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PLANNING COMMITTEE

Wednesday, 9th January, 2008 at 7.30 pm
Venue: Conference Room
The Civic Centre, Silver Street,
Enfield, Middlesex, EN1 3XA

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MEMBERS

Councillors : Chaudhury Anwar MBE, Jayne Buckland, Andreas Constantinides, Peter Fallart, Norman Ford, Jonas Hall, Ahmet Hasan, Robert Hayward (Vice-Chairman), Kieran McGregor, Anne-Marie Pearce, Henry Pipe, Martin Prescott (Chairman), Toby Simon, Terence Smith, Annette Dreblow, Christiana During and Donald McGowan

N.B. Members of the public are advised that the order of business on the agenda may be altered at the discretion of the Committee.

Any member of the public interested in attending the meeting should ensure that they arrive promptly at 7.15pm.

Please note that this meeting will be recorded for possible live and future broadcasting on the Council's website.

AGENDA – PART 1

- 1. WELCOME AND LEGAL STATEMENT**
- 2. APOLOGIES FOR ABSENCE**
- 3. DECLARATION OF INTERESTS (Pages 1 - 2)**

Members of the Planning Committee are invited to identify any personal or prejudicial interests relevant to items on the agenda. Please refer to the guidance note attached to the agenda.

4. REPORT OF THE ASSISTANT DIRECTOR (PLANNING AND TRANSPORTATION) (REPORT NO. 191) (Pages 3 - 54)

Planning applications and applications to display advertisements.

5. BULLS CROSS DEFINITIVE MAP MODIFICATION ORDER APPLICATION (MATTER NUMBER 115806) : SITE VISIT

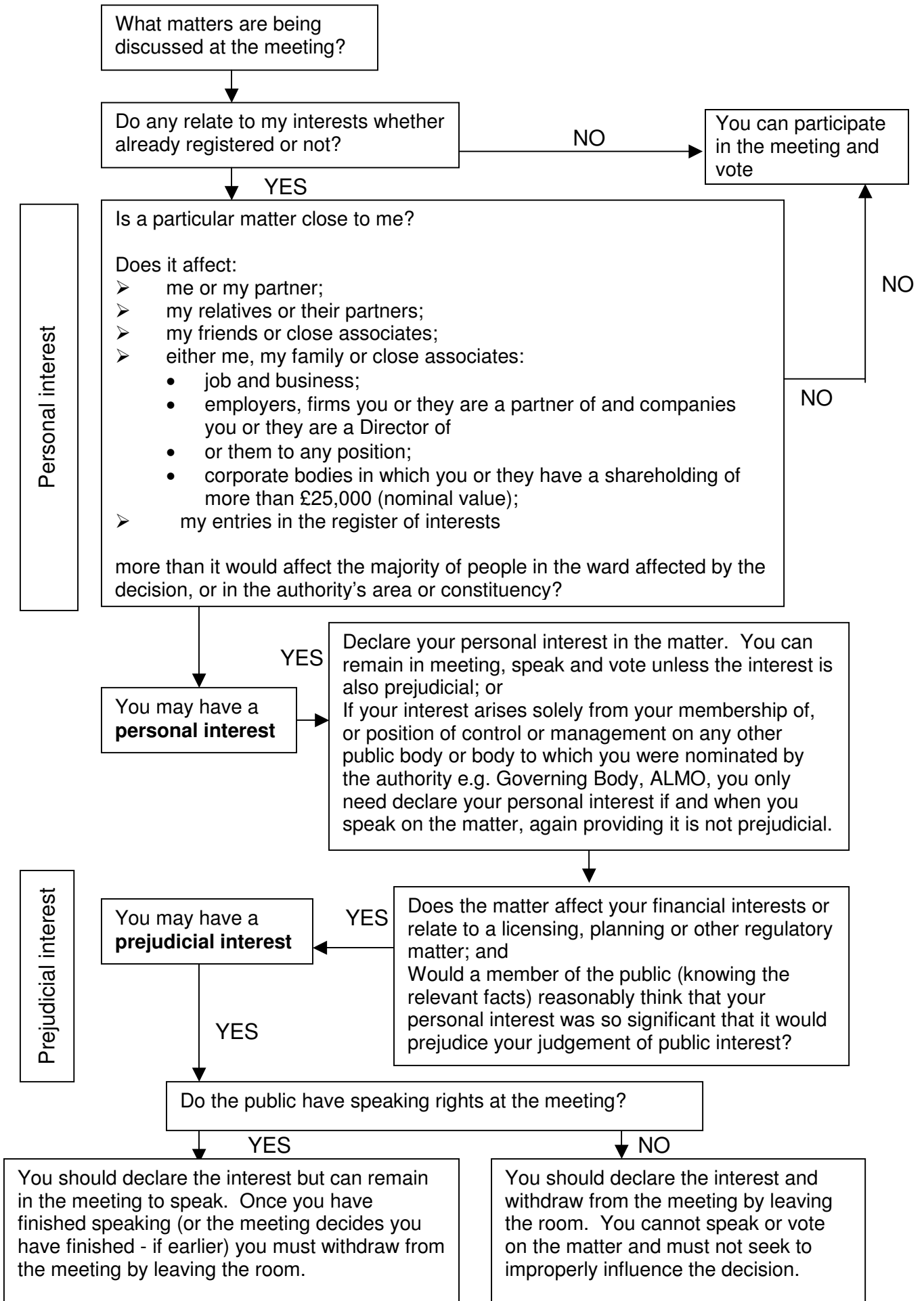
To agree to make a member site visit, at a date to be arranged.

6. EXCLUSION OF THE PRESS AND PUBLIC

If necessary, to consider passing a resolution under Section 100A(4) of the Local Government Act 1972 excluding the press and public from the meeting for any items of business moved to part 2 of the agenda on the grounds that they involve the likely disclosure of exempt information as defined in those paragraphs of Part 1 of Schedule 12A to the Act (as amended by the Local Government (Access to Information) (Variation) Order 2006).

(There is no part 2 agenda)

DECLARING INTERESTS FLOWCHART - QUESTIONS TO ASK YOURSELF



Note: If in any doubt about a potential interest, members are asked to seek advice from Democratic Services in advance of the meeting.

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MUNICIPAL YEAR 2007/2008 - REPORT NO. 191

COMMITTEE:
 PLANNING COMMITTEE
 9.1.2008

AGENDA - PART 1	ITEM 4
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SUBJECT -

MISCELLANEOUS MATTERS

REPORT OF:
 Assistant Director (Planning
 & Transportation)

Contact Officer:
 David Snell Tel: 020 8379 3838
 Andy Higham Tel: 020 8379 3848

4.1 **PLANNING APPLICATIONS AND APPLICATIONS TO DISPLAY ADVERTISEMENTS** DEC

On the Schedules attached to this report I set out my recommendations in respect of planning applications and applications to display advertisements. I also set out in respect of each application a summary of any representations received and any later observations will be reported verbally at your meeting.

Background Papers

- (1) Section 70 of the Town and Country Planning Act 1990 states that the Local Planning Authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. Section 54A of that Act, as inserted by the Planning and Compensation Act 1991, states that where in making any determination under the Planning Acts, regard is to be had to the development, the determination shall be made in accordance with the plan unless the material considerations indicate otherwise. The development plan for the London Borough of Enfield is the Unitary Development Plan (UDP).
- (2) Other background papers are those contained within the file, the reference number of which is given in the heading to each application.

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LIST OF APPLICATIONS
TO BE DETERMINED
BY THE PLANNING COMMITTEE
ON: 9TH JANUARY 2008

APPLICATION: TP/07/1490 RECOMMENDATION: Approval Subject to
Conditions

WARD: Highlands
Location: 191-193, The Ridgeway, Enfield, Middx, EN2 8JR
PAGE No: 8

APPLICATION: TP/07/1734 RECOMMENDATION: Approval Subject to
Conditions

WARD: Bowes
Location: 110, GRENOBLE GARDENS, LONDON, N13 6JH
PAGE No: 15

APPLICATION: TP/07/1916 RECOMMENDATION: Approval Subject to
Conditions

WARD: Bush Hill Park
Location: 51, ST MARKS ROAD, ENFIELD, EN1 1BG
PAGE No: 20

APPLICATION: TP/07/1941 RECOMMENDATION: Refusal

WARD: Highlands
Location: 61, BINCOTE ROAD, ENFIELD, EN2 7RD
PAGE No: 27

APPLICATION: TP/07/2001 RECOMMENDATION: Approval Subject to
Conditions

WARD: Cockfosters
Location: 63, CAMLET WAY, BARNET, EN4 0LJ
PAGE No: 32

APPLICATION: TP/07/2095 RECOMMENDATION: Approval Subject to
Conditions

WARD: Enfield Highway
Location: EASTFIELD PRIMARY SCHOOL, EASTFIELD ROAD, ENFIELD, EN3 5UX
PAGE No: 39

APPLICATION: TP/07/0508 RECOMMENDATION: Approval Subject to
Conditions

WARD: Cockfosters
Location: 240, 240A & 240B, CHASE SIDE, LONDON, N14 4PL
PAGE No: 45

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TP/07/1490



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Scale 1/1053 Date 14/11/2007

Centre = 531034 E 198042 N

Application Number: TP/07/1490 **Ward:** Highlands

Date of Registration: 27th July 2007

Contact: David Snell 020 8379 3838

Location: 191-193, The Ridgeway, Enfield, Middx, EN2 8JR

Proposal: Demolition of existing buidings and redevelopment of site for residential purposes, comprising 10 flats in a part 2, part 3 storey building with basement parking and access to The Ridgeway (Outline application - layout, scale and access)

Applicant Name & Address:

Ludgate Property Development Ltd, C/O Agent
DPA (London) Ltd
3C, Brocket Road
Hoddesdon
Hertfordshire
EN11 8NZ

Agent Name & Address:

Domenico Padalino, DPA (London) Ltd
3C, Brocket Road
Hoddesdon
Herts
EN11 8NZ

Note for Members

This application was reported to the previous meeting but it was deferred for a Members site visit.

Members are advised that the report has been amended to address issues arising from the previous meeting and to highlight the appeal decisions on the previous applications wherein the Inspector concluded that there was no adverse impact on No.1, Spring Court Road.

Recommendation - that planning permission be **GRANTED**, subject to the following conditions:

1. C03 Details of Development-External Appearance
2. C05 Details of Development - Landscaping
3. C10 Details of Levels
4. C11 Details of Enclosure
5. C16 Private Vehicles Only - Parking Areas
6. C17 Details of Landscaping

7. C19 Details of Refuse Storage
8. C21 Construction Servicing Area
9. C22 Details of Const. Vehicle Wheel Cleaning
10. C25 No additional Fenestration
11. C57 Sustainability
12. C52A Time Limit - Outline Permission

Site and Surroundings

The application site comprises a pair of large semi-detached houses, which face on to, but are set back from the Ridgeway. There is a service road and grassed verge immediately in front of the site, separating the site from The Ridgeway. The site is located on the corner of the entrance to Spring Court Road, a cul-de-sac comprising of detached and semi-detached dwelling houses. Occupying the opposite side of this road's entrance is a single storey bungalow on a generous plot. Immediately to the southeast of the site is an ambulance depot, beyond this is Chase Farm Hospital and grounds.

The wider area comprises of a mixture of types of accommodation with various three and four storey, flatted developments fronting the Ridgeway interspersed with large detached dwelling houses.

Amplification of Proposal

This outline application involves the demolition of the existing pair of semi-detached dwellings and the erection of a L shaped block encompassing a part 2, part 3 storey building for 10 two-bed flats with basement parking for 15 vehicles and a designated cycle stores. The three storey wing of accommodation facing The Ridgeway which then dovetails around Spring Court Road, where it steps down to two storeys in height.

The siting of access is via the service road parallel to The Ridgeway, down a ramp leading to a basement car parking area. Matters concerning appearance and landscaping are reserved for future consideration.

Relevant Planning History

TP/07/0008 – Demolition of existing buildings and redevelopment of site for residential purposes comprises 12 flats in a part 2, part 3 storey building with basement parking and access to The Ridgeway (Outline application - layout, scale and access). This was refused on the 20th April 2007 for the following reasons:

1. The proposal, by virtue of its size, scale, height, bulk and massing and its relationship to site boundaries, represents an over-development of the site that would constitute a dominant and obtrusive form of development in the street scene, out of scale and character with the prevailing pattern of development and thus detrimental to the character and appearance of the area. In this respect the proposal would be contrary to Policies (I) GD1, (II) GD1, (II) GD3 and (II) H7 of the Unitary Development Plan.

2. The proposal, by virtue of its size, scale, height, bulk and massing and relationship to No. 1 Spring Court Road would represent a dominant, overbearing and obtrusive form of development when viewed from this property, detrimental to the amenities of the occupiers. In this respect the proposal would be contrary to Policies (I) GD1 and (II) GD1 of the Unitary Development Plan.

TP/06/2400 - Demolition of existing buildings and redevelopment of site for residential purposes, comprising 11 flats with access to Spring Court Road. (Outline application - layout, scale and access). This application was refused on the 1st February 2007 for the following reasons –

1. The proposal, by virtue of its size, scale, height, bulk and massing and its relationship to site boundaries, represents an over-development of the site that would constitute a dominant and obtrusive form of development in the street scene, out of scale and character with the prevailing pattern of development and thus detrimental to the character and appearance of the area. In this respect the proposal would be contrary to Policies (I) GD1, (II) GD1, (II) GD3 and (II) H7 of the Unitary Development Plan.
2. The proposal, by virtue of its size, scale, height, bulk and massing and relationship to No. 1 Spring Court Road would represent a dominant, overbearing and obtrusive form of development when viewed from this property, detrimental to the amenities of the occupiers. In this respect the proposal would be contrary to Policies (I) GD1 and (II) GD1 of the Unitary Development Plan.

TP/06/1823 - Demolition of existing buildings and redevelopment of site for residential purposes, comprising 12 flats with access to Spring Court Road. (Outline application - layout, scale and access). This application was refused on the 7th November 2006.

Appeals against these decisions were subsequently dismissed on the 11th July 2007. The Inspectors conclusions are referred to in the 'Analysis' section of the report.

Consultations

Public

26 of the neighbouring properties were notified as part of. 3 letters of objection have been received. The main points are set out below -

Over development of the site;

3 storeys is too large and overbearing;

Building is un-neighbourly and has no regard to the prevailing character of the area;

Infringes upon privacy to house and garden;

Overlooking and loss of amenity to neighbouring property at no. 1 Spring Court Road;

Loss of trees and landscaping;

Object to the access from Spring Court Road;

Traffic generated by new flats will increase significantly as will on street parking when residents have visitors;

Against any development of this site;

Parking is a huge problem in the area, the development with its revised access will still exacerbate the situation;

Lack of adequate parking provision;

Objections to the scheme still remain.

The Enfield Society has commented that the proposal represents an improvement on the previous schemes. However there is still insufficient amenity space and the balconies represent a dominant overbearing feature on the elevations.

Relevant Policy

The London Plan

Policy 3A.1	Increasing London's supply of housing
Policy 3A.2	Borough housing targets
Policy 3C.22	Parking strategy
Policy 4B.1	Design principles for a compact city
Policy 4B.3	Maximising potential of sites
Policy 4B.7	Respect context and local communities

UDP Policy

(I)GD1	Developments have appropriate regard to surroundings
(I)GD2	Surroundings and quality of life
(II)GD1	Developments are appropriately located
(II)GD3	Character / design
(II)GD6	Traffic generation
(II)GD8	Access and servicing
(II)H8	Privacy/overlooking
(II)H9	Amenity space
(II)T13	Access onto public highway
(II)T17	Safe pedestrian access
(II)T19	Provision for cyclists

National Policy

PPS 1	Delivering Sustainable Communities
PPS 3	Housing
PPG13	Transport

Analysis

The principle of the development

In principle, the proposal would be consistent within the aims of PPS3 and The London Plan, which seek to contribute to the strategic housing needs of Greater London, and to increase the housing stock of the borough. These aims must have regard to the relevant policies within the Unitary Development Plan that seek to preserve the residential amenities of the neighbouring occupiers, is in keeping, and has regard to highway safety.

The London Plan advise residential densities in a suburban location with this level of accessibility should be in the range of 150 - 200 habitable rooms per hectare (hrph). Taking this into account it is important to note that a numerical assessment of density must not be the sole test of acceptability, as weight must also be given to the circumstances of the application site in the light of the proposal itself.

The area of the site is 0.136 ha and there are 34 habitable rooms in the revised scheme. The density of the development equates to approximately 249 habitable rooms per hectare (net). While this is clearly outside the density range, a high density need not be necessarily inappropriate in itself, providing that such proposals respect the prevailing characteristics of the surrounding area, and would not cause harm to residential amenity. There have been a number of flatted schemes built on the Ridgeway itself and in some of the surrounding streets over the years and the area as a whole comprises a of houses and flats. The surrounding area is mixed in terms of the type of housing, The Inspector noted the pair of houses do not form an integral part of the Spring Court Road street scene and have a more direct relationship with the Ridgeway, which has a much varied street scene in terms of size and type of dwellings. Consequently the principle of flats, in itself, will not be out of keeping in the context of the surrounding area, and in particular The Ridgeway.

Both PPS1 and PPS 3 emphasise good design is fundamental to good planning and the development of high quality housing will contribute to the creation of sustainable inclusive communities.

Amenity space

The amenity space provision should be equal to 75% of the gross internal floor area (GIA) of the proposed flats. The total GIA of the flats (including common areas) is 960 square metres with 736 square metres of amenity space provided within the site, consistent with Policy (II) H9 of the Unitary Development Plan.

The impact on No.1 Spring Court Road and surrounding properties

The scheme's footprint has been significantly reduced compared to the previous schemes, however the block would still have a two storey return frontage along Spring Court Road to within 1.5 metre of the boundary shared with No.1 Spring Court Road. This part of the block would be constructed what is currently the rear garden of the exist pair of houses, occupying the space between these houses and No.1 Spring Court Road.

In his decisions the Planning Inspector specifically addressed the impact on No. 1 Spring Court Road following representations made to him by its occupier. The Inspector concluded that the relationship with the adjoining 2-storey property as acceptable in terms of both impact and overshadowing. He considered that the relationship of flank wall to flank wall would be similar to numerous relationships between two adjoining two, storey houses.

In reaching this conclusion the Inspector noted that this boundary fence was high and that the view was further restricted by existing planting. He noted that some of this would be lost but that replanting could be secured by condition. This is acknowledged in the application and replacement landscaping is proposed along this boundary so as to reinforce this strip of landscaping and screen the development from no. 1 Spring Court Road.

The Inspector also concluded that the previous schemes would have no adverse impact on any other property in terms of loss of light or outlook concluding that the separation distances were acceptable.

Impact on the street scene

The Inspector's concern, and reason dismissing the appeals was the massing and height of the development, which he concluded did not sit comfortably within the site and its surroundings.

Previous scheme TP/06/1823 proposed that the part of the block facing The Ridgeway would be three storeys in height with a substantial pitched roof and rooms in the roof slope, including dormer windows to the main block and the Spring Court Road wing. Previous scheme TP/07/06/2400 was similar but had lower ridge lines and was stepped in on the The Ridgeway elevation.

The current scheme is substantially reduced in scale with a reduced footprint and lower rooflines presenting a two storey elevation to The Ridgeway with two three storey gables projecting from the main roof slope and a slightly lower two storey wing on the Spring Court Road elevation. The development as a whole would be substantially similar in height to surrounding development in the immediate locality being 9.4 metres high to the main ridge and 6.3 metres high to the eaves and 8.3 metres high to the ridge of the Spring Court Road wing and 5.2 metres high to the eaves at this point. By comparison No.1, Spring Court Road is approximately 9.1 metres high to the ridge and 6.3 metres high to the eaves.

The development proposed is now considered to be of a scale which respects its setting.

Highways

The level of parking proposed, 15 parking spaces (including 1 disabled space) and 2 cycle stores for 10 flats is considered acceptable in principle, having regard to the location of the site. The proposal also conforms to the relevant policies concerning access/ servicing, ramp gradient, head clearance and refuse storage.

Sustainability

The application achieves a satisfactory rating on the sustainability assessment.

Conclusion

In light of the above, the planning application is recommended for approval for the following reasons:

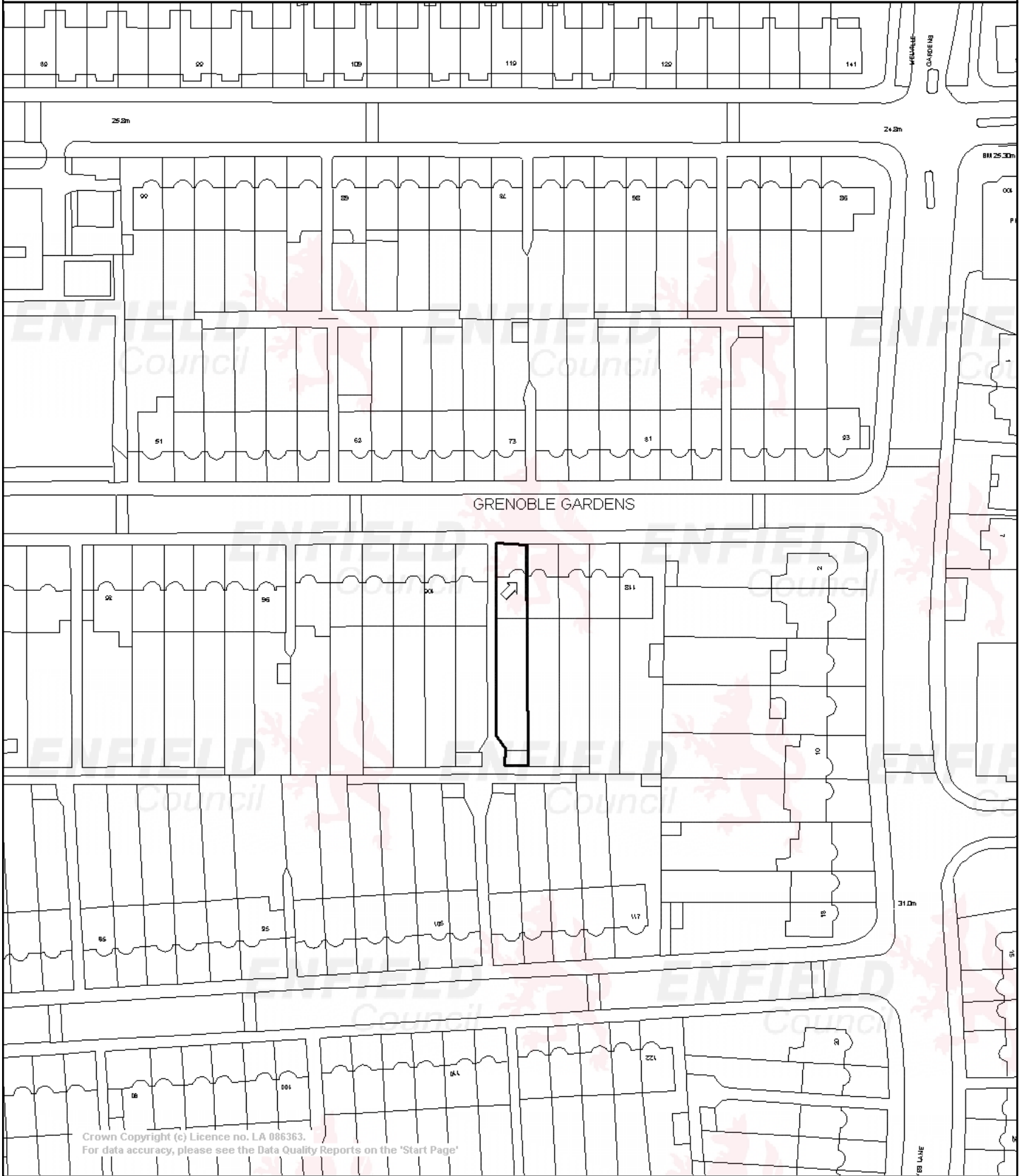
The proposals represent an acceptable level of development for this site and would have no significantly detrimental effect on the character of the surrounding area. Consequently, they would be in accord with Policies (I) GD1, (I) GD2 and (II) GD3 of the Unitary Development Plan, which seek to ensure that new developments are appropriate to their surroundings.

The proposed development would not unreasonably prejudice the outlook or privacy of adjoining properties or cause significant loss of daylight or sunlight to adjoining land. The proposals would thus be in accord with the aims of Policies (I) GD2, (II) GD3 and (II) H8 of the Unitary Development Plan.

The development would provide reasonable amenity space for the recreational use of the occupiers and the setting of the proposed buildings. The proposals would therefore be acceptable with regard to Policy (II) H9, and Appendix A1.7 of the Unitary Development Plan.

The proposal would make adequate provision for car and pedal cycle parking in accordance with the standards adopted by the Council. It would therefore be unlikely to give rise to kerbside parking in the adjacent streets or prejudice the free flow of traffic on the public highway. In this respect, the proposal is in accord with Policies (II) GD6, (II) GD8, (II) T13 and (II) T19 of the Unitary Development Plan.

TP/07/1734



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Scale 1/1053 Date 19/12/2007

Centre = 531413 E 191876 N

Application Number: TP/07/1734 **Ward:** Bowes
Date of Registration: 5th September 2007

Contact: Andy Higham 020 8379 3848

Location: 110, GRENOBLE GARDENS, LONDON, N13 6JH

Proposal: Conversion of single family dwelling to 1 x 2-bed and 1 x 1-bed self contained flats.

Applicant Name & Address:

Ozcan Keles
34, Monkfrith Way
London
N14 5ND

Agent Name & Address:

Note for Members

An application of this nature would normally be determine under delegated authority. However, due to the concerns of local residents, Councillor Georgiou has requested that the Committee determine the proposal.

Recommendation: APPROVAL subject to conditions:

1. C08 Materials to Match
2. C51A Time Limited Permission

Site and Surroundings

The site is located on the southern side of Grenoble Gardens and comprises a two-storey end-of-terrace single-family dwelling. The surrounding area is characterised by two storey terrace houses. There is a detached garage at the end of the rear garden with access via a side service way to Grenoble Gardens

Proposal

Permission is sought to convert the existing single-family dwelling house into two self-contained flats. The ground floor flat would have two bedrooms whilst the first floor flat would have one bedroom. The proposal also involves changes to the configuration of the windows on the rear elevation of the existing single storey rear extension.

Two parking spaces are proposed in front of the property.

Relevant Planning History

TP/89/0073 A single storey rear extension was approved in August 1989
TP/98/0571 – A ground floor rear canopy was allowed on appeal in January 1999

Consultations

Public

Consultation letters were sent to 12 neighbouring residential properties. One letter of objection was received which raised the following points:

- The conversion of the property into two flats would create parking problems, short-term nuisance and noisy neighbours if the property were to be let.
- The character of the area would be altered.
- A large number of other properties along the road have been converted into flats
- The proposal would worsen existing traffic and parking problems along the road.
- Local infrastructure is already at breaking point as local GP's and schools are already heavily oversubscribed and further flat conversions will put further pressure on this.

In addition, the Wolves Lane & District Residents Association, objected on the following grounds:

- The large number of existing conversions have altered the character of the area dramatically and allowing a further such proposal will completely destroy the character of the area.
- The local infrastructure, including schools and GP's, is stretched to capacity.

Petition

A petition containing the signatures of 16 local residents was received objecting to the proposal on the above grounds

External: None

Internal: None

Policy Considerations

London Plan:

- | | |
|-------|--|
| 3A.1 | Increasing London's supply of housing |
| 3A.2 | Borough housing targets |
| 3C.22 | Parking Strategy |
| 4B.7 | Respect local context, character and communities |

Unitary Development Plan:

- | | |
|----------|---|
| (I) GD1 | Appropriate regard to surroundings |
| (I) GD2 | Improve environment, quality of life and visual amenity |
| (II) GD3 | High standard of functional and aesthetic design |
| (II) GD6 | Traffic likely to be generated by development |
| (II) H8 | Maintain privacy and prevent overlooking |
| (II)H16 | Flat conversions |

Other Material Considerations

PPS3 Housing

PPG13 Transportation

Analysis

Policy (II)H16 is of key relevance when assessing the acceptability of proposed flat conversions and Appendix A1.9 establishes several criteria against which proposals can be assessed including the effects on residential character, the provision of parking, the standard of accommodation and effects on nearby residential properties. Each of these issues shall be addressed separately.

Residential Character

In order to safeguard the character of a street, Policy (II)H16 seeks to ensure the number of conversions does not exceed 20% of the total number of properties. Grenoble Gardens contains 106 properties and four of these were found to have planning permission for flat conversion. In addition, four properties had more than one doorbell suggesting that these were unauthorised conversions. Accordingly the proportion of flat conversions in the survey area is at worst 7.5% and as a result, it is considered the proposal would not detract from the established residential character of the street.

Car parking

Two off-street car parking spaces are provided at the front of the property which is considered sufficient to meet the usual standard of 1 space per residential unit.

It is acknowledged though that the effect of the proposal on the availability of on street parking is of concern. Consequently, a parking survey has been conducted. This confirms that the level of parking along Grenoble Gardens is not at saturation and any additional parking not catered for by the two spaces proposed, could be accommodated on street.. There is no objection therefore on highway grounds.

Layout

Supplementary Planning Guidance advises that the minimum internal floor area required for a one bedroom and two bedroom flat are 45 sq.m and 57 sq.m respectively. That proposed for the one bedroom ground floor flat is 44.98 sq.m and for the first floor two bedroom flat 57.06 sq.m. As a result, the size and internal arrangements of the flats is considered acceptable and sufficient to provide units of adequate residential amenity. In addition, the internal stacking of rooms above each other is acceptable, as noise sensitive rooms (bedrooms) have not been situated beneath noisy living rooms or kitchens.

Amenity Space

The ground floor flat has direct access to a rear garden. Although there is no direct access for the first floor flat, this is a typical arrangement for the majority of flats conversions and is not considered sufficient ground to warrant refusal of the proposal

Impact on Residential Amenity

The subdivision of the dwelling into two flats would not give rise to a level of activity in terms of general disturbance, that would represent a significant increase above that likely to be associated with the lawful use of the property by up to 6 people living together as a single household. Moreover, the internal arrangements for the occupation of the converted property would not lead to any adverse impact on the amenities of adjoining residents.

Conclusion

In the light of the above, it is recommended that planning permission is approved for the following reasons:

The conversion of the single family dwelling into two self contained flats does not detract from the residential character and amenities of the surrounding area and in particular, the amenities of neighbouring residential properties, having regards to Policies (I)GD1, (II)GD3, and (II)H16 of the Unitary Development Plan and Supplementary Planning Guidance on Flat Conversions.

Given the existing situation and good access to public transport, the conversion of the property into two flats will not give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highways having regard to Policies (II)GD6 of the Unitary Development Plan and Policy 3C.22 of the London Plan.

TP/07/1916



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Scale 1/1053 Date 14/11/2007

Centre = 533836 E 195624 N

Application Number: TP/07/1916 **Ward:** Bush Hill Park
Date of Registration: 25th September 2007

Contact: Andy Higham 020 8379 3848

Location: 51, ST MARKS ROAD, ENFIELD, EN1 1BG

Proposal: Single storey rear extension and 2nd floor side extension.

Applicant Name & Address:

Mr Ian Kavangh
51, ST MARKS ROAD
ENFIELD
EN1 1BG

Agent Name & Address:

David West, D. West Associates Ltd
26, Aylmer Parade
Highgate
London
N2 0PE

Note for Members

At the meeting of the Planning Committee on 29th November 2007, it was resolved to defer consideration of this proposal to enable a site visit to be undertaken. This was scheduled for 5th January and the application is thus reported back for determination in the light of the observations made at the site visit.

Recommendation: APPROVAL subject to conditions.

1. C08 Materials to Match
2. C16 Private Vehicles Only - Parking Areas
3. C25 No additional Fenestration
4. C26 Restriction of Use of Extension Roofs
5. C51A Time Limited Permission

Site and Surroundings

The property is a semi-detached single dwelling house located on the east side of St. Mark's Road. The property benefits from an existing garage situated to the side, and a small single storey extension to the rear. The area is characterised predominantly by semi-detached and terraced dwellings of varying ages and styles.

The site is not situated in a conservation area or immediately adjacent to any listed buildings.

Amplification of Proposal

Permission is sought for the construction of a two storey side extension, and a single storey rear extension.

This application is a revision of an application for a single storey rear extension and two storey side extension (Planning reference TP/07/0839) which was refused in July of this year. This application differs in that:

- The first floor side extension has been reduced in width from a maximum projection of 3.5 metres from the flank wall to 2.5 metres as proposed in this application. As a result, a gap of one metre is now retained at first floor level to the shared boundary with Chapel Court.
- A gap varying between 2.2 metres and 1.8 metres is now retained between the proposed northern flank of the single storey rear extension, and the boundary with Chapel Court. The overall width of the rear extension is reduced from 6.81 metres to 4.98 metres.

This application was brought to Committee at the request of Councillor Prescott.

Relevant Planning Decisions

TP/07/0839 – an application for a single storey rear extension and two storey side extension was refused in July 2007.

Consultations

Public

Consultation letters were sent to 20 neighbouring and nearby residential properties. A total of five letters of objection were received, including one letter signed by six occupiers of Chapel Court. The objections raise all or some of the following concerns:

- The proposed one metre reduction in the plans is not enough to now justify the proposal.
- The mature trees adjoining the site will be disturbed.
- Natural light to the communal garden area of Chapel Court will be reduced.
- The amount of daylight enjoyed by the occupiers of adjoining flats will be reduced.
- Outlook from the adjoining flats and communal garden will be adversely affected by the proposal.
- We do not give consent to the applicant to conduct any work from the Chapel Court side of the boundary.

Internal:

None

External:

None

Relevant Policy

London Plan

The following policies of the London Plan (GLA) – Spatial Development Strategy for Greater London (2004) may also be of relevance:

Policy 4B.1	Design Principles for a Compact City
Policy 4B.7	Respect Local Context and Communities
Policy 3C.22	Parking strategy

UDP Policy

(I) GD1	Development to have regard to its surroundings
(I) GD2	To seek to ensure that new developments improve the environment
(II) GD3	Aesthetic and functional design
(II) GD6	Traffic generation
(II) GD8	Site access and servicing
(II) H8	Maintain Privacy and Prevent Overlooking
(II) H12	Extensions
(II) H14	Side extensions

Other Policy Considerations

(II)SDC1	Sustainable Design and Construction
PPS 1	Delivering Sustainable Development
PPG 13	Transportation

Analysis

Background

Planning permission for a two storey side extension and single storey rear extension has previously been refused for the following reason:

The proximity of the first floor side extension and single storey rear extension to the property boundary with Chapel Court would have a more over-dominant impact and adversely affect the outlook and residential living conditions and occupiers of these properties in particular of Flat Nos.5 & 6 Chapel Court contrary to policies (I)GD1, (I)GD2, (II)GD3 and (II)H12 of the Unitary Development Plan.

Two storey side extension

The proposed side extension incorporates a study at ground floor level, to be constructed in place of the existing garage, and an additional (third) en suite bedroom at first floor level.

The ground floor element of the side extension covers a similar footprint to the existing garage and is constructed with a small mono – pitch roof to the frontage, sloping up to a flat roof constructed at a maximum height of 3.25 metres.

The first floor element of the extension is now set back by 0.5m from the front of the property, and is constructed with a hipped roof to match the existing but set down from the ridgeline of the main

house. A gap of one metre is also now retained to the boundary with Chapel Court where previously the first floor abutted the common boundary. Policy (II)H14 of the Unitary Development Plan seeks to ensure that extensions to the side of existing residential properties do not assist in creating a continuous façade of properties out of character with the street scene. It is considered that due to the one metre gap now retained to the shared boundary, and the relationship of the adjoining property at Chapel Court, that the proposal complies with this guidance and in terms of the street scene, would not result in any unacceptable closing of the visual separation between the property and the adjacent Chapel Court.

Nevertheless, the reason for refusal highlighted an adverse effect in terms of the proximity of the first floor side extension to the property boundary with Chapel Court and its over-dominant impact which would adversely affect the outlook and residential living conditions and occupiers of these properties in particular of Flat Nos.5 & 6 Chapel Court.

The neighbouring properties in Chapel Court, have a total of 8 windows in the vicinity of the proposed extension. All of the windows service habitable rooms and each of the windows are the sole source of light for the room. Moreover, the staggered profile of the flank wall to Chapel Court creates a modestly sized courtyard containing shared amenity space that the residents enjoy communally.

Policy (II)H12 of the Unitary Development Plan seeks to ensure that residential extensions do not negatively impact on the residential amenities of neighbouring properties. In this regard, two storey rear extensions should generally not exceed a line taken at 30-degrees from the neighbours nearest first floor window. As submitted, the rear elevation of the proposed first floor element of the two storey side extension would be approximately in line with the western fencing elevation of adjacent courtyard of Chapel Court: the eastern elevation of this courtyard would face the extension and be approx 5.6 metres from the first floor proposed. The question is whether the proximity of the proposed extension to the flats of Chapel Court serves to exacerbate the dominance of the built form when viewed from this perspective.

It is considered that the relationship is improved by the reduction in scale of the first floor side extension and the siting of the first floor element 1 metre off the boundary that improves the amount of separation between the neighbouring properties and overcomes the detrimental dominant impact and loss of outlook that were cited in the reason for refusal of the previous scheme.

No windows are proposed in the flank elevations at either ground or first floor levels, and it is considered that no loss of privacy will result with regards to adjoining occupiers, in accordance with Policy (II) H8 of the Unitary Development Plan.

Overall, it is considered that the side extension appears subservient to the main house, and will have no significant detrimental impact on the appearance of the street scene or the character of the surrounding area. Similarly, the reduction significantly reduces any potential impact in terms of loss of visual or residential amenity with regards to adjoining occupiers.

Single storey rear extension

The proposed single storey rear extension projects to a maximum depth of 3.74 metres, in line with the single storey rear extension constructed at the attached property at No 53. In terms of width, the extension projects approximately 5 metres from the flank wall of the adjoining extension, maintaining an average gap of two metres between the proposed northern flank and the shared boundary with Chapel Court. Constructed with a flat roof, the extension reaches a maximum height of 3.1 metres. A double window is inserted in the rear elevation of the proposal, and a single door inserted in the flank elevation.

The rear extension has been reduced in overall width in order to maintain a gap to the shared boundary with Chapel Court whereas the previously refused scheme abutted the common boundary.. It is considered that this reduction significantly reduces the impact on the adjoining occupiers of Chapel Court with regards to visual intrusion, outlook and the sense of enclosure that would have previously resulted from the proposal. This sense of enclosure was exacerbated by the proximity to the boundary of the first floor extension, which has now also been reduced significantly.

Policy (II)H12 of the Unitary Development Plan seeks to ensure that residential extensions do not negatively impact on the residential amenities of neighbouring properties. In this regard, single storey rear extensions should generally not exceed 2.8m in depth from the rear main wall, and if site conditions allow for greater extensions they should not exceed a line taken at 45-degrees from the midpoint neighbours nearest original ground floor window. Although the extension at a depth of 3.7 metres projects beyond the 2.8 metres guideline, the extension will match the depth of the extension at the adjoining property, No. 53 St Marks Road whilst the overall separation to the Chapel Court is considered sufficient to ensure the presence of the rear extension will not unduly affect the residential amenities of the occupiers.

A condition will be placed on the consent to ensure that the flat roof of the single storey rear extension is not used for any recreational purpose

Loss of a Garage

The existing attached side garage is to be removed to make way for the side extension. Policy (II)H10 of the UDP highlights the need to ensure the provision of sufficient replacement parking to meet the Council's car parking standards. The existing hard standing parking area situated to the frontage of the property is sufficient to accommodate two parking spaces off site, complying with the Unitary Development Plan parking requirement for a 3-bedroom dwelling.

The proposal will in no way prejudice the free flow of traffic or pedestrian or vehicular safety on the adjoining highway.

Trees

It is noted that the neighbours have raised concerns regarding the potential impact of the proposal on trees adjoining the site. The two trees in question, most likely to be affected by the proposal are within the curtilage of the adjoining site at Chapel Court, adjacent to the proposed site of the side extension.

Whilst the trees are of some amenity value, they are not covered by a protection order, nor is it considered they are of such amenity value to be worthy of a tree preservation order being served. As such, any discussions regarding potential works to the trees required in order to facilitate the construction of the extension would be a civil matter between the applicant and the adjoining neighbours.

Sustainable Design and Construction

A sustainability appraisal is not required for this scale of development

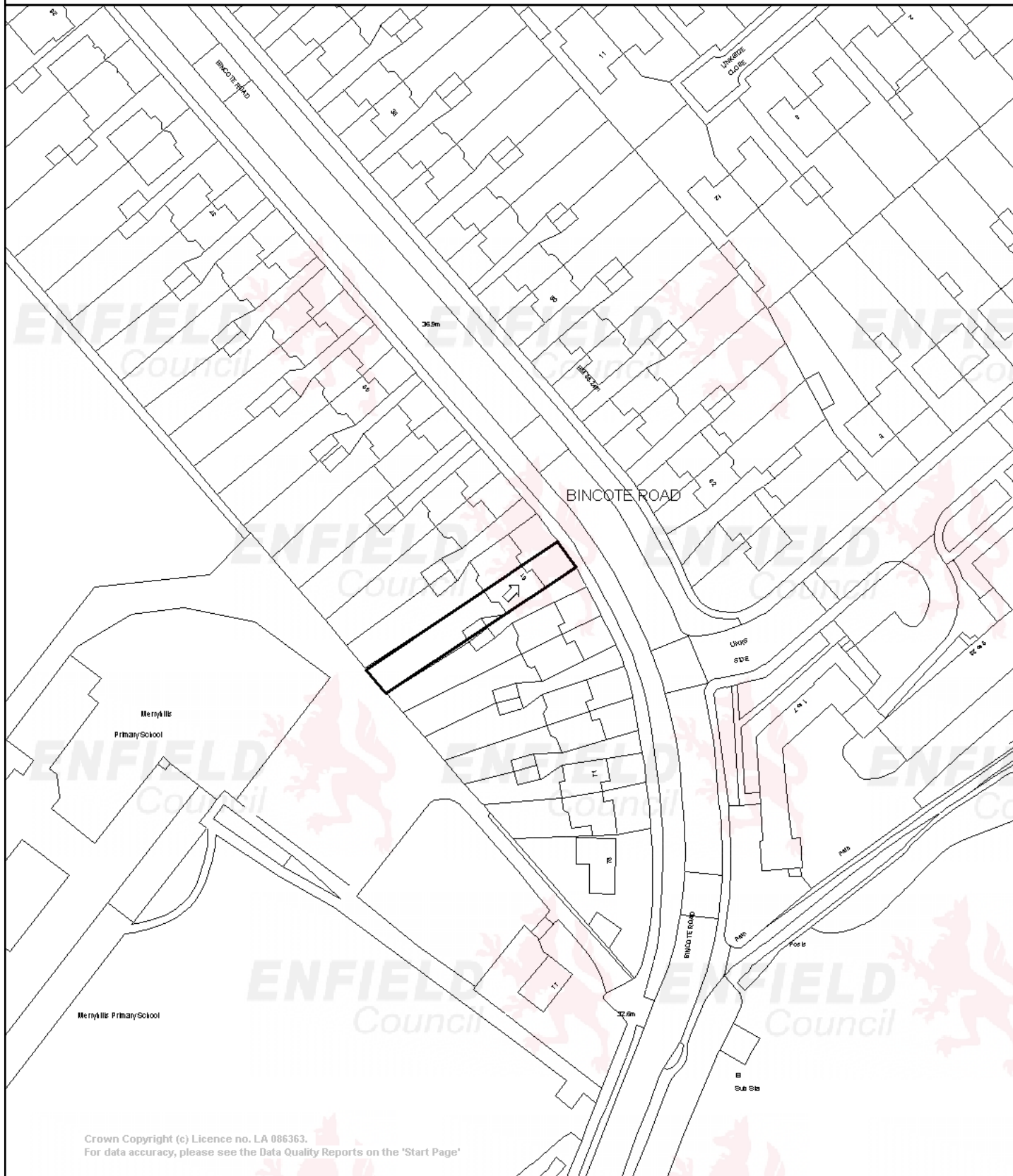
Conclusion

Overall, it is considered that the significant reduction in scale of both the first floor side extension and the single storey rear extension would reduce the impact on the adjoining occupiers in terms

of overbearing visual impact, loss of outlook or residential amenity. As such the revised proposal has overcome the previous reasons for refusal and is now accordingly recommended for approval for the following reasons :

- 1 The proposed extension due to its size and siting does not unduly affect the amenities of adjoining or nearby residential properties having regard to Policies (II)H8 and (II)H12 of the Unitary Development Plan.
- 2 The proposed extension due to its design, does not detract from the character and appearance of the street scene or the surrounding area having regard to Policies (I)GD1, (I)GD2, (II)GD3 and (II)H14 of the Unitary Development Plan.
3. The proposed extension does not unacceptably prejudice the provision of on site parking, nor does it give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highways having regard to Policies (II)GD6, and (II)H10 of the Unitary Development Plan.

TP/07/1941



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Scale 1/1053 Date 14/11/2007

Centre = 530950 E 196543 N

Application Number: TP/07/1941 **Ward:** Highlands
Date of Registration: 26th September 2007

Contact: David Snell 020 8379 3838

Location: 61, BINCOTE ROAD, ENFIELD, EN2 7RD

Proposal: Alterations to roof at side to form gable end with flank window and rear dormer.

Applicant Name & Address:

Mr J. Brookman
61, BINCOTE ROAD
ENFIELD
EN2 7RD

Agent Name & Address:

Mr D.M Smith
7, ORCHARDMEDE
LONDON
N21 2DL

Note to Members

The application would normally be determined under delegated powers, however Councillor Pearce has requested that it be referred to Planning Committee. The application is reported Committee following a Members site visit.

Recommendation: That Planning Permission be **REFUSED** for the following reason:

1. The proposed construction of a gable end, by reason of its design, size and siting, would harm the rhythm of existing development within the vicinity and thereby, result in the introduction of an incongruous and unduly intrusive feature accentuated by the siting of the property in the street scene, detrimental to the appearance of the surrounding area. This would be contrary to Policies (I)GD1, (I)GD2, (II)GD3 and (II)H15 of the Unitary Development Plan.

Site and Surroundings

The application site comprises of a two-storey semi-detached dwelling with a hipped-pitched roof. The site is located on the western side of Bincote Road. The adjoining semi, Number 59 Bincote Road, adjoins the application site to the north. The site is adjoined by Number 63 Bincote Road to the south and the Merryhills Primary School to the west.

The street scene is characterised by 2-storey semi-detached dwelling houses with hipped-pitched roofs.

Amplification of Proposal

Permission is sought for alterations to the roof at the side to form a gable end with flank and rear dormer window.

The proposed gable end will extend the ridge of the roof by approximately 3.8 metres.

The proposed rear dormer will be approximately 5.65 metres wide, 2.1 metres in height and 2.5 metres deep. It will be sited 0.4 metres from the proposed gable end, 0.35 metres from the flanking boundary to Number 59 Bincote Road, and 0.75 metres from the eaves and 0.43 metres to the ridge of roof.

Relevant Planning Decisions

The site

None.

Other

Number 53 Bincote Road – LDC/06/0203 – Demolition of existing rear extension, alterations to the roof at the side to form a gable end with flank window and rear dormer window with patio doors and balustrade, GRANTED 08/06/07.

Number 43 Bincote Road – TP/07/1381 – Single storey rear extension, alterations to the roof to form a gable end and rear dormer window, front porch REFUSED 05/09/2007 for the following reason:

The proposed hip to gable roof extension would result in a form of roof extension out of keeping and character with the property and street scene contrary to Policies (I)GD3 and (II)H15 of the Unitary Development Plan.

Consultations

Consultation period: 21-day consultation from 9 October 2007 to 30 October 2007.

Public

Letters were sent to 8 neighbouring properties. One representation was received from the occupier of Number 59 Bincote Road advising full agreement for the proposal. The representation noted that:

the applicant has a family of 5 and requires more than 3 bedrooms;
they have improved *their* house since they moved in;
they are good neighbours; and
she may apply for same proposal in future.

Internal

None.

External

None.

Relevant Policy

London Plan

Unitary Development Plan

(I)GD1	Regard to surroundings
(I)GD2	Improve quality of environment
(II)GD3	Aesthetics and functional design
(II)H15	Roof extensions

Analysis

Principle of development

Whilst roof extensions are generally accepted in principle, alterations to the roof to form a gable end are not normally accepted under current Unitary Development Plan Policies.

The principle of the rear dormer window is accepted provided that it is appropriately sited within the roof plane.

Impact on surroundings

This existing pair of semi-detached dwellings, as well as the street scene, is characterised by hipped-pitched roofs. It is considered that the proposed alterations to the roof to form a gable end would not reflect the style, size, proportion and rhythm of the existing pair of properties. Moreover, the proposed development would be out of keeping and character with the street scene and be detrimental to the appearance of the surrounding area contrary to Policies (I)GD1, (I)GD2, (II)GD3 and (II)H15 of the Unitary Development Plan.

Whilst a gable end with rear dormer window is visible at Number 53 Bincote Road, this has been constructed as permitted development (Ref: LDC/06/0203). It is also noted that an application for a Certificate of Lawfulness for alterations to the roof at the side to form a gable end and rear dormer window is still to be decided at Number 59 Bincote Road, the adjoining semi. Applications for Certificates of Lawfulness are assessed under different criteria to that of a full planning application. The permitted development allowance for semi-detached dwelling houses is up to 70 cubic metres. Given the volume of approximately 63.60 cubic metres of the existing rear extension and approximately 15.48 cubic metres for the proposed gable end, the proposal would not constitute 'permitted development'.

A previous planning application at Number 43 Bincote Road incorporating *alterations to roof to form a gable end and rear dormer window* was refused under Reference TP/07/1381.

Amenity issues

This proposal would not impact in adjoining properties by reason of overlooking.

Conclusions

The proposed alterations to the roof to form a gable end does not reflect the style, size, proportion and rhythm of this pair of semis and is out of keeping and not in character with neighbouring properties. It would result in an incongruous and unduly intrusive feature accentuated by the siting of the property in the street scene, detrimental to the appearance of the surrounding area.

Refusal is therefore recommended for the reason cited above.

TP/07/2001



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Scale 1/1053 Date 19/12/2007

Centre = 526134 E 197942 N

Application Number: TP/07/2001 **Ward:** Cockfosters
Date of Registration: 11th October 2007

Contact: David Snell 020 8379 3838

Location: 63, CAMLET WAY, BARNET, EN4 0LJ

Proposal: Two storey rear extension and new pitch roof to front porch.

Applicant Name & Address:

Michael Strubel
63, CAMLET WAY
BARNET
EN4 0LJ

Agent Name & Address:

Seumas Moran
30, RIVERWAY
LONDON
N13 5LJ

Recommendation: That planning permission **GRANTED** subject to the following conditions:

1. C08 Materials to Match
2. C25 No additional Fenestration
3. C26 Restriction of Use of Extension Roofs
4. C51A Time Limited Permission

Site and surroundings

Application site comprises a 2-storey detached dwelling located towards the front of a deep plot on the northern side of Camlet Way. The dwelling has been extended in the past, with a 2-storey rear extension granted in 1995.

Numbers 65 & 61 are located to the west and east respectively. Number 65 is set well forward of the established front building line formed by Nos.57-61, and it sits at a lower elevation. The rear garden is small, extending for a maximum depth of 8.5m from the rear of a large conservatory, or 10m from the rear of a single storey rear extension.

Numbers 63-77 Crescent West, located to the west, share a common boundary with No.63 Camlet Way.

The property is not within the Hadley Wood Conservation Area but directly adjoins it.

Proposal

Permission is sought for the erection of a single storey rear/side extension, a two-storey rear extension and new pitched roof to front porch.

The ground floor rear element will have a maximum depth of 4m, although it will be 2m deep near to the boundary with No.65 and 3.2m deep near to the boundary with No.61. It will have a maximum width of 17.2m, and it will be 3.2m in height to the top of a flat roof near to the boundary with No.61, and 3m in height to the top of a flat roof near to the boundary with No.65. Fenestration will consist of 3no. patio doors for the rear elevation. No further fenestration is proposed.

The first floor rear element will have a maximum depth of 4.6m, although it will be 3.2m deep near to the boundary with No.61. It will be approximately 11.7m wide, 5.1m in height to eaves level and will have two gable features at the rear: the first near to No.61 being approximately 7.2m in height to the ridge of the pitched roof; and the central gable approximately 7.7m in height to the ridge of the pitched roof. Fenestration will comprise of 2no. sets of windows on the rear elevation.

A pitched roof 3.8m in height will replace the existing flat roof over the porch.

Relevant planning history:

TP/99/0131 - Part single storey, part 2-storey, part first floor front, side and rear extension. – granted with conditions – 24/03/1999.

TP/94/0555 - Erection of part single storey, part 2-storey extension at side and rear of existing property to provide additional living accommodation and garage, together with construction of 2 dormer windows to rear roof. – granted with conditions – 21/09/1994.

TP/95/0583 - Erection of part single storey, part 2-storey extension at side and rear of existing property to provide additional living accommodation and garage, together with construction of a dormer window to rear roof. – granted with conditions – 13/10/1995.

Consultation

Public

Letters were sent to 10 adjoining or nearby occupiers, with comments received from the occupiers of No.65 Camlet Way and No.77 Crescent West. The objection from No.65 are summarised thus:

Our property is set ahead of No.63.

The existing house at No.63 already extends to as much as half of our garden and any further extension will bring the property to the full length of our garden resulting in a loss of sunlight and casting a shadow over our garden.

Existing extensions restricts light to our lounge.

A 2-storey extension will restrict light and air to our rear bedroom.
Loss of privacy, overlooking and amenity because of the difference in ground levels.
Our property has a lovely open aspect at the rear, which will be damaged.
The proposed extension is overbearing and intrusive. It should not be allowed.
Work has already commenced.

Objection from No.77 Crescent West can be summarised thus:

Ground level is already higher than mine and the proposed development will make the situation worse.

The trees and bushes will be in continuous shade, which will kill them.

Apart from the trees etc, we will lose most of the sunshine in the back garden.

We will be overlooked from the proposed development, thus losing our privacy.

Disproportionately large extension, out of size and character with neighbouring houses.

Work has already *begun*, is this legal?

Our objections can be summarised thus:

Loss of daylight and sunlight.

Visual appearance from my garden.

Loss of privacy.

Noise and disturbance during the building stage.

Impact on trees and landscape.

Internal

None.

External

The Duchy of Lancaster advises that there are no specific observations to make.

The Southgate District Civic Trust advises that there are no objections providing that all materials used are as existing, because the property is adjacent to a Conservation Area.

Relevant Policy

The London Plan

Policy 2A.1 Sustainability criteria
Policy 3C.22 Parking strategy
Policy 4B.6 Sustainable design and construction

Unitary Development Plan

(I)GD1 Regard to surroundings
(I)GD2 Improvement in quality of life and visual amenity
(II)GD3 Aesthetics and functional design
(II)H12 Extensions to residential properties
(II)GD6 Traffic
(II)GD8 Access and Servicing
(II)H12 Residential extensions
(II)C30 Alterations / extensions within or immediately adjacent to Conservation Areas

Other Policy considerations

PPS1: Delivering Sustainable Development

Analysis

Principle of development

The principle of the proposed development is considered to be acceptable, providing that the extensions do not unduly impact on the amenities of neighbouring occupiers, and they are in keeping and character with the dwelling and within the street scene.

Ground floor rear element

As the property has been extended previously, the maximum depth of existing and proposed extensions from the rear wall of the original dwelling is 8.9m. The neighbour that would potentially be most affected by extensions to the rear of No.63, is No.65 because it is set forward of the established front building line and it is set at a lower ground level.

The ground floor element includes a 2m deep, 3m high, flat-roofed extension approximately 1.8m from the boundary with No.65. At this height and distance from the boundary, the roof would only just be visible above the boundary fence, from ground level at No.65. The impact is therefore considered to be minimal and would not cause additional harm to the amenities of those adjoining occupiers, particularly in terms of loss of light or overshadowing, having regard to Policy (II)H12 of the Unitary Development Plan.

The ground floor element of the 2-storey rear extension is sited further away (6m from that common boundary) and will not impact on the amenities of the occupiers of the adjoining properties, having regard to Policy (II)H12 of the Unitary Development Plan.

In terms of impact on No.61, this is considered to be very minimal, as this element projects approximately 1.5m beyond the rear building line formed by the extensions at that adjacent property and would not unduly harm the existing amenities of those adjoining occupiers.

First floor rear element

The nearest part of this element to the common boundary of No.65 Camlet Way and those fronting Crescent West is approximately 6m. In terms of outlook from the rear facing windows at No.65, there would be no additional harm from the introduction of this element over and above that which currently exists. The view from the first floor rear bedroom window towards No.63 is of the flank wall of that existing dwelling, with what appears to be a Leyland Cypress, within the garden of No.65, obscuring and blocking views into the rear garden of No.63.

It is considered that due to the separation of the *first floor rear extension to the boundary with No.65, there would be no further impact on the* amenities of those adjoining occupiers than currently exists, particularly when viewed from the rear facing windows or the conservatory on that adjoining property. When viewed from the rear of the garden at No.65, it could not be considered any more overbearing than the existing extension. This element will not result in overshadowing or unduly impact on outlook. Moreover, as there are no flank windows proposed, there will be no overlooking and loss of privacy, having regard to Policies (II)H8 and (II)H12 of the Unitary Development Plan.

The impact on No.75 Camlet Way, particularly in terms of overshadowing and loss of light, is also very minimal as the proposed development is in excess of 40m from the rear of the dwelling, and moreover, is more than 6m distant from the fence along that common boundary.

Near to the boundary with No.61, this element retains a 1.2m gap to that common boundary, thus satisfying Policy (II)H14 of the Unitary Development Plan. This element projects a further 1.5m beyond the rear building line formed by the extensions at that adjacent property and would not unduly harm the existing amenities of the occupiers of that adjacent property.

Front porch

The proposed pitched roof for the existing flat-roofed porch is considered to be acceptable. It will not detract from the character and appearance of the dwelling or from the street scene. Moreover, it does not impact on the amenities of the adjoining occupiers, having regards to Policy (II)H12 of the Unitary Development Plan.

Other matters

In addition to the site visit at the application site, the properties of both objectors were visited, providing an opportunity to assess any potential impact of the proposal on these adjoining occupiers. Whilst the objections of the neighbour at No.65 are noted, the plans currently under consideration have been amended from that originally proposed. The original plans proposed a first floor element over what is now just a ground floor rear extension near to the boundary with No.65. On balance it is considered that the proposed scheme would be difficult to resist.

As with all developments, there will be some noise disturbance during construction. This is only temporary and it would be difficult to resist any application on this ground.

There are no trees or landscaping of amenity value affected by the proposed development.

Whilst works have commenced on the proposed scheme, the applicant and the agent are aware that any works started prior to the granting of planning permission is at their own risk.

Transportation

At present, in addition to the single garage, there is sufficient room on the hard standing for several vehicles. The ability to provide sufficient off-street parking is therefore not an issue with regards to this particular site.

Sustainable Design and Construction

A sustainability assessment is not required with this type of application, however an Advisory Leaflet has been completed whereby the applicant has indicated some sustainability measures that will be incorporated into the development, such as insulation provided over and above building regulations, natural ventilation to rooms, and energy saving devices.

Conclusion

The proposed development is of a form that is considered to be acceptable and designed to have minimal adverse impact on the amenities of adjoining occupiers. It is therefore recommended that the application be approved for the following reasons:

The proposed development due to its design, size and siting does not unduly affect the amenities or privacy of adjoining or nearby residential properties nor does not detract from the character and appearance of the adjoining Conservation Area and the surrounding area having regard to Policies (II)C30, (I)GD1, (I)GD2, (II)GD3, (II)H8 and (II)H12 of the Unitary Development Plan.

The proposed development does not prejudice the provision of on site parking nor would it lead to additional parking and therefore, does not give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highways having regard to Policies (II)GD6 and (II)GD8 of the Unitary Development Plan.

TP/07/2095



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Scale 1/1053 Date 17/12/2007

Centre = 535653 E 198146 N

Application Number: TP/07/2095 **Ward:** Enfield Highway
Date of Registration: 12th November 2007

Contact: David Snell 020 8379 3838

Location: EASTFIELD PRIMARY SCHOOL, EASTFIELD ROAD, ENFIELD, EN3 5UX

Proposal: Single storey extension to nursery (revised scheme).

Applicant Name & Address:

Chris Luck (Head Teacher), Eastfield school
NURSERY, EASTFIELD PRIMARY SCHOOL
EASTFIELD ROAD
ENFIELD
EN3 5UX

Agent Name & Address:

John I Keefe, Ream Partnership
WICKHAM HOUSE
464, LINCOLN ROAD
ENFIELD
EN3 4AH

Recommendation: That planning permission be **GRANTED**, subject to the following conditions:

1. C08 Materials to Match
2. C51A Time Limited Permission

Site and surroundings

Existing single-storey building located within the campus of Eastfield Primary School, Eastfield Road, currently used as a nursery.

Proposal

Permission is sought for the erection of a single-storey extension to the side of the building. The extension is 3.6 deep, 5.m wide, 2.25m high to the eaves and 3.5m high to the top of a hipped roof. This is a revised scheme of an earlier approval Ref: TP/07/0786

Relevant planning history:

TP/07/0786- Single storey extension to nursery. Approved 30 August 2007

LBE/91/0005 - Erection of a single storey nursery school for 30 children with associated hard and soft play areas. Approved 6th June 1991

Consultation

Public

Letters were sent to 43 neighbouring properties. No replies received.

External

Thames Water- No objection with regard to sewerage or water infrastructure.

Relevant Policy

The London Plan

Policy 4B.6 Sustainable design and construction

Unitary Development Plan

- (I) GD1 Regard to surroundings
- (I) GD2 Quality of life and visual amenity
- (II) GD3 Aesthetic and functional design
- (II) GD6 Traffic
- (II) H8 Privacy

Other Policy considerations

PPS1: Delivering Sustainable Development

Analysis

The difference between this revised scheme and the earlier approved scheme under reference TP/07/0786 is the depth of the extension has been increased by approximately 1.2 m in order to incorporate a separate boiler room and changes have been made to the fenestration. The door

proposed in the west elevation has been re-sited to access the boiler room and an additional door has been incorporated in the south elevation to access the store.

Impact on character

The nursery is surrounded by associated play areas and the modest increase in the size of the proposal would not affect the visual setting of the building or the surrounding school. In terms of the building itself, the proposed extension features matching materials and a hipped roof integrated into the existing roof. As a result, the revised proposal is considered in keeping and character with the existing building. The proposal is therefore considered in compliance with Policies (I) GD1, (I) GD2 and (II) GD3 of the Unitary Development Plan.

Impact on adjoining properties

Due to the modest size of the extension, albeit slightly larger than the previous approval, and the its relative isolation from nearby residential properties, it is not considered that the proposal would impact on the amenities of these properties.

Loss of play space

The proposed extension would encroach on an existing play area immediately south of the building. Approximately 18 m² of play area will be built upon but given that there is approximately 600m² of play area associated with the nursery, it is not considered that this loss of space would be detrimental to the operation of the nursery.

Transportation

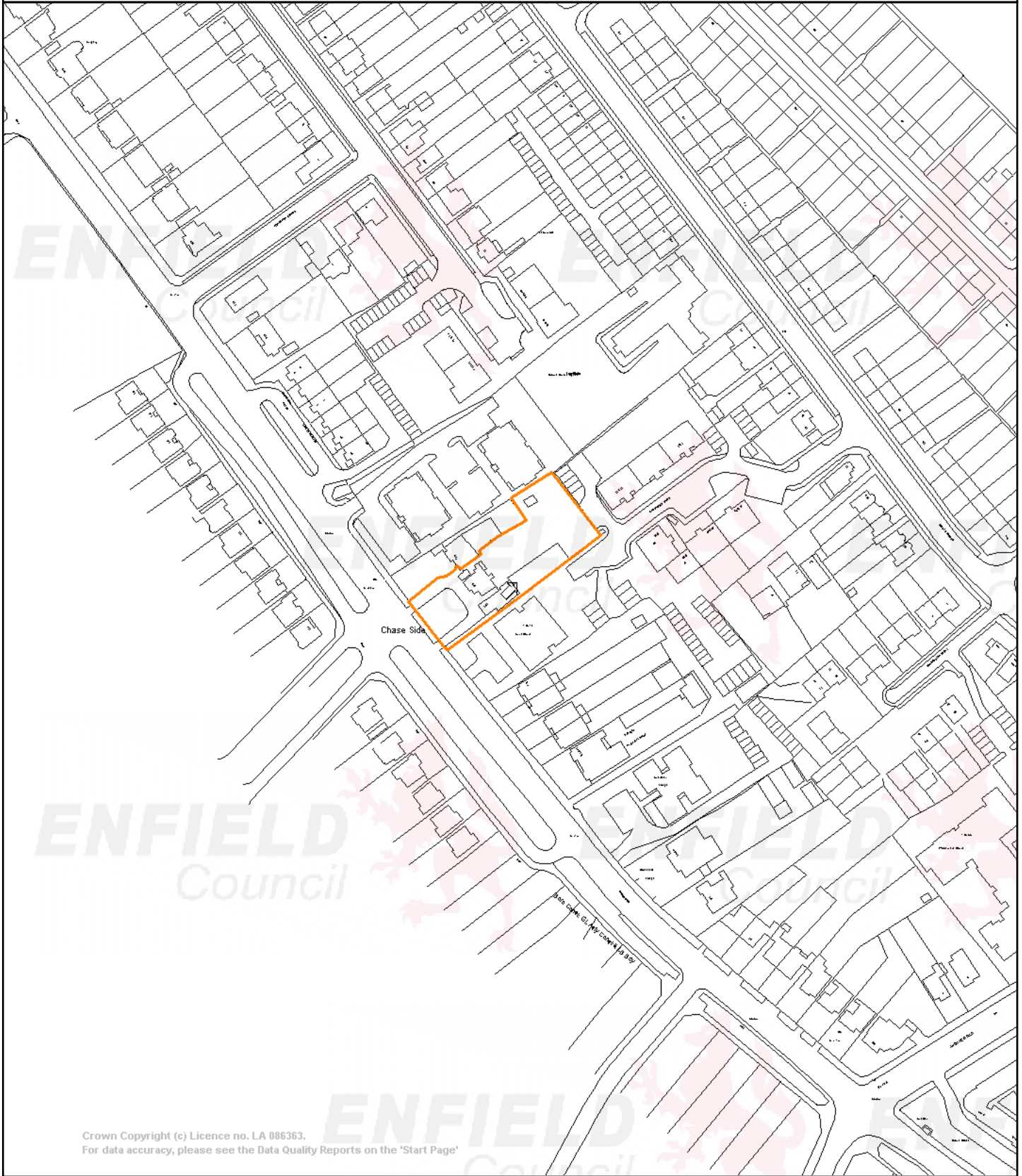
The extension is for the purposes of providing a boiler room and extra storage space. It is not considered that the proposed would lead to additional parking demand or traffic impacts having regard to Policy (II) GD6 of the Unitary Development Plan.

Reason for granting planning permission:

The proposed extension due to its size, design and siting does not unduly affect the amenities of adjoining or nearby residential properties or detract from the character of the local area, having regard to Policies (I) GD1, (I) GD2, (II) GD3 and (II) H8 of the Unitary Development Plan.

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TP/07/0508



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Scale 1/2138 Date 21/12/2007

Centre = 528792 E 194934 N

Application Number: TP/07/0508 **Ward:** Cockfosters
Date of Registration: 27th March 2007

Contact: Andy Higham 020 8379 3848

Location: 240, 240A & 240B Chase Side, London, N14 4PL

Proposal: Demolition of existing buildings and erection of two 3-storey buildings plus roof sunrooms and terraces, of 21No. flats (comprising 14 x 2 bed and 7 x 1 bed) incorporating balconies at first and second floors, together with surface and basement car parking and access to Chase Side (Revised scheme).

Applicant Name & Address:

Urban Vision Land Developments Ltd
1, The Brambley
Cheshunt
Herts
EN8 8JD

Agent Name & Address:

Recommendation: That planning permission be **GRANTED** subject to conditions and the completion of a Section 106 Agreement.

1. C07 Details of Materials
2. C09 Details of Hard Surfacing
3. C10 Details of Levels
4. C11 Details of Enclosure
5. C12 Details of Parking/Turning Facilities
6. C14 Details of Access and Junction
7. C16 Private Vehicles Only - Parking Areas
8. C17 Details of Landscaping
9. C18 Details of Tree Protection
10. C19 Details of Refuse Storage
11. C21 Construction Servicing Area
12. C22 Details of Const. Vehicle Wheel Cleaning
13. C24 Obscured Glazing
14. C25 No additional Fenestration
15. C51A Time Limited Permission

Site and Surroundings:

The application site comprises two detached two storey properties: one occupied as a single family dwelling house and the other as two flats. The surrounding area is residential in character with Hunt Court to the south and 13-18 Freshfield Drive to the

east. Immediately north adjoining the site (and sharing access) is 244 Chase Side: a two storey property occupied as a dental practice at first floor with residential at ground floor. Beyond this is the residential development of Fairfields: a mix of two and three storey development.

Two access points exist onto Chase Side although the property is situated opposite the junction of Chase Side with Monkfrith Way.

Amplification of Proposal:

Permission is sought for the demolition of the existing buildings on the site, and redevelopment for residential purposes in the form of two 3 storey buildings with roof top sunrooms and terraces and providing 21 flats with balconies at first and second floors. Surface and basement car parking is provided with access from Chase Side.

Relevant History:

TP/98/1549 – outline permission was refused in March 1999 for a three storey block of 4 x 2 bed flats, together with provision of basement car parking and vehicular access onto Freshfield Drive on land at the rear of 240 Chase Side

TP/99/1063 – planning permission was granted in March 2000 for the erection of a terrace of 3 x 3-storey single family dwelling houses, together with vehicular access onto Freshfield Drive and provision of car parking spaces on land at the rear of 240 Chase Side. This permission has not been implemented.

TP/04/1392 – outline planning permission was resolved to grant on 26/5/05 subject to a legal agreement for highway works for the demolition of existing buildings and redevelopment of site for residential accommodation for private sale and 'key worker' (Outline application - siting and means of access).

TP/06/0520 - Demolition of existing buildings and erection of two 3 storey buildings plus roof sunrooms and terraces, of 23No. flats (comprising 21 x 2 bed and 2 x 3 bed) incorporating balconies at first and second floors, together with surface and basement car parking and access to Chase Side. Refused June 2006.

Consultation:

Public

Consultation letters have been sent to 108 neighbouring properties. In response, 17 letters of objection were received, raising all or some of the following grounds:

- traffic / parking problems and congestion
- loss of privacy and outlook and light
- inappropriate choice of materials and finishes
- application is not for key-workers
- high density by too many flats for the site
- decrease in quality of life for adjoining residential occupiers
- impact on trees
- height and design out of keeping with other developments in area
- development different from outline scheme
- noise and disturbance through construction
- strain on water services.

Following the receipt of revised plans, reconsultation has been carried out and 10 letters of objections have been received. These raise all or some of the following points:

- development would still result in an extreme loss of daylight to the kitchens and living rooms with flank windows that would thus need to be lit all day causing residents to incur additional costs;
- proposals remain larger than the outline proposals
- Block A is larger and effectively 4 storey with the conservatories and sun rooms
- Block B would also appear as 4 storey due to the roof top sun rooms and terraces
- Increased parking provision
- There would still be a loss of daylight and outlook arising from the positioning and height of the frontage block to the flank windows of Hunt Court serving kitchens and living rooms of these flats;
- Presence of the 4 storey block would remove outlook and overshadow property especially those on the ground floors where any effect will be exacerbated.
- The footprint of Block A would project beyond the rear of Hunt Court exacerbating the effects
- Loss of privacy will remain due to the inclusion of flank windows in Block A facing the flank wall of Hunt Court. Although some are to be obscure glazed, others are to be tinted and will not prevent overlooking and loss of privacy;
- Development is of a scale which will over dominate the amenities and setting of neighbouring developments
- The roof top sun rooms and balconies will give the appearance of 4 storey which is out of keeping with surrounding area and will also lead to overlooking and a loss of privacy
- Block A and B would overlook the gardens of Hunt Court
- Roof top terraces would cause overlooking
- Development will result in the loss of several mature trees adversely affecting quality of outlook
- Proposed replacement landscaping will not compensate for this loss of existing trees.
- Development and in particular Block B will appear overbearing when viewed in the context of the surrounding area;
- Traffic generated by the development is inappropriate and will cause highway safety issues at the access to the site close to the junction with Monkfrith Way.
- Development still represents an over development of the site

Councillor McCannah has also expressed his objections to the proposed development in support of those issued by local residents.

External

None.

Internal

Education, Environmental Health and Regeneration have no objections.

Relevant Policies:

London Plan

The following policies of the London Plan (GLA) – Spatial Development Strategy for Greater London (2004) may also be of relevance:

3A.1	Increasing Supply of Housing
3A.2	Boroughs Housing Targets
3A.3	Efficient Use of Housing Stock
3A.4	Housing Choice
3C.1	Integrating Transport and Development
3C.21	Improving Conditions for Parking
3C.22	Parking Strategy
4A.7	Energy efficiency and renewable energy
4B.3	Maximising the potential of Sites
4B.6	Sustainable Design and Construction
4B.7	Respect local context and communities

Unitary Development Plan.

(I) GD1	Developments have appropriate regard to surroundings
(I) GD2	Developments to improve environment
(II) GD1	New developments to be appropriately located
(II) GD3	Aesthetic and functional design
(II) GD6	Traffic considerations
(II) GD8	Access and servicing
(II) GD10	Development integrated into locality
(II) GD11	Access for people with disabilities
(II) H8	Maintain privacy and prevent overlooking
(II) H9	Amenity space

Other Material Considerations:

PPS1	Sustainable Communities
PPG3	Housing
PPG13	Transport

Analysis:

Principle

The use of the site for residential purposes would be in keeping with the current use of the site and the composition / character of the surrounding area. As a result, there would be no objection in principle to the use of the site for residential purposes. This is further confirmed by the resolution of Planning Committee to grant outline planning permission (ref: TP/04/1392) for residential use. Moreover, the provision of additional residential units of accommodation would support local and regional policies aimed at increasing the supply of housing within existing urban areas.

Impact of Built Form on Character and Appearance of Surrounding Area

The application proposes two blocks: a 3 storey block with roof top conservatories and sun terrace at the front of the site and a further 3 storey block at the rear, again with roof top conservatories and sun terrace. The Blocks would be separated by approx 18 metres.

With reference to the principle of a two block development and its integration into the character and appearance of the surrounding area, the form would not be dissimilar to other existing development in the vicinity namely that at Fairfield's and established by the resolution of the outline application.

An indicator regarding the amount of development and its compatibility with the surrounding area, is that of density. Policy 4B.3 of the London Plan is the applicable policy and seeks to maximise the potential development of sites by reference to a density matrix. Against this matrix, the site is considered a suburban location along a transport corridor and close to a Town Centre (in this case, Southgate Town Centre) and thus, a density range 200-250 hrph. This conclusion is supported by a low PTAL rating of 1b which confirms the relative accessibility of the site to a range of public transport options.

The proposed density of 315 hrph is above this upper limit. Nevertheless, PPS3 advocates greater flexibility in the application of density standards to maximise development and although numerically therefore, the proposed development would be in excess of the range contained in policy, the question of whether the proposed scheme represents an appropriate form of development and not an overdevelopment of the site, must involve more than a numerical assessment and take into account the relationship of the development to its surroundings and the street scene as well as the impact on neighbouring residential properties, parking, access and sustainability, to establish acceptability.

It is acknowledged that the present scheme involves a larger footprint and overall scale of development than that considered at the outline stage: the outline scheme involved a part 3 storey, part 2 storey development at the front although with accommodation in the roof with a three storey development in the rear.

Block A would be sited approximately 5m from the boundary with no. 244 Chase Road and 2 metres from the boundary with Hunt Court although an overall separation of 4.2 metres would exist. The separation to the southern boundary with Hunt Court would be 2m as per the previous schemes and overall, these distances are considered to be sufficient to provide appropriate levels of separation for the development when viewed within the street scene taking into account the difference in height, scale and design of other buildings that contribute to the street scene along this section of Chase Side.

The siting of the 3 storey block at the front would reflect the front alignment of the existing buildings on the site and respect the building line of the adjacent Hunt Court.

The proposed frontage building (Block A) in this current application is 3 storey with sun rooms and terraces on the roof which adds a virtual fourth storey although it is set back from the edges of the building. The design / external appearance of the proposed development is modern and revisions have been made to the design including the introduction of traditional building materials. In particular the main walls on the frontage block are brick with lighter coloured brick at 1st and 2nd floor levels and contrasting red brick at ground floor level. The roof terrace material is Kingspan panels in pepper black, with glazed conservatory. The block to the rear is clad in vertical timbers, again with high amounts of glazing and the Kingspan panels repeated for the roof terraces. Notwithstanding the increase in height of the building, it is considered the design and massing of the building when viewed in the street scene and in relation to Hunt Court (a three storey building with gable ended roof), would not be overly dominant nor detract from the visual amenities of the street scene.

The proposed building to the rear also three storey with sun rooms / terraces above. As stated previously, there is no objection to the siting of building at the rear which would be consistent with that at Fairfield to the north. Moreover, the scale of this

existing development on the adjacent site would be similar if not larger than that now proposed. To the rear of the site is Freshfield Drive which contains several three storey blocks. As a result, with reference to the appearance of the development in the surrounding area, the scale is considered to be acceptable

Residential Amenities – Hunt Court

The main relationship to be considered when assessing the acceptability of Block A (the frontage Block) is that with Hunt Court to the south. Although it would maintain 2 metres from the side boundary, the Block would project a further 3.6 metres rearward than the scheme previously approved at outline under ref: TP/04/192 and in particular, an overall distance of 8.6 metres beyond an recess containing several kitchen windows to Flats in Hunt Court. However, when refusing a subsequent scheme under ref: TP/06/0520, which involved three storey development, an identical relationship was not identified as being of concern and was not therefore, the subject of a reason for refusal. Although residents of the adjacent Hunt Court have raised concerns regarding the scale of the proposed Block A and its impact on light and outlook, in particular the main kitchen (at ground, 1st and 2nd floor levels) windows facing the application site, given the opinion that the relationship due to the overall separation was sufficient to avoid an undue impact on the amenities of these adjacent occupiers, no objection is raised.

The impact on the high secondary windows is considered to be acceptable as the main windows in the lounges and kitchens in the flats provide the main source of light.

Concern has also been expressed with regard to Block A, regarding the presence of large flank windows facing kitchen windows on Hunt Court. These windows serve bedrooms and are unlikely to give rise to issues of loss of privacy. However, in response to the concerns raise by residents, further discussions are occurring to review the need and arrangement of these windows and an update will be reported at the meeting.

The block at the rear (Block B) is located where planning permission to erect a terrace of 3 x 3-storey single family dwelling houses, has already been granted under Ref. TP/99/1063. In addition, the outline scheme (TP/04/1392) incorporated an 'L' shaped also reflecting the footprint of that now proposed. However, it must be acknowledged that the proposed block represents a larger and squarer building form than either of the buildings proposed in these previous applications. Discussions have resulted in significant alteration and improvements and in particular, the distance of the Block from the boundary with Hunt Court has been increased to 5.8 metres which is consistent with that of the outline scheme. The nearest corner would also be 20metres from the nearest corner of Hunt Court. The overall degree of separation therefore, is considered sufficient to avoid the proposed Block B being unduly intrusive or overbearing in the outlook from this adjacent development notwithstanding its increased size.

Residential Amenity – Relationship to 244 Chase Side

Block A is sited 5 metres from the flank wall of 244 Chase Side.: a two storey detached property occupied as a flat on the ground floor with a dental; surgery above. Although the Block would project beyond the rear of this adjacent property, the 5 metre separation is sufficient to avoid issues of loss of light and outlook. Furthermore, the windows proposed in this facing (northern) elevation are secondary and largely to bedrooms. As a result, it is considered that the level of overlooking

would not be sufficient to cause undue loss of amenity sufficient to warrant refusal of the planning application.

Block B is sited 2 metres from the rear boundary of No 244. This results in an overall separation of 24 metres to the rear of No.244. Although this is slightly below the normally applied standard of 25 metres for distance between facing windows, the arrangement reflects that accepted at outline. As a result, it is considered the effect on the amenities of the existing flat at No 244 are not considered sufficiently material to warrant refusal of the planning application in the light of the outline planning permission.

A further point of concern has been the proximity of the access road and ramp to the underground car park to the residential boundary with No 244 Chase Side. The ground floor is occupied by residential use with the 1st floor occupied by a dentist. There are flank windows facing the application site. Given the proximity of the access way to no. 244, to address issues of noise and disturbance associated with it vehicle movements, including vehicles waiting to go into the underground car park and the acceleration noise of cars exiting the underground car park, an acoustic barrier is proposed along the boundary with this property with details to be secured through condition

Residential Amenity – Relationship to Freshfield Drive

Freshfield Drive is situated to the east of the development and contains 3 storey residential development. Block B would be sited 2metre from the rear boundary and thus 12 metres from the flank wall of Nos 13-18 Freshfield Drive: the intervening area comprising a parking court. The eastern elevation of Block B contains a number of windows which face the flank elevation of this existing residential development as well as its communal amenity space to the rear. Objection have been received that these window would result in an increase in overlooking and loss of privacy. However, the windows serve bedrooms and have been reduced in width where they overlook the amenity space. In addition, it is proposed that these windows will be fitted with obscure glazing. As a result, it is considered that there will be no loss of privacy.

In the absence of any flank windows in the nearest block, it is considered that the amenities of the occupiers of Nos 13-18 Freshfield Drive, will not be unduly affected due to a loss of light and outlook. Moreover, although the development would clearly represent a significant addition in the outlook of Nos 31-36 Freshfield Drive which are situated to the south and have more windows with views of the development site, the separation and overall relationship is such that these properties will also not be affected through a loss of light, outlook and privacy.

Residential Amenity – Impact of Balconies, and Roof Terraces

The introduction of sunrooms, roof terraces and balconies was a concern in the previously refused application (ref: TP06/0520) in regard to an adverse impact on both the occupiers of Hunt Court, Fairfield's and Freshfield through overlooking and their relationship with those blocks. The siting and design of the sunrooms and terraces have been revised to prevent overlooking and any resulting loss of privacy. Balconies to the side elevations of Block B remain but these will be fitted with privacy screens to prevent direct overlooking of Hunt Court and 244 Chase Side to address any concerns in this regard. As a result, the inclusion of these features is considered to now be acceptable and avoid any undue impact on residential amenity.

Means of access and parking

The residential development would result in an intensification of the use of the exiting accesses onto Chase Side. This is of concern as Chase Side is heavily trafficked and the accesses points particularly the northern one, are located opposite and vehicles turning north in conflict with the junction with Monkfrith Way leading to concerns over highway safety

To address this concern, agreement has been reached to the introduction of a vehicle direction control barrier which would prevent vehicles leaving the development by the northern access. In addition, road markings are proposed on Chase Side itself to encourage traffic to turn away from the site. Accordingly, subject to these measures, no objections have been raised to this access.

The previous application refused under ref: TP/06/0520 raised concerns about the access to the basement car park and the layout of the basement. The layout of was considered awkward and could restrict the general usage of the parking spaces leading to pressures to park in other less acceptable locations. The current proposal has addressed these areas of concern. The provision of 30 spaces is considered acceptable having regard to UDP standards, the London Plan and PPG13 Transport.

Sustainable Design and Construction:

The sustainability assessment submitted scores in excess of 50% which is considered to be acceptable having regard to sustainable design and construction good practice.

Conclusion:

In the light of the above, it is recommended that planning permission be approve for the following reasons:

The proposed development would contribute to the supply and availability of housing within the Borough in accordance with London Plan Policies 3A.1 & 3A.2.

The proposed development taking account of the siting, scale and deign of the two blocks proposed would not detract from the character and appearance of the surrounding area having regard to Policies (I)GD1, (I)GD2 and (II)GD3 of the Unitary Development Plan.

The proposed development taking account of the siting and design of the two blocks subject to conditions requiring obscured glazing and the provision of privacy screens on balconies would not give rise to condition prejudicial to the amenities of neighbouring properties having regard to Policies (I)GD1, (I)GD2, (II)GD3 and (II)H8 of the Unitary Development Plan.

The access arrangements for the 21 flats and associated traffic generation subject to the necessary off site highway works to be secured through condition, would not give rise to conditions prejudicial to the free flow and safety of vehicles using the adjoining highway having regard to Policy (II)GD6 of the Unitary Development Plan.

The provision of parking is considered to be sufficient to avoid conditions arising which would be prejudicial to the free flow and safety of vehicles using the adjoining highways. Having regard to Policy (II)GD8 of the Unitary development Plan and Policy 3C.22 of the London Plan

