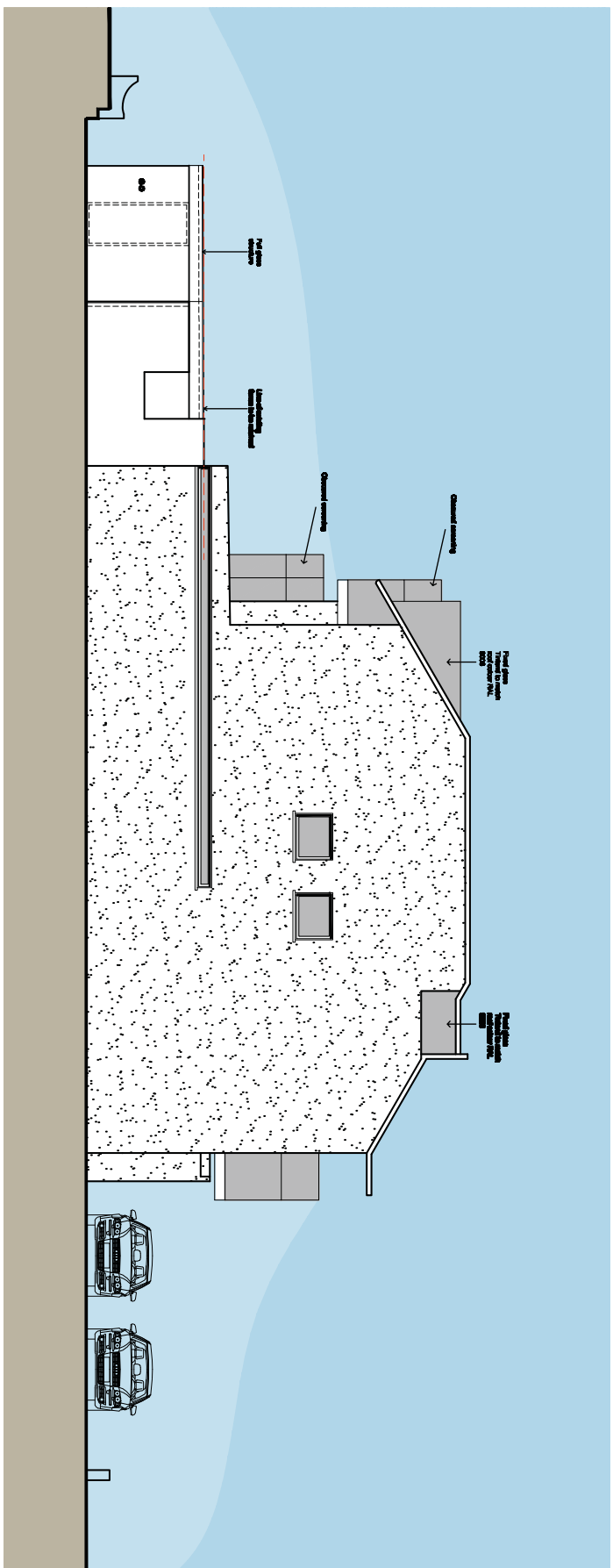
Notes

All dimensions to be checked by the Contractor before construction proceeds.

| REV | DATE | BY |
|-----|------|----|
| | | |



Scale: 1:100



Side Elevation

Project: 62 Vera Avenue, London N6T 1PL

Drawn: 1:100 @ A3, Date: 14/11/2010

Checked: JMA, Date: 14/11/2010

Approved: JMA, Date: 14/11/2010

Ref: 882/11

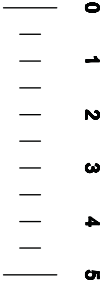
Rev: D

FOR APPROVAL

Notes

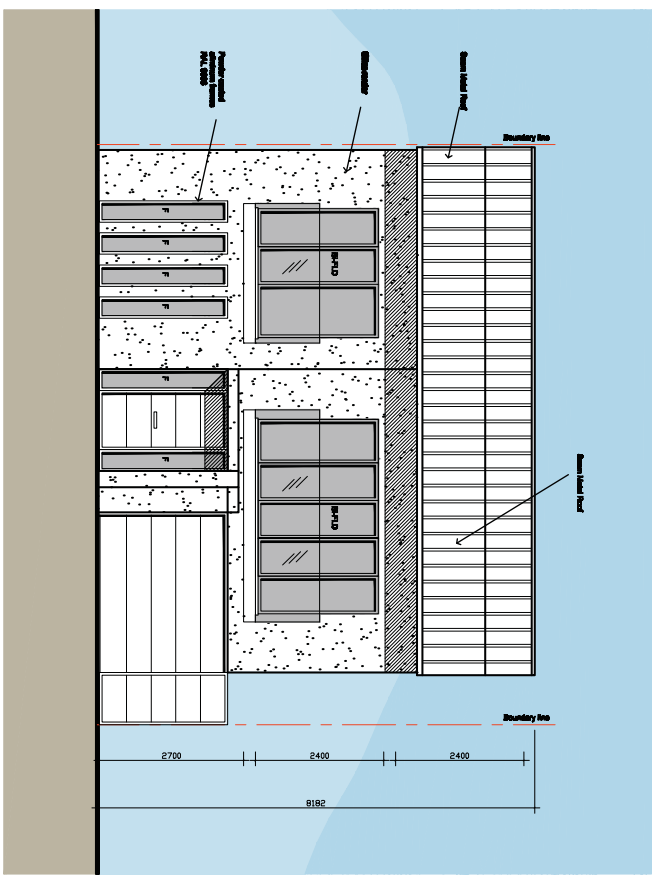
All dimensions to be checked by the Contractor before construction proceeds.

| REV | DATE | BY |
|-----|------|----|
| | | |

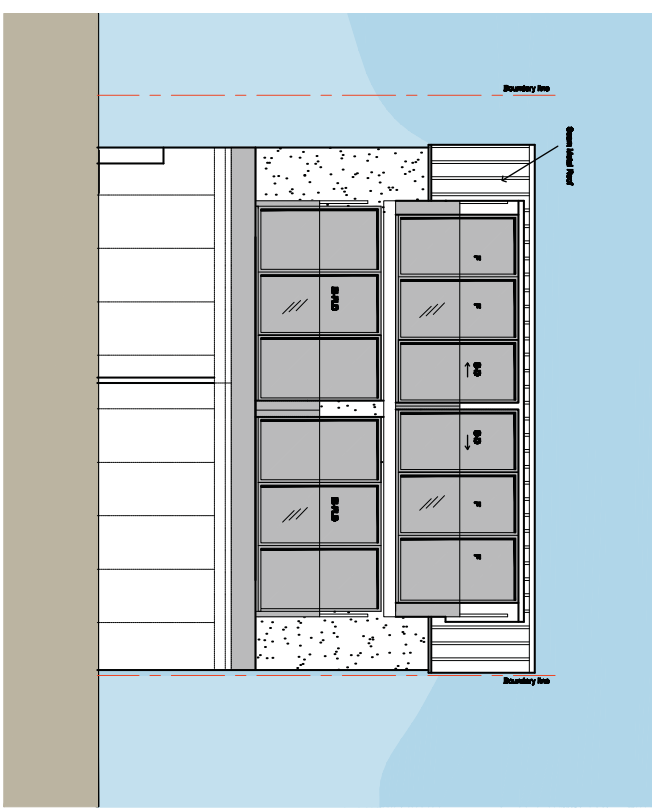


Scale: 1:100

- Key**
- F : Fixed
 - S-D : Sliding Door
 - G-D : Glass Door
 - BI-FLD : Bi-Folding Door
 - Walls : Silica Render
 - Colour - off white
 - Windows : Powder Coated Aluminium
 - Colour - RAL 9006
 - Door : Natural Wood Effect
 - Roof : Standing Seam Roof
 - Colour - RAL 9006



Front Elevation



Rear Elevation

FOR APPROVAL

| | |
|---|------------------------------|
| Project 62 Venn Avenue London N8T 1FL | |
| Proposed Front & Rear Elevation | |
| Date 1:100 @ A3 Date December 2010 | Drawn MAJ Check JAK |
| Ref No 882/10 | Rev D |