

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 19 September 2023

Report of

Director of Planning &
Growth - Brett Leahy

Contact Officers:

Michael Kotoh-Mortty
Claire Williams

Category

Full Application

Ward

Southgate

Councillor Request

Cllr Elisa Morreale

LOCATION: 55 Eversley Park Road, London N21 1NR

APPLICATION NUMBER: 23/00770/FUL

PROPOSAL: Redevelopment of site involving demolition of existing bungalow and erection of 2-storey dwelling house with basement.

Applicant Name & Address:

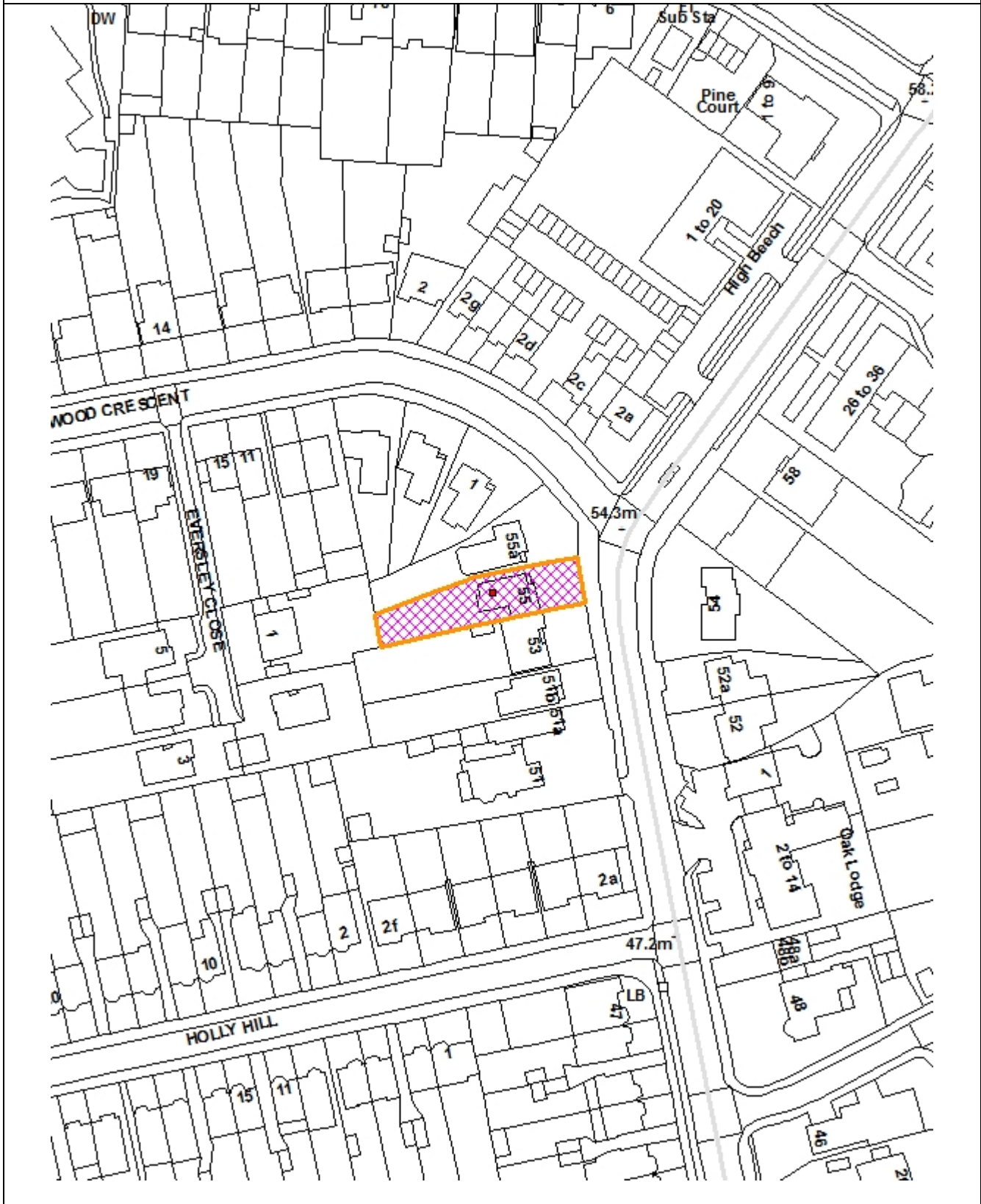
Mr Ismail Aydemir
55 Eversley Park
Road London
N21 1NR

Agent Name & Address:

Mr Murat Aydemir
IntelliArch Ltd
47 Eversley Park Road
London
N21 1JJ

RECOMMENDATION:

1. That the Head of Development Management be authorised to GRANT planning permission subject to conditions.
2. That the Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover the matters in the 'Recommendation' section of this report.



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Scale 1:1250

North



1.0 Note for Members:

- 1.1 Although an application of this scale and nature would normally be determined under delegated authority, the application has been reported to committee for determination at the request of Cllr Elisa Morreale due to the level of local interest.

2.0 Executive Summary

- 2.1 The applicant seeks planning permission to demolish the existing bungalow and erect a two storey 4bed 7person replacement dwelling with basement.

- 2.2 The scheme is considered acceptable for the following reasons:

- 1) The proposal would add a new family unit of accommodation to the Borough's housing stock.
- 2) The quality of accommodation that would be provided is of an acceptable standard.
- 3) There is no identified adverse impact on neighbouring residential amenity.
- 4) There are no identified adverse effects on highway safety or traffic generation.
- 5) The reasons for the objection / concerns regarding the previous refusal 22/02609/FUL which detailed a larger basement have been acceptably overcome with the revised submission which features a basement of a reduced scale. The proposed basement would not be visible from the street and the replacement two storey dwelling would assimilate into the existing character of the streetscene which features two storey dwellings within the setting.

3.0 Recommendation

- 3.1 That the Head of Development Management be authorised to GRANT planning permission subject to the following conditions:

1. Three-year time limit
2. In accordance with plans.
3. External finishing materials as detailed within the approved drawings / application form.
4. No additional fenestrations (all elevations)
5. Groundwater flood risk assessment
6. Flood management / evacuation plan
7. Sustainable Drainage Systems (SuDS)
8. Water consumption
9. Energy statement
10. Energy Performance Certificate
11. Cycle parking
12. Refuse
13. Construction Management Plan
14. Non-Road Mobile Machinery (NRMM)
15. Tree Protection
16. Soft Landscaping
17. Biodiversity enhancements
18. Boundary treatment
19. Hard Surfacing
20. Removal of Permitted Development Rights
 - Article 3, Schedule 2, Part 1 Classes A, B, D, E, F, G and H

- Article 3, Schedule 2, Part 2, Class A

3.2 That the Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover the matters in the 'Recommendation' section of this report.

4.0 Site and Surroundings

4.1 The application site comprises a bungalow along Eversley Park Road. The subject property is situated at the junction between Oakwood Crescent and Eversley Park Road. To the north of the site is 55A, a bungalow with a pitched roof and to the south of the site is No. 57, a two storey dwellinghouse with a front gable and hipped roof form. Within the front garden is hardstanding to accommodate the parking of cars. The land level at the application site is relatively flat with a minor recline towards the south. The adjoining property at no. 53 to the south sits on a slightly lower ground level when compared to the application site and the bungalow at no. 55A to the north sits on a slightly higher ground level than the application site.

4.2 The property is not listed or within a Conservation Area.



Image 1: Front elevation of 55 Eversley Park Road, as outlined in red



Image 2: Aerial view of the site

- 4.3 The streetscene features a mix of detached bungalows and two storey dwellings. The development pattern within the vicinity features a variety of build forms, scale and designs.

5.0 Proposal

- 5.1 The applicant seeks planning permission to demolish the existing 2bed 3person bungalow and replace it with a 4 bed 7person two storey detached dwelling that would feature brickwork to match the existing house. The house would measure 15 - 16m in depth at ground floor level and 11.5 – 12.5m at first floor level; 9m in width at ground floor level and 8m at first floor level. The dwelling would measure 9.24m in height and comprise a pitched roof form. At ground floor, the replacement dwelling would be built up to the shared boundary with No.53 and would feature a 1m inset at first floor. While maintaining a 1.5m separation to the side boundary with no. 55A to the north at both ground and first floor level.
- 5.2 The dwelling would feature an integrated garage, alongside a 3.65m deep single storey rear projection (10.3m deep from the rear of the existing garage at the site and 7m deep beyond an alignment with the neighbouring rear projection at no. 53). A basement with front lightwells is proposed. The basement would measure 8m wide and a maximum depth of 8.2m and have a 2.5m floor to ceiling height. The basement would serve a play area and utility space. Solar panels are proposed to the south elevation of the main roof.
- 5.3 The application also involves associated front, side and rear permeable block paving alongside landscaping, a 1.8m rear fence and a front vehicle charging point. The proposal would not involve any alterations to the existing crossover and the frontage

would be able to accommodate two car parking spaces as per the existing arrangement.



Image 3: Proposed street elevation.

5.4 The following amendments have been made to the scheme to overcome the previous refusal under application reference number 22/02609/FUL:

- The previously proposed gable ends to the main roof have been replaced with a pitched roof which would appear more coherent on the streetscene.
- The basement car park previously proposed at 117sqm that could accommodate up to 4 car parking spaces alongside cycle parking has been scaled down to 57sqm to serve a play and utility area.
- An enclosed garage is proposed to serve a single car parking space.

6.0 Relevant Planning History

Application Site

6.1 23/01590/FUL - Redevelopment of site involving demolition of existing bungalow and erection of 2-storey dwelling house with rear dormer and front and side rooflights and side roof solar panels. – pending consideration.

The proposal removes the basement and introduces accommodation in the roof with front rooflights and a rear dormer.

6.2 22/02609/FUL - Redevelopment of site involving demolition of existing bungalow and erection of a 2-storey dwelling house with basement: REFUSED on 07.10.2022 for the following reasons:

- The proposed scheme, due to its poor design at front and rear and due to the excessive height, scale, bulk and massing of the building, exacerbated by the incongruous basement storey garage and ramp and because of the top-heavy nature of the dual

gable ended roof form, would not fit in with or assimilate with the character and appearance of the houses on either side, rather it would appear as an overbearing form of development which would be detrimental to the character and appearance of the street scene in this location. As a result, it fails to comply with policy D4 of the London Plan (2021), with policies DMD 6, 8 and 37 of the Development Management Document (2014), with policy CP30 of the Core Strategy (2010) and with paragraphs 130 and 134 of the National Planning Policy Framework (2021).

- ii. The proposed scheme would result in an unjustified overprovision of car parking spaces. As a result, it fails to comply with policy T6.1 of the London Plan (2021) and with policy DMD 45 of the Development Management Document (2014).

6.3 22/03838/PREAPP - Proposed household extensions: Pre-application advice given on 31.01.2023.

7.0 Consultation

7.1 Statutory and Non-Statutory Consultees

a) *Internal*

Environmental Health - Conditions suggested for non-road machinery emissions control and construction management plan.

SuDS – The developer must submit a site-specific groundwater FRA. A Flood Management / Evacuation Plan must also be provided.

Officer comment – pre-commencement conditions will be attached to any permission to address the concerns.

Traffic and Transportation - Insufficient information submitted. Cycle parking and construction management plan required for assessment.

Highways - The applicant needs to provide a construction management plan and will need a heavy-duty crossover.

7.2 Public

Consultation letters dated 20.03.2023 were sent to four neighbouring and nearby properties. In response, two representations were received which in summary, raise the following points

Summary of responses

- The previous application was for a 3 bedroom house and the current one is for a 4 bedroom house. This would tower over the neighbouring bungalow.

Officers' response

The scheme has been revised and has been informed by the concerns raised during public consultation, the previous refusal under 22/02609/FUL as well as the pre-application advice under 22/03838/PREAPP.

Summary of responses

- The soil is clay, possible subsidence may result due to the basement proposed

Officers' response

Issues pertaining to the structural integrity of the proposal in view of concerns over subsidence are not material planning considerations but rather, one for Building Control under the building regulations.

Summary of responses

- The proposed basement would be unprecedented in the area.
- The scheme is proposed to make a profit.
- The proposal would detract from the area and set a precedent.
- The proposal is too ambitious for the locality.

Officers' response

- The matters raised are assessed in the 'Character and Appearance' section of the report.
- Property profit is not a material planning consideration.

Summary of responses

- Lighting and overshadowing impact to neighbouring conservatory.
- Noise, vibration and dust impact emanating from building works.
- The first floor extension and roof would have a shadowing impact on the neighbouring habitable rooms.
- Overlooking impact to near neighbour.
- The proposed basement is too close to the boundary.

Officers' response

The matters raised are assessed in relevant sections of the report.

8.0 Relevant Policies

- 8.1 Section 70(2) of the Town and Country Planning Act 1990 requires the Committee have regard to the provisions of the development plan so far as material to the application: and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

National Planning Policy Framework (2021)

- 8.2 The National Planning Policy Framework (NPPF) introduces a presumption in favour of sustainable development. In this respect, sustainable development is identified as having three dimensions - an economic role, a social role and an environmental role. For decision taking, this presumption in favour of sustainable development means:
- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 8.3 The NPPF recognises that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF does not change the statutory status of the development plan as the starting point for decision making.
- 8.4 In relation to achieving appropriate densities Paragraph 124 of the NPPF notes that planning policies and decisions should support development that makes efficient use of land, whilst taking into account:
- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
 - b) local market conditions and viability;

- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
 - d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
 - e) the importance of securing well-designed, attractive and healthy places.
- 8.5 Paragraph 48 of the NPPF details when weight may be given to relevant emerging plans. This guidance states that the stage of preparation, the extent to which there are unresolved objections and the degree of consistency of relevant policies to the Framework are relevant.

The London Plan (2021)

- 8.6 The London Plan is the overall strategic plan for London setting out an integrated economic, environmental, transport and social framework for the development of London for the next 20-25 years. The following policies of the London Plan are considered particularly relevant:

- GG1 Building strong and inclusive communities
- GG2 Making the best use of land
- GG3 Creating a healthy city
- GG5 Growing a good economy
- GG6 Increasing efficiency and resilience
- D1 London's form, character and capacity for growth
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D6 Housing quality and standards
- D10 Basement development
- D11 Safety, security and resilience to emergency
- D12 Fire safety
- D14 Noise
- H1 Increasing housing supply
- SI12 Flood risk management
- T2 Healthy Streets
- T5 Cycling
- T6.1 Residential parking

Local Plan - Overview

- 8.7 Enfield's Local Plan comprises the Core Strategy, Development Management Document, Policies Map and various Area Action Plans as well as other supporting policy documents. Together with the London Plan, they form the statutory development plan for the Borough. Enfield's Local Plan sets out planning policies to steer development where they align with the NPPF and the London Plan 2021. Whilst many of the policies do align with the NPPF and the London Plan, it is noted that these documents do in places supersede the Local Plan in terms of some detail and as such the proposal is reviewed against the most relevant and up-to-date policies within the Development Plan.

Core Strategy (2010)

- 8.8 The Core Strategy was adopted in November 2010 and sets out a spatial planning framework for the development of the Borough through to 2025. The document provides the broad strategy for the scale and distribution of development and supporting infrastructure, with the intention of guiding patterns of development and ensuring development within the Borough is sustainable. The following is considered particularly relevant:

CP2 Housing supply and locations for new homes
CP4 Housing quality
CP5 Housing types
CP25 Pedestrians and cyclists
CP28 Managing flood risk through development
CP30 Maintaining and improving the quality of the built and open environment
CP32 Pollution
CP46 Infrastructure contributions

Development Management Document (2014)

- 8.9 The Council's Development Management Document (DMD) provides further detail and standard based policies by which planning applications should be determined. Policies in the DMD support the delivery of the Core Strategy.

The following local plan Development Management Document policies are considered particularly relevant:

DMD3 Providing a mix of different sized homes
DMD5 Residential conversions
DMD6 Residential character
DMD8 General standards for new residential development
DMD9 Amenity space
DMD11 Rear extensions
DMD37 Achieving high quality and design-led development
DMD38 Design process
DMD45 Parking standards and layout
DMD47 Access, new roads and servicing
DMD51 Energy efficiency standards
DMD56 Heating and cooling
DMD58 Water efficiency
DMD59 Avoiding and reducing flood risk
DMD60 Assessing flood risk
DMD 61 Managing surface water
DMD 68 Noise
DMD Appendix 7 London Plan parking and cycle standards

- 8.10 Other Material Considerations

National Planning Practice Guidance (NPPG, 2018)
Nationally Described Space Standard (NDSS, 2015)
London Plan Housing, Supplementary Planning Guidance (2016)

Enfield 'Waste and Recycling Storage' Planning Guidance (2019)
Community Infrastructure Levy Regulations 2010 (as amended)

Enfield Local Plan (Reg 18) 2021

- 8.11 The Reg 18 document sets out the Council's preferred policy approach together with draft development proposals for several sites. It is Enfield's Emerging Local Plan.
- 8.12 As the emerging Local Plan progresses through the plan-making process, the draft policies within it will gain increasing weight, but at this stage it has relatively little weight in the decision-making process.
- 8.13 Key local emerging policies from the plan are listed below:

Policy DM SE2 – Sustainable design and construction

Policy DMSE4 - Reducing energy demand

Policy DMSE6 - Renewable energy development

Policy DM SE7 – Climate change adaptation and managing heat risk

Policy DM SE10 – Sustainable drainage systems

Policy DM DE1 – Delivering a well-designed, high-quality and resilient environment

Policy DM DE11 – Landscape design

Policy DM DE13 – Housing standards and design

9.0 Assessment

9.1. The Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990 seek to establish that planning decisions are taken in accordance with the Development Plan unless material considerations indicate otherwise. Furthermore, paragraph 11 (c) of the NPPF goes on to state that development proposals that accord with the development plan should be approved without delay.

9.2 The main issues arising from this proposal to consider are:

1. Principle of development
2. Character and appearance
3. Impact upon the amenity of neighbours
4. Quality of accommodation
5. Parking and cycle parking
6. Trees, access and landscaping
7. Flood risk

Principle of development

9.3 The NPPF and London Plan advise that local authorities should seek to deliver a wide choice of high-quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. Policy CP 5 of the Core Strategy seeks to ensure that new developments offer a range of housing sizes to meet housing needs whilst ensuring that the quality and character of existing neighbourhoods is also respected. There is greatest need in the Borough for family sized housing with 3+ bedrooms, however the Borough requires housing of all sizes and an additional family dwellinghouse would add to the Borough's housing stock and would contribute to the strategic objectives of the Borough.

- 9.4 It is recognised that the Council has failed the most recent Housing Delivery Test and therefore, residential development is subject to the presumption in favour of sustainable development. The tilted balance therefore has to be applied in assessing and weighing up the benefits of the scheme and whether on balance the impacts of not granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.
- 9.5 Policy DMD4 sets out that proposals that result in the loss of existing residential units, particularly family homes, that can still be used, with or without adaptation, will only be permitted if there is no net loss of residential floorspace as a result of the redevelopment. The existing bungalow has a Gross Internal Area (GIA) of 82.39sqm. The proposed development would optimise the site through providing a two storey 4 bed family residential unit and would result in a net gain of residential floor space of 170.31sqm (gross internal area proposed is 255sqm) and therefore the proposal would be consistent with this policy.
- 9.6 The proposed development is deemed acceptable in principle, subject to further planning considerations as outlined below.

Character and appearance

- 9.7 Policy DMD6 of the DMD provides standards for new development with regard to scale and form of development, housing quality and density. Policy DMD8 provides general standards for new residential development and reiterates the requirement for a development to be of an appropriate scale, mass and bulk, provide high quality amenity space and provide access to parking and refuse areas. DMD37 encourages achieving a high quality and design led development, which is reiterated within policies D4 and D8 of the London Plan (2021).
- 9.8 The streetscene features a mix of detached bungalows and two storey dwellings. The development pattern within the vicinity features a variety of build forms, scale and designs.
- 9.9 The building lines of the dwelling would broadly match that of the existing dwelling and the design and form of the front elevation would be similar to the existing dwelling. The roof would have a similar profile as the original dwelling and the increase in height would not be excessive and is considered acceptable. The proposed ridge would be in line with no.53 and set 2.3m above No.55A. The new roof would not disrupt the building heights within the street scene; it would provide an appropriate transition between the two-storey dwelling at No.53 and the bungalow at No. 55A. Whilst the building would be approximately 3m deeper than the existing house; it would not disrupt the rhythm of the neighbouring dwellings or have an overbearing impact on the street scene, given that, the proposed replacement dwelling would largely maintain a general alignment of front and rear building lines in view of the existing footprints of both adjoining neighbouring properties at nos. 53 and 55A respectively.
- 9.10 Although the proposed rear projection would exceed 3m, the proposed single storey rear projection from the original rear elevation at 3.65m deep (10.3m deep from the rear of the existing garage) would secure a common alignment with the neighbouring

bungalow at no. 55A and would accord with policy DMD11. Furthermore no. 53 has a single storey outbuilding along the boundary with the site which the rear elevation of the new dwelling would not protrude beyond. The first-floor rear extension would extend beyond an alignment of the rear wall at no. 53 by 3.22m, however, the first floor would be in line with the main rear elevation of no. 55A thus respecting building lines within the vicinity.

- 9.11 The proposed basement would sit directly beneath the replacement dwelling. The submitted Planning Statement cites some examples of basements within the area along Eversley Crescent, Cadogan Gardens and Green Dragon Lane. The proposed basement which would serve as an ancillary play space that would not be visible from the street and is not considered to detract from the existing development pattern within the area and the proposal would accord with policy DMD6.
- 9.12 Having consideration to the fact that the recently refused basement under 22/02609/FUL featured a floorspace of 117sqm to accommodate up to four cars alongside a front basement access gate that would have appeared prominent at the front elevation of the property, the current revised basement space to 57sqm to serve as utility and play space which would feature front lightwells that would not appear conspicuous on the streetscene is considered acceptable. This revision addresses the earlier concerns that were raised on the recent refusal relating to the visual impact of the proposal on the streetscene.
- 9.13 The proposed solar panels on the south roof slope would not be dominant on the streetscene in view of policy DMD6, DMD8 and DMD37 and would be a welcome sustainability feature of the new dwelling. In addition, the proposed 1.8m rear close boarded timber fence as well as the front vehicle charging point would not significantly alter the character of the streetscene at this location. The application proposes facing brickwork to match existing, grey natural slate roofing tiles, grey powder coated aluminium fenestrations, and grey permeable block paving at the front, side and rear of the replacement dwelling. The proposed materials would appear coherent at the site and it would enable the proposal to seamlessly assimilate into the character of the streetscene.
- 9.14 Following revisions it is considered that the approved scheme would not harm the character and appearance of the street scene. The scheme has been sensitively designed to enhance the character and appearance of the area and be sympathetic in all aspects of siting, scale, form and design. Officers recommend that permitted development rights are removed from the new dwelling to ensure that the accepted form of the dwelling is not altered without written permission from the Council, also having regard to the amenity of neighbours and the character of the street.

Impact upon the amenity of neighbours

- 9.15 The proposed replacement dwelling would largely maintain a general alignment of front and rear building lines in view of the existing footprints of both adjoining neighbouring properties at nos. 53 and 55A. The proposal is not considered to result in any significant loss of light or overshadowing impact to the near neighbours. The replacement dwelling would retain at least 1m insets to both side boundaries at first floor level and together with the pitched roof, this element of the proposal would lessen the amenity impacts to both adjoining neighbours, thereby according with policies DMD6, DMD8 and DMD14.

- 9.16 This site context would realise a replacement dwelling that would maintain a general alignment with the ridge height of the adjoining two storey dwelling at no. 53 to the south, whereas the bungalow at no. 55A to the north which sits on a slightly higher ground level than the application site would retain a ridge height that would be some 2.3m lower than that of the proposed two storey replacement dwelling.
- 9.17 The proposed ground and first floor rear elements of the scheme would not breach the 30 or 45 degree rule to both neighbouring properties (with the exception of the 45 degree line at No.53). With regard to No. 53, although there would be an intrusion into the 45 degree line, the window closest to the application site serves a utility room, a non-habitable room. The ground floor would be sited up to the shared boundary however would only project 3.65m beyond that of the rear elevation of the existing house which is not excessive in depth and would also comprise a flat roof. Furthermore no. 53 has a single storey outbuilding along the boundary with the application site and the site is located to the south of the application which would further reduce any undue impact on this neighbour in terms of appearing overbearing and loss of light.
- 9.18 The replacement dwelling would retain some 40m separation to the rear façade of the neighbouring properties along Eversley Close and this would accord with policy DMD10.
- 9.19 The submitted plans indicate that the flank windows would be finished in obscure glazing which would mitigate any impacts of overlooking to the neighbouring properties. It is also noted that the existing property to be replaced has flank windows and, in this regard, the proposal would not conflict with policy DMD10. A condition would be attached to any permission to ensure the first floor level side windows are obscure glazed. It is noted that the south facing flank elevation windows at no. 55A to the north could realise a shadowing impact during some part of the day given the north orientation in relation to the application property, however, officers consider that this impact partly exists by virtue of the ridge height of the existing bungalow to be demolished and therefore, the envisaged shadowing impact to no. 55A as a result of the additional floor proposed would not exacerbate this amenity impact to suggest a reason for refusal. Furthermore, the side windows are secondary windows providing additional light to primary windows located to the front and rear of the neighbouring dwelling.

Unit size and standard of accommodation

- 9.20 Policy D6 of the London Plan (2021) Table 3.1 refers to the Technical Housing Standards - nationally described space standards, which stipulates the minimum space standards for new development. The proposed dwelling would be expected to meet and where possible exceed these minimum standards and those contained within the Housing Supplementary Planning Guidance SPG (March 2016).

Unit	Dwelling type (bedroom (b)/persons-bedspaces (p))	Required GIA (sq.m) in London Plan	Proposed GIA (sq.m)
Replacement dwelling	4b7p	121	252.7

- 9.21 The submitted plans indicate that the gross internal area of the proposed replacement dwelling would be 252.7sqm. This exceeds the minimum London Plan floorspace standard of 121sqm for a 4b7p dwelling in line with policy D6 of the London Plan (2021), CP4 of the Core Strategy and the Technical Housing Standards – Nationally Described Space Standard (March 2015). It should also be noted that any area with a headroom of less than 1.5 metres is not counted within the Gross Internal Area unless used solely for storage. A section drawing has been provided on the submitted plans which shows the internal height of the replacement dwelling would range from 2.5m - 2.6m on all three floors including the basement with a front lightwell and therefore the stated head heights would accord with the minimum requirement of 2.3m in line with policy D6. The submission shows that there would be reasonable space to stand in the main areas of the new dwelling and the habitable rooms would gain sufficient natural lighting and ventilation. The proposal would therefore realise good quality accommodation that would contribute towards the Council's housing stock.

Amenity space

- 9.22 DMD9 of the Development Management Document seeks to ensure that new development retains sufficient amenity space. The submitted floorplans indicate that the proposed amenity space for the replacement dwelling would be 134.5sqm which would accord with the minimum requirements under policy DMD9 of the DMD.

Transportation and parking

- 9.23 The site is located within a public transport accessibility level of 1b (very poor) and the site is not located within a CPZ. The site has hardstanding to park at least two cars within the front garden and this parking area will be retained. The proposed garage measuring 2.5m in width and 5m in depth would fall short of the standard size for garages which is 3m x 7m. However two parking spaces is sufficient and is broadly in line with policy requirements for a 4 bed house which is 1.5 parking space.
- 9.24 Limited information on the proposed cycle parking has been provided. To encourage the use of sustainable transport modes, a condition would be required for further details on the proposed cycle parking. Further details on refuse and recycling will also be required.
- 9.25 To protect the highway and highway users a condition requiring the submission of a construction management plan is suggested and application for a heavy-duty crossover will be required as part of this.

Impact on trees at the site and Landscaping

- 9.26 There are trees located on the site and on the adjoining neighbouring curtilages which are not protected by virtue of a Tree Protection Orders (TPOs). The submitted Tree Survey indicates that 1 rear garden tree (T4) and 1 rear garden mixed shrub (G3) would be removed to facilitate the proposal and that the proposed demolition would not impact the root protection areas of the trees listed in the report. Trees (T1) and (T5) on third party land at no. 53 would not be significantly affected by the proposal and the Tree Survey recommends some pruning to the overhang of tree (T5) along the boundary with no. 53. A landscaping and biodiversity enhancement conditions are suggested to enhance the landscaping on the site and add to the local character,

benefit biodiversity, help mitigate the impacts of climate change and reduce water run-off. This aspect of the proposal would accord with policies DMD80 and DMD81.

Sustainable Drainage Systems (SuDS)

- 9.27 The application site is not located within a groundwater flood risk area, however, the proposal includes a basement level with useable habitable space and therefore a groundwater flood risk assessment and details of a flood management / evacuation plan will be secured through a condition.
- 9.28 A green roof is proposed to the single storey rear projection, together with grey permeable block paving to the front, side and rear of the proposed replacement dwelling. The Council's DMD Policy, sets out that all minor developments must achieve as close to Greenfield runoff rates for 1 in 1 year and 1 in 100 year (plus climate change) year events and maximise the use of SuDS in accordance to the London Plan Drainage Hierarchy and the principles of a SuDS Management Train. A condition will be attached to any permission to maximise SuDS on the site.

Energy and Sustainability

- 9.29 London Plan Policy SI states that development proposals should make the fullest contribution to minimising carbon dioxide (CO₂) emissions in accordance with the following energy hierarchy:
1. Be Lean: use less energy;
 2. Be Clean: supply energy efficiency; and
 3. Be Green: use renewable energy.
- 9.30 Enfield's DMD policy 49 requires the highest sustainable design and construction standards, having regard to technical feasibility and economic viability. These policies require new developments to address the causes and impacts of climate change by minimising energy use, supplying energy efficiently and using energy generated from renewable sources (Core Strategy Policy 20 and DMD51). Solar panels are currently proposed to be sited on the new roof. To ensure that a sustainable new house is achieved on the site an energy statement condition would be attached to any planning permission.

10.0 Community Infrastructure Levy (CIL)

- 10.1 The proposed development would provide a replacement residential dwelling and would therefore be liable to pay CIL at borough and mayoral levels.

Mayoral CIL

- 10.2 Mayoral CIL is collected by the Council on behalf of the Mayor of London. The amount that is sought for the scheme is calculated on the net increase of gross internal floor area multiplied by an Outer London weighting (increased to £60per sqm as of 1st April 2019).

Enfield CIL

- 10.3 The Council introduced its own CIL on 1st April 2016. Enfield has identified three residential charging zones, and the site falls within the higher rate charging zone (£120/sqm) which equates to a CIL amount of approximately £30,324.00.

11.0 Public Sector Equalities Duty

- 11.1 In line with the Public Sector Equality Duty the council must have due regard to the need to eliminate discrimination and advance equality of opportunity, as set out in section 149 of the Equality Act 2010. Section 149 of the Act requires public authorities to have due regard to several equality considerations when exercising their functions including decision making on planning applications. These considerations include: Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act; Advance equality of opportunity between persons who share a relevant protected characteristic (explained in detail below) and persons who do not share it; Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 11.2 The main objective of the duty has been to ensure public policies and programmes are implemented fairly, in particular with regard to their impact on the protected characteristics identified above. In making this recommendation, due regard has been given to the Public Sector Equality Duty and the relevant protected characteristics (age, disability, gender reassignment, marriage / civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation).
- 11.3 When determining the planning application (and thereby accounting for the representations resulting from public consultation), the Council has considered the potential effects of the proposed development on those with protected characteristics as defined under the Equality Act 2010. In doing this, the Council has had due regard to equality considerations and attribute appropriate weight to such considerations. In providing the recommendation to Members that planning consent should be granted, officers have considered equalities impacts in the balance, alongside the benefits arising from the proposed development. The Council has also considered appropriate mitigation to minimise the potential effects of the proposed development on those with protected characteristics.
- 11.4 There are no statutory or regulatory requirements for the form or content of an equalities assessment. The scale and significance of such impacts cannot always be quantified, and it is common to address this through descriptive analysis of impacts and identifying whether such impacts are adverse or beneficial. The key elements of the Proposed Development which have an impact that could result in an equalities effect include the design and physical characteristics of the proposals subject to the planning application. Officers do not consider there would be a disproportionate equalities effect.
- 11.5 In line with the Human Rights Act 1998, it is unlawful for a public authority to act in a way which is incompatible with a Convention right, as per the European Convention on Human Rights. The human rights impact has been considered, with particular reference to Article 1 of the First Protocol (Protection of property), Article 8 (Right to respect for private and family life) and Article 14 (Prohibition of discrimination) of the Convention.

11.6 The Human Rights Act 1998 does not impair the right of the state to make decisions and enforce laws as deemed necessary in the public interest. The recommendation is considered appropriate in upholding the council's adopted and emerging policies and is not outweighed by any engaged rights.

12.0 Conclusion

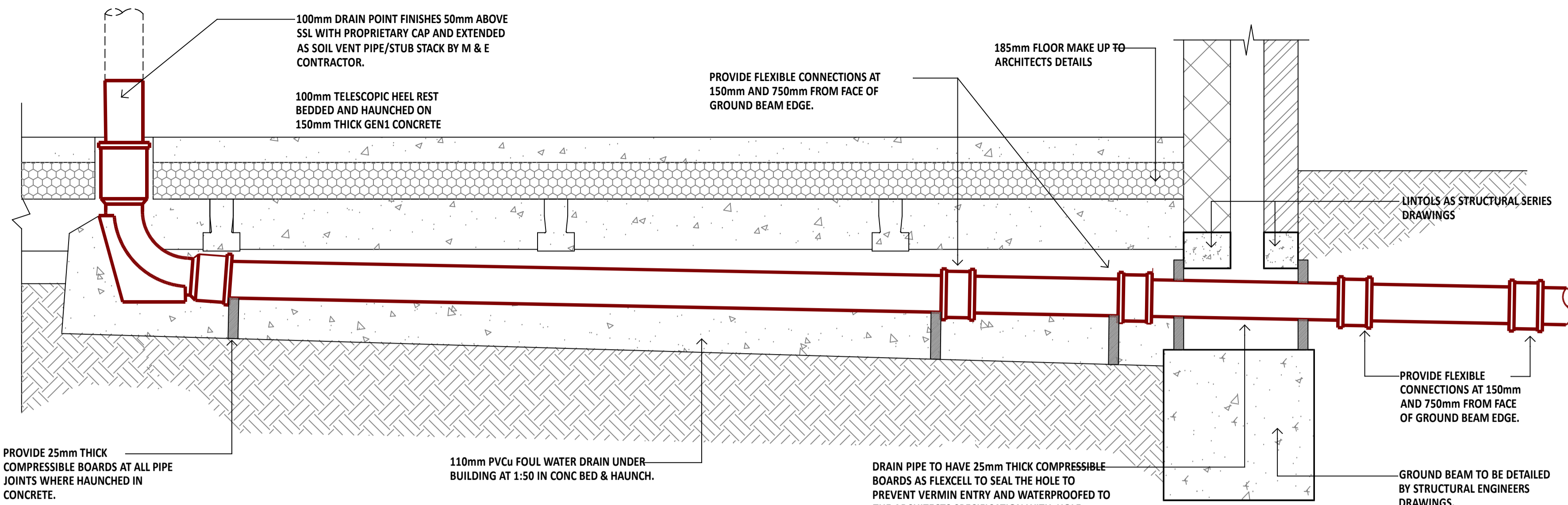
12.1 Having regard to the assessment in this report, the development would provide a larger replacement family dwelling at the site. This would contribute towards the Borough's strategic objectives in terms of delivering new homes. The quality of accommodation that the proposed replacement dwelling would provide is acceptable, based on the housing quality standards outlined in The London Plan (2021). The development would not result in harm to the amenity and living conditions of neighbours or the wider setting.

12.2 It is acknowledged that the consideration of this report has involved some balanced judgements, for example in relation to the scale of the development including the basement. Yet, it is considered that the form, design and appearance of development would not be significantly dissimilar to the neighbouring two storey dwellings and thus the proposed scheme would acceptably relate with the character of the surrounding area.

12.3 The above assessment against the development plan policies has produced the following conclusion:

- The proposal would provide a larger replacement dwelling with an acceptable standard of accommodation that would contribute to the housing stock in the borough.
- The proposed development is considered appropriate in form and design and would not result in detrimental harm to the character and appearance of the setting.
- The proposal, by virtue of its form and small scale, would not significantly harm the amenity of occupying and neighbouring residents.
- There are no identified adverse effects on highway safety or traffic generation.
- The reasons for the objections to the initial planning application have been acceptably overcome by the revised scheme.

12.4 Having regard also to the mitigation secured by the recommended conditions and the presumption in favour of sustainable development, it is considered that the benefits of the development would outweigh any identified impacts. When assessed against the suite of relevant planning policies, it is considered that planning permission should be granted subject to conditions.

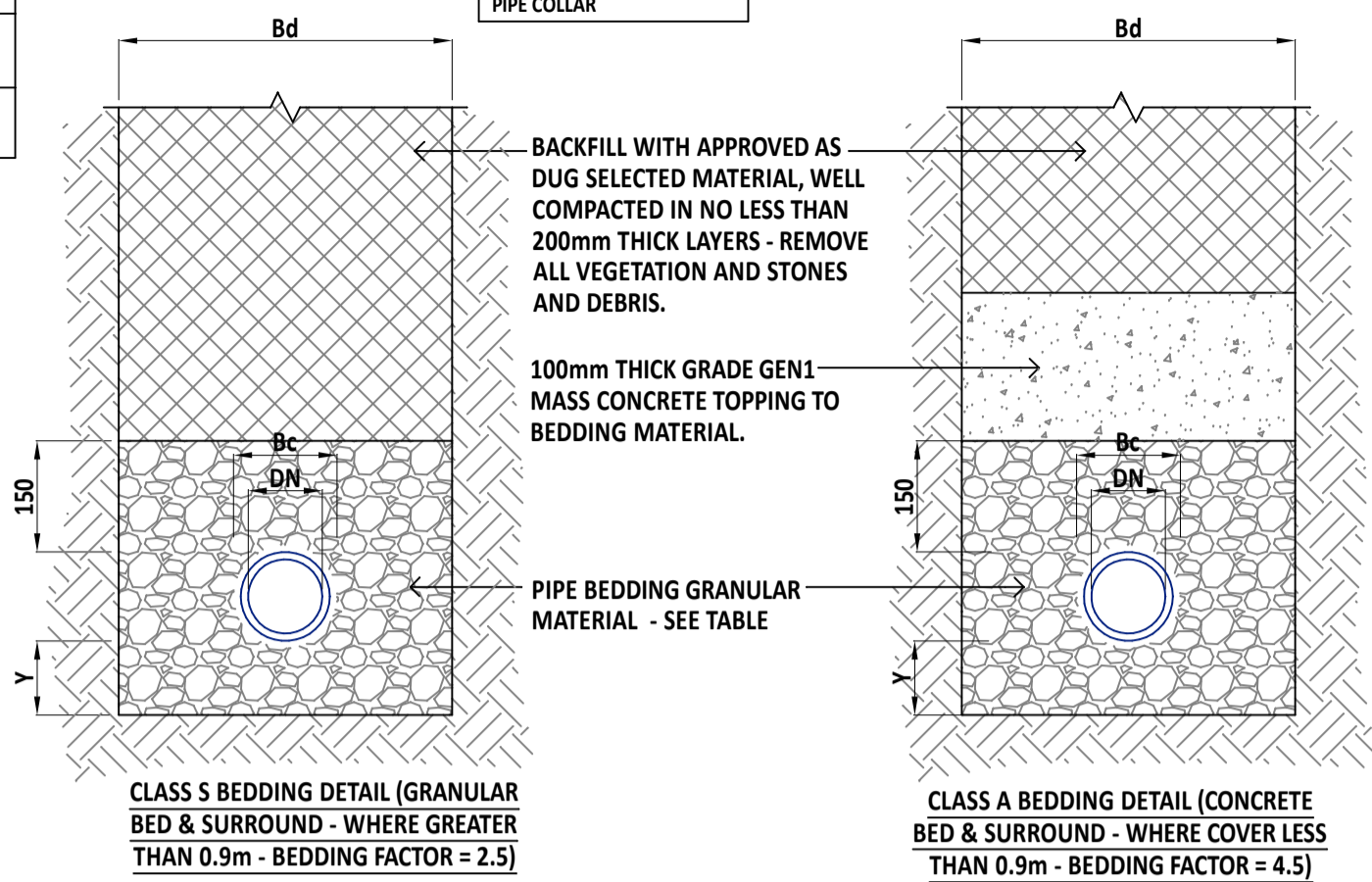


NOMINAL MAXIMUM AGGREGATE SIZE OF STONE (mm) TO BS 882 GRADING

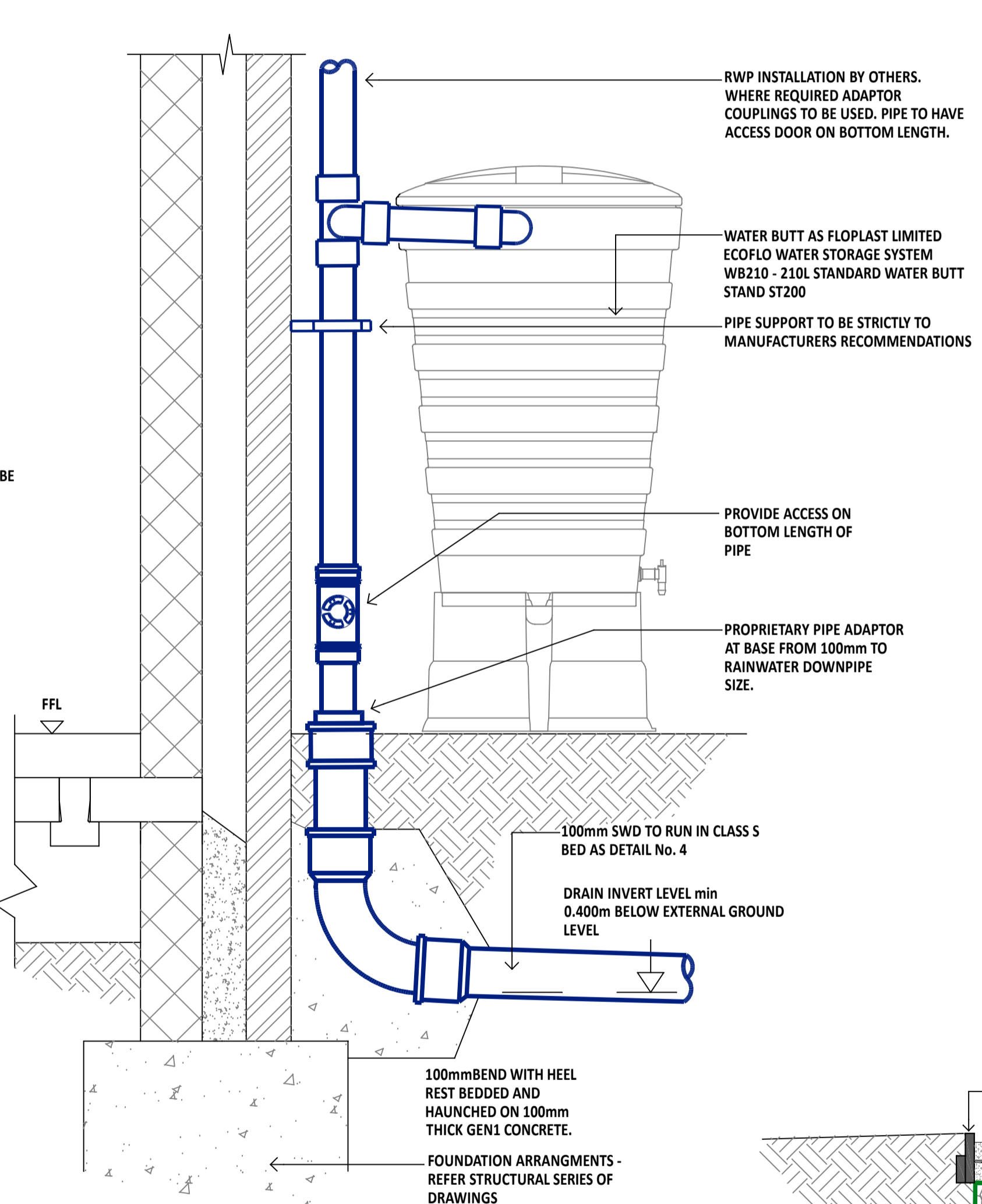
PIPE BORE (mm)	AGGREGATE TYPE	GRANULAR BEDDING CLASS 'B' or 'S'
100	SINGLE SIZE GRADED	10 N/A
150	SINGLE SIZE GRADED	10 or 14 5-14

- PIPE BEDDING MATERIAL**
- NOTES:**
- 25mm EXPANSION JOINT MATERIAL TO FULL AREA OF CONCRETE BED & SURROUND AT ALL PIPE JOINTS
 - FINAL FORMATION TO BE DISHED TO GIVE FULL DEPTH OF CONCRETE BED AROUND PIPE COLLAR.
 - WHEN USING CONCRETE REFER TO THE SOIL REPORT FOR SULPHATE CONTENT.
 - ALL TRENCH FILL MATERIAL MUST BE INERT.
 - CONTRACTOR TO SUPPLY GRADING CERTIFICATES FOR ALL GRANULAR MATERIAL TO PROJECT MANAGER FOR APPROVAL.

NOMINAL INTERNAL DIA DN (mm)	ASSUMED EXTERNAL DIA Bc (mm)	ASSUMED MAX. PERMISSIBLE TRENCH WIDTH Bd (mm)	DIMENSION 'Y' FOR UNIFORM SOILS (mm)
100	130	550	150
150	190	600	150

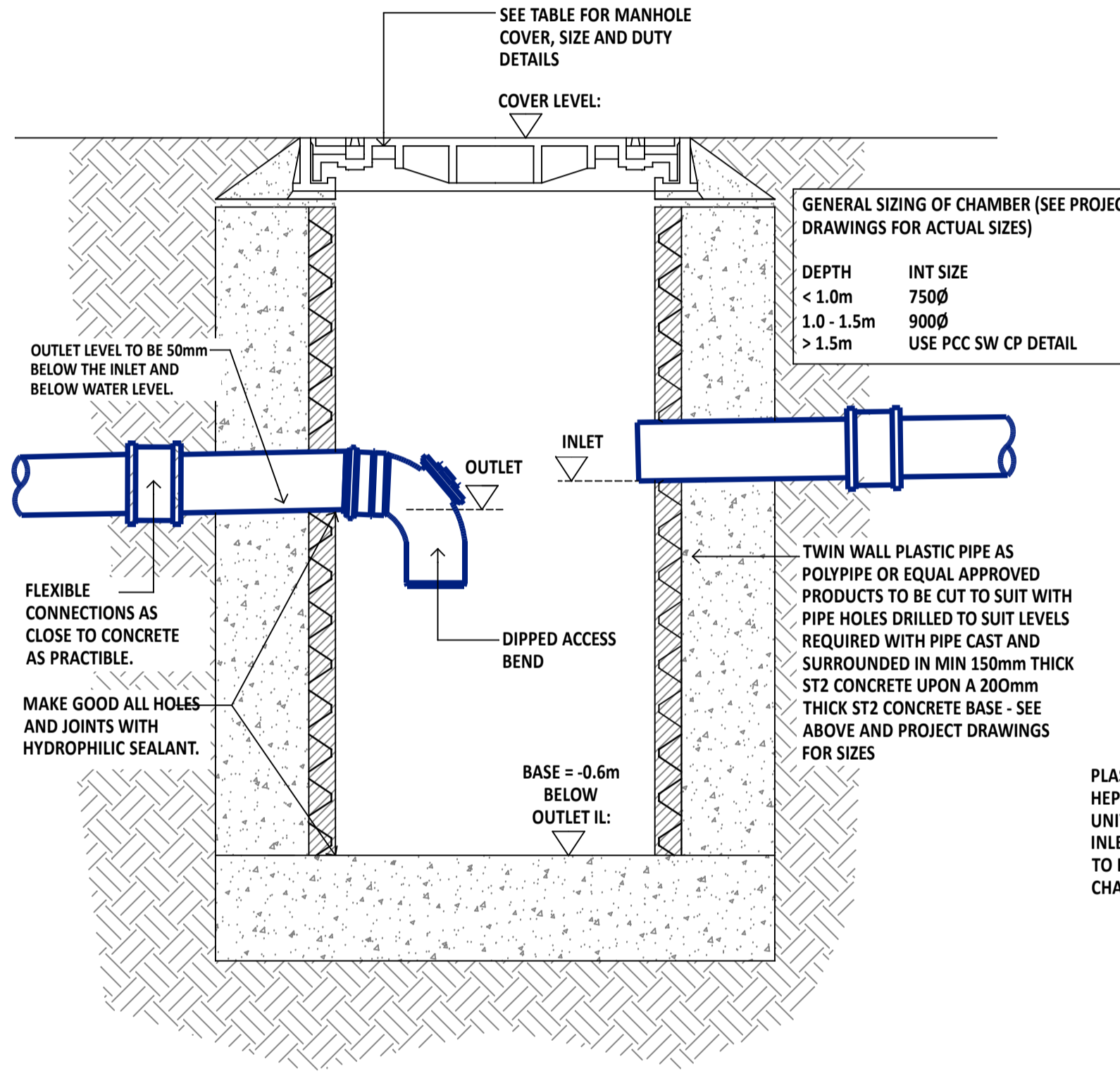
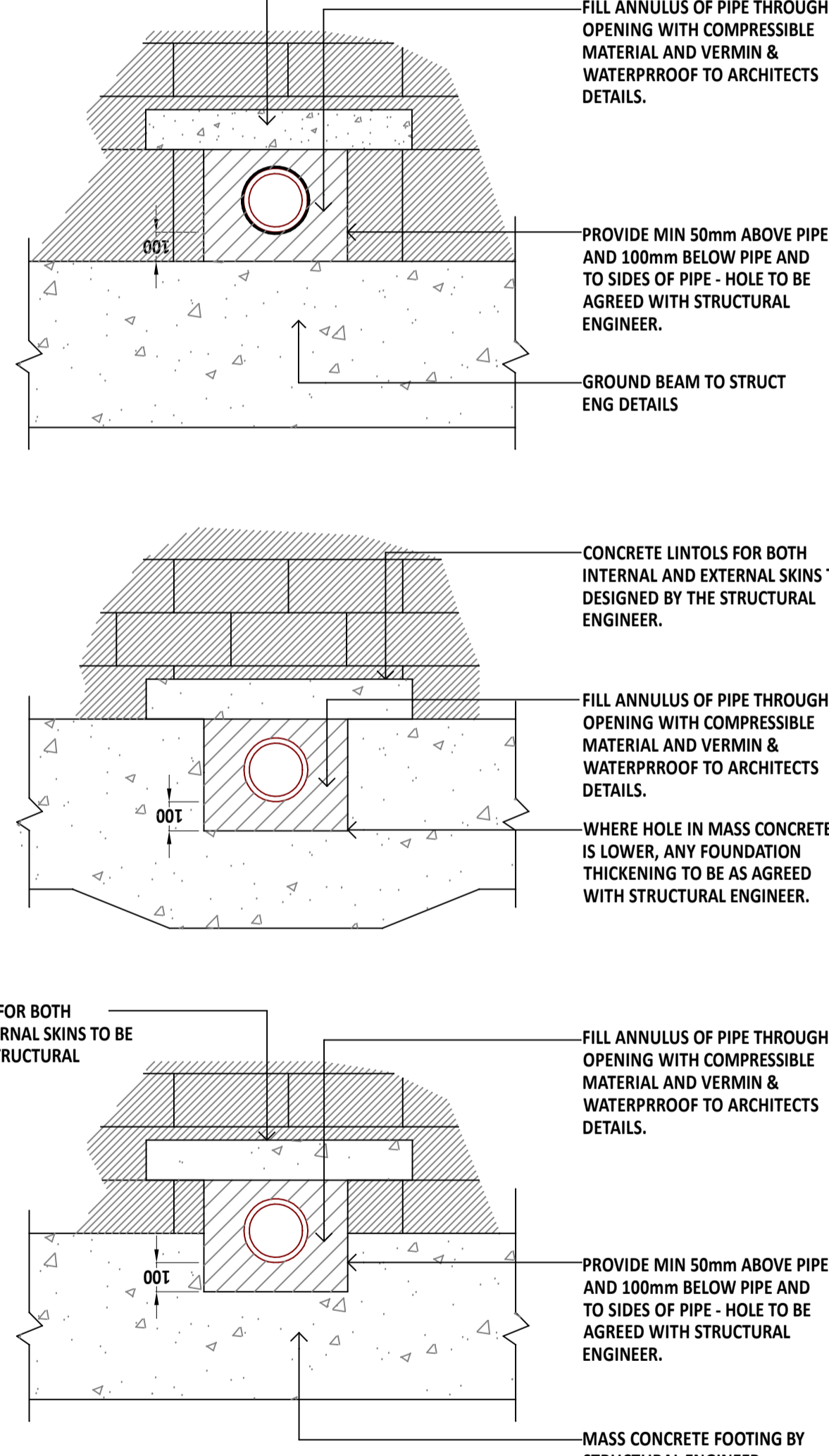


DETAIL No. 1 - INTERNAL DRAIN POINT - NOT OVER BASEMENT



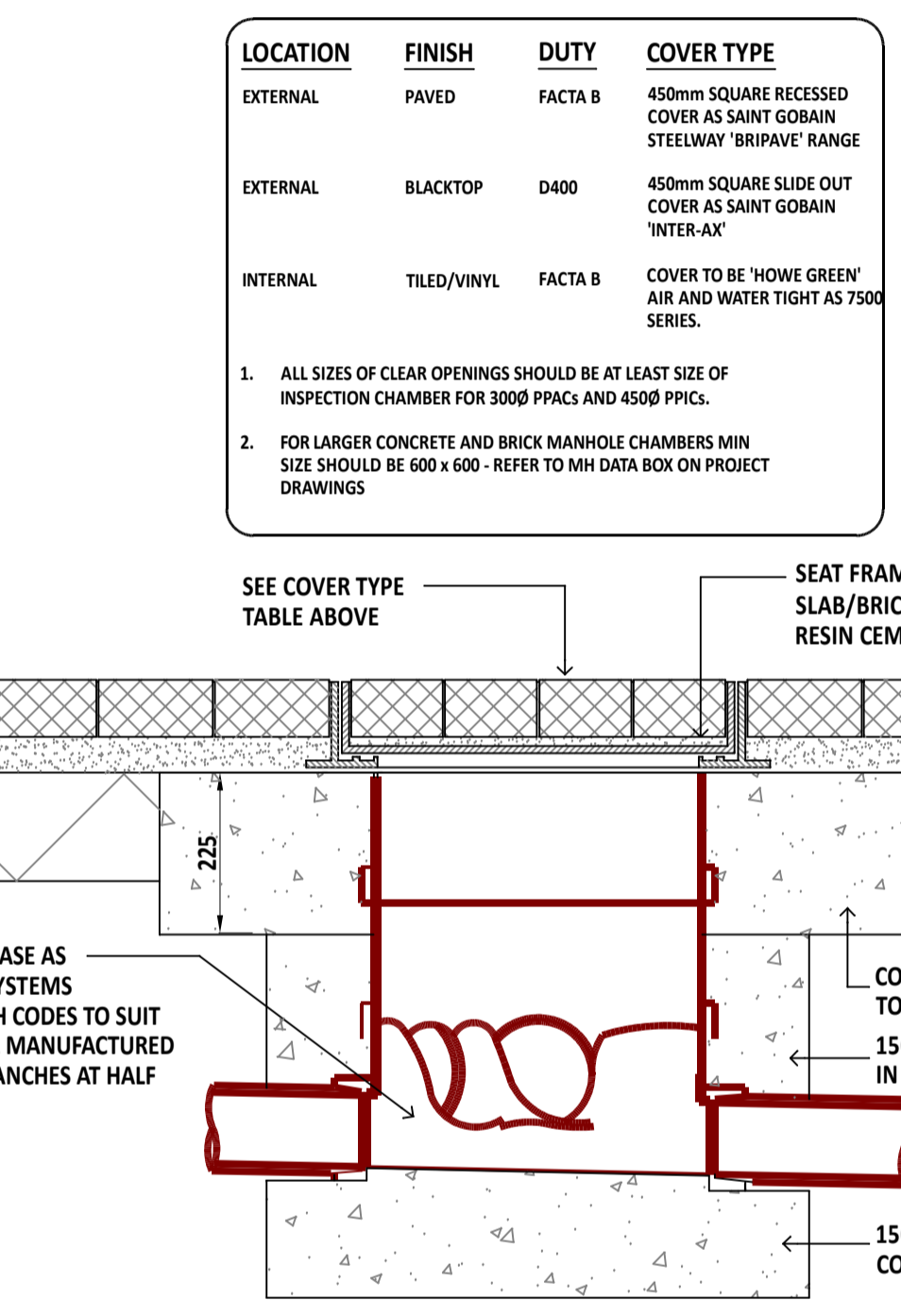
DETAIL No. 4 - WATER BUTT AND EXTERNAL RAINWATER PIPE (RWP)

DETAIL No. 3 - DRAINAGE PASSING THROUGH MASS CONCRETE FOUNDATION



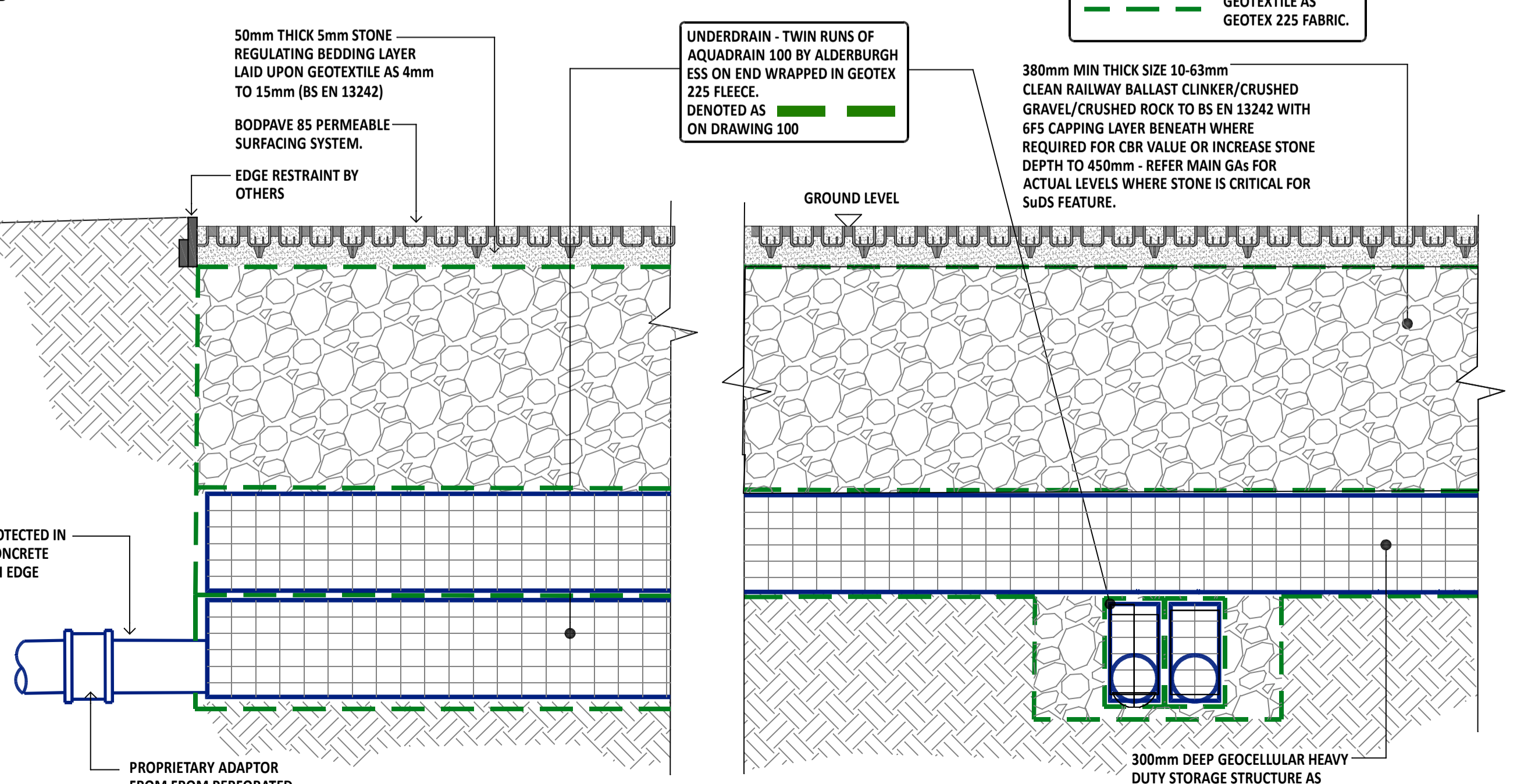
DETAIL No. 5 - POLYPROPYLENE STORM WATER CATCHPIT (PP SW CP)

DETAIL No. 2 - EXTERNAL DRAINAGE FLEXIBLE PIPE BEDDING DETAILS - PLASTIC, DUCTILE IRON



CHAMBER SECTION

DETAIL No. 6 4500 POLYPROPYLENE INSPECTION CHAMBER (PPIC)



DETAIL No. 7 - PERMEABLE DRIVEWAY CONSTRUCTION WITH UNDERDRAINS (UD)

IMPORTANT NOTE - MAKE UP DEPTHS ARE SUBJECT TO CBR TESTS

This is drawing is copyright and remains in the ownership of Simon Dent Associates (SDA)

This drawing should be read in conjunction with the design team's relevant documents, drawings & details.

Existing public & private utility services and drainage locations shown have been derived from non-intrusive survey techniques. Their location is not accurate and the contractor must satisfy himself using open excavation where the location of such plant and apparatus is critical in construction.

If the contractor has constructed from this drawing without necessary approvals from Local Planning Authorities, Building Control, Sewerage Undertakers, Environment Agency etc then any abortive work shall be at his own financial risk and not the responsibility of SDA.

If the contractor has constructed from this drawing whilst the drawing remains 'PRELIMINARY' status, then any abortive work shall be at his own financial risk and not the responsibility of SDA.

The contractor should NOT construct any works should there be any doubt with information shown from any of the source. ALWAYS USE GIVEN DIMENSIONS ONLY. ALWAYS ASK IF IN DOUBT.

ALWAYS PRINT THIS DRAWING IN COLOUR

P1	PRELIMINARY ISSUE	06/03/23	SAD
Rev	Description	Date	Chkd

SIMON DENT ASSOCIATES

Civil - Infrastructure - SUDS - Flood Risk - Drainage - Rainwater - Sanitation - Public Health
Consulting Engineers

Shoreham by Sea Office
 Gosport Office

simondent@live.co.uk
0754 658 3150

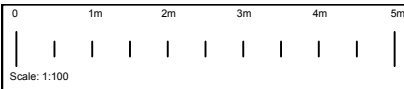
Client: Mr Ismail Aydemir

Project: 55 Eversley Park Road London N21 1NR

Drawing title: Drainage details sheet

Drawing status: **PLANNING**

Project no	Scales	Drawing no	Rev
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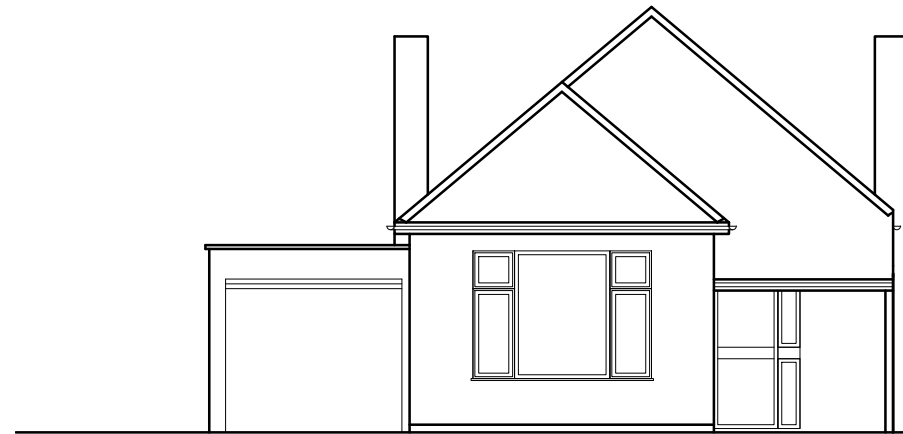


Notes

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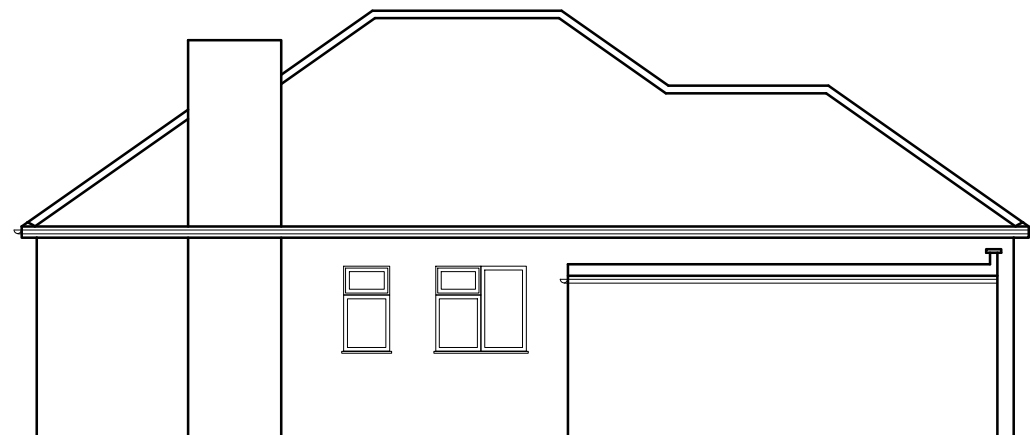
rev.	date.	dwn.
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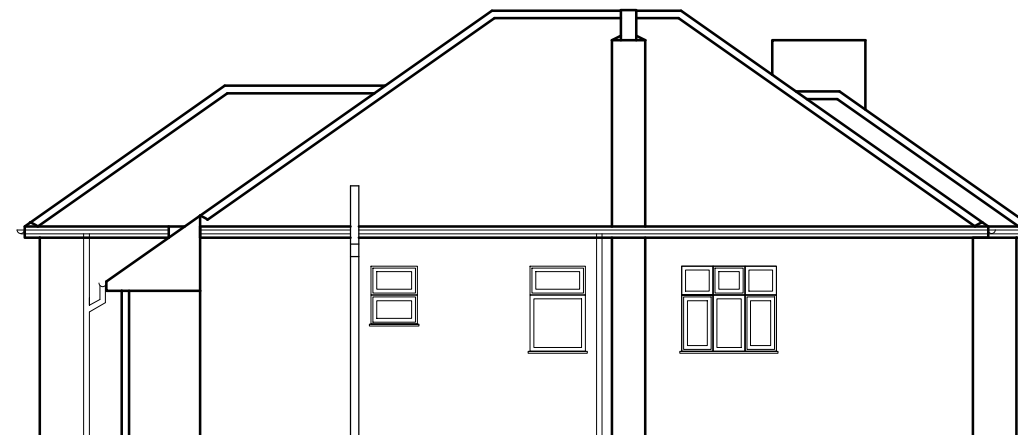
Existing Front Elevation
(East Elevation)



Existing Rear Elevation
(West Elevation)



Existing Side Elevation
(South Elevation)



Existing Side Elevation
(North Elevation)

FOR PLANNING

- Full site boundaries (430m²)**
- Proposed new house**
- Existing house**
- other properties**
- P **Possible parking**

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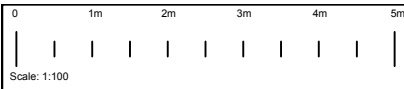
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project
55 Eversley Park Road
London N21 1NR

title
Existing Elevations

scale 1:100 @ A3	dwn MA
date 14th July 2022	chk

drg no. 1486-30	rev
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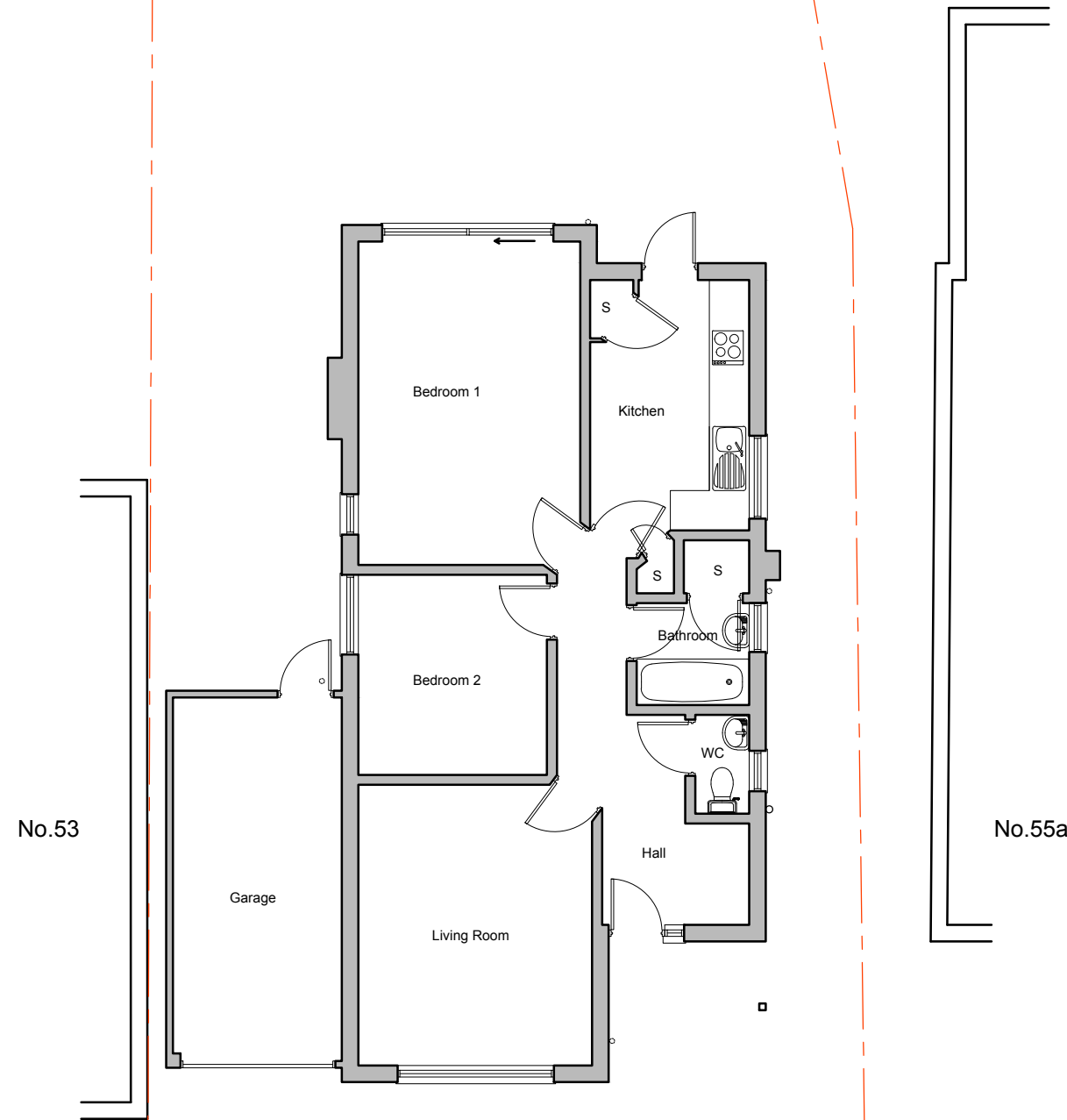
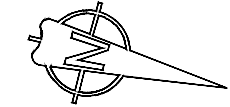


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Existing Ground Floor Plan
82m²

- Full site boundaries (430m²)**
- Proposed new house**
- Existing house**
- other properties**
- P **Possible parking**

FOR PLANNING

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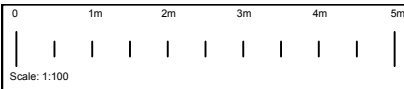
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project
55 Eversley Park Road
London N21 1NR

title
Existing Ground Floor Plan

scale 1:100 @ A3	dwn MA
date 14th July 2022	chk chk

drg no. 1486-10	rev
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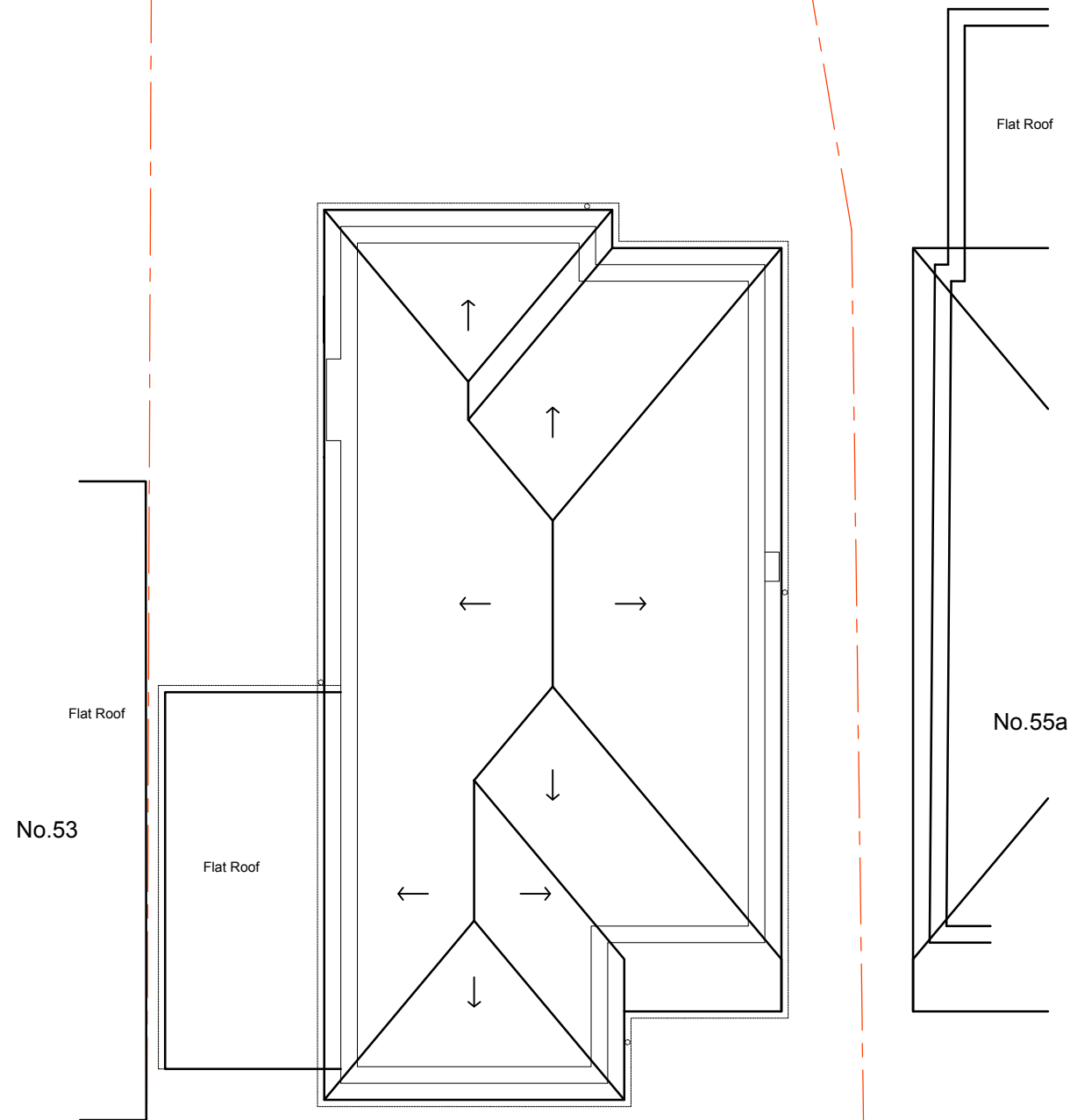
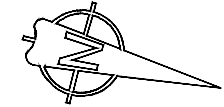


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Existing Roof Plan

- Full site boundaries (430m²)
- Proposed new house
- Existing house
- other properties
- P Possible parking

FOR PLANNING

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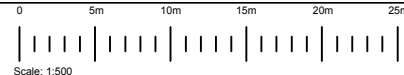
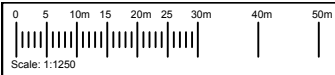
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project
 55 Eversley Park Road
 London N21 1NR

title
 Existing Roof Plan

scale 1:100 @ A3	dwn MA
date 14th July 2022	chk chk

drg no. 1486-20	rev
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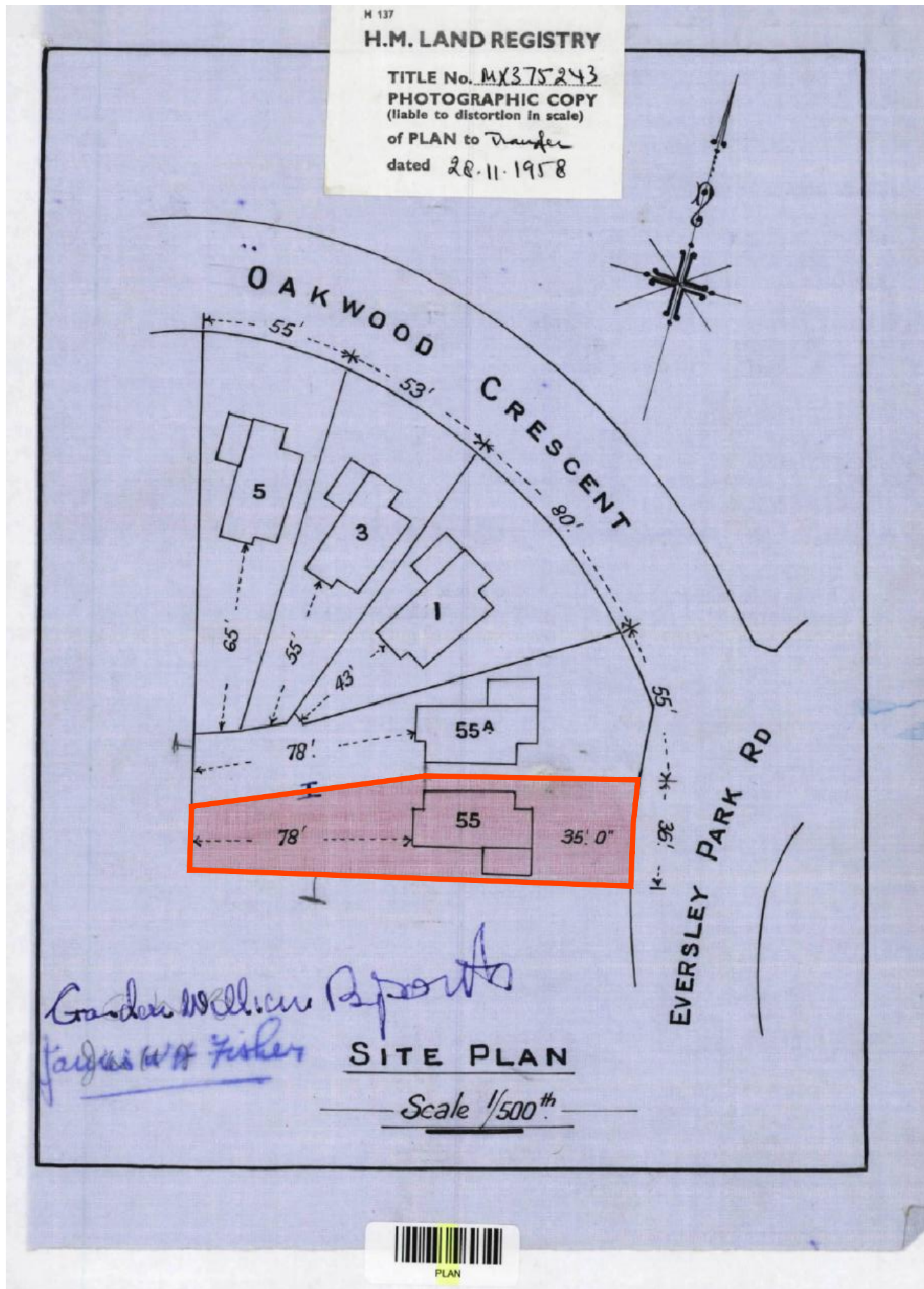
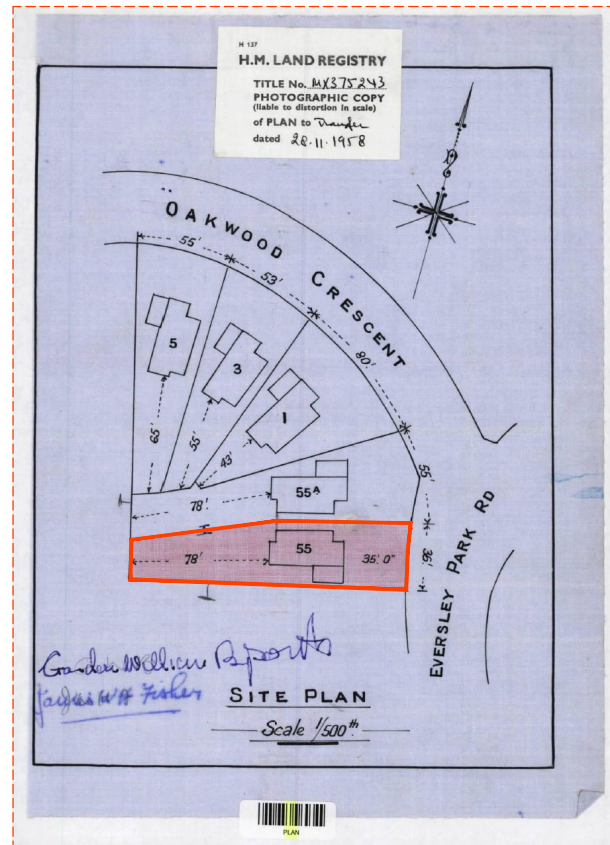
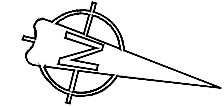


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project: 55 Eversley Park Road
 London N21 1NR

title: Site Plan

scale: 1:500 & 1:1250 @ A3 dwn: MA
 date: 14th July 2022 chk:

drg no. 1486-00 rev:



Plant Schedule

for

55 Eversley Park Road, London N21 1NR

19th July 2022

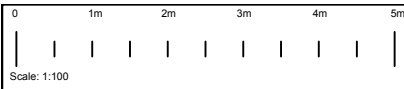
Ref no: 1486-ps

Trees	No	Height at least	Girth	Pot Size	Root
Existing trees to be retained					

Shrubs	No	Height/Spread	Density	Pot Size	Root
Citrus x corbariensis	4	450-600mm	2/m ²	5l	CG
Euonymus Emerald Gaiety	10	450-600mm	5/m ²	3l	CG
Hebe rakiensis	2	450-600mm	5/m ²	3l	CG
Juniperus Sabina Tamariscifolia	8	450-600mm	5/m ²	5l	CG
Phormium Duet	2	450-600mm	2/m ²	3l	CG
Pinus mugo	1	450-600mm	2/m ²	5l	CG
Pinus mugo pumilio	2	450-600mm	2/m ²	3l	CG
Rosmarinus prostratus	2	450-600mm	2/m ²	5l	CG

Climbers	No	Height/Spread	Density	Pot Size	Root
Parthenocissus tricuspidata	2	900-1200mm		5l	CG

Herbaceous	No	Height/Spread	Density	Pot Size	Root
Anemone honorine jobert	4		8/m ²	2l	
Alchemilla molis	2		8/m ²	2l	
Asplenium scolopendrium	4		8/m ²	2l	
Blechnum spicant	6		8/m ²	2l	
Carex bowles golden	1		5/m ²	2l	
Heuchera greenfich	6		8/m ²	2l	
Iris sibirica white swirl	4		8/m ²	2l	
Libertia grandiflora	2		8/m ²	2l	
Liriope muscari big blue	4		8/m ²	2l	
Luzula nivea	1		5/m ²	2l	
Miscanthus Yukushima dwarf	2		5/m ²	2l	
Phlomis russelliana	2		5/m ²	2l	
Polystichum braunii	2		8/m ²	2l	

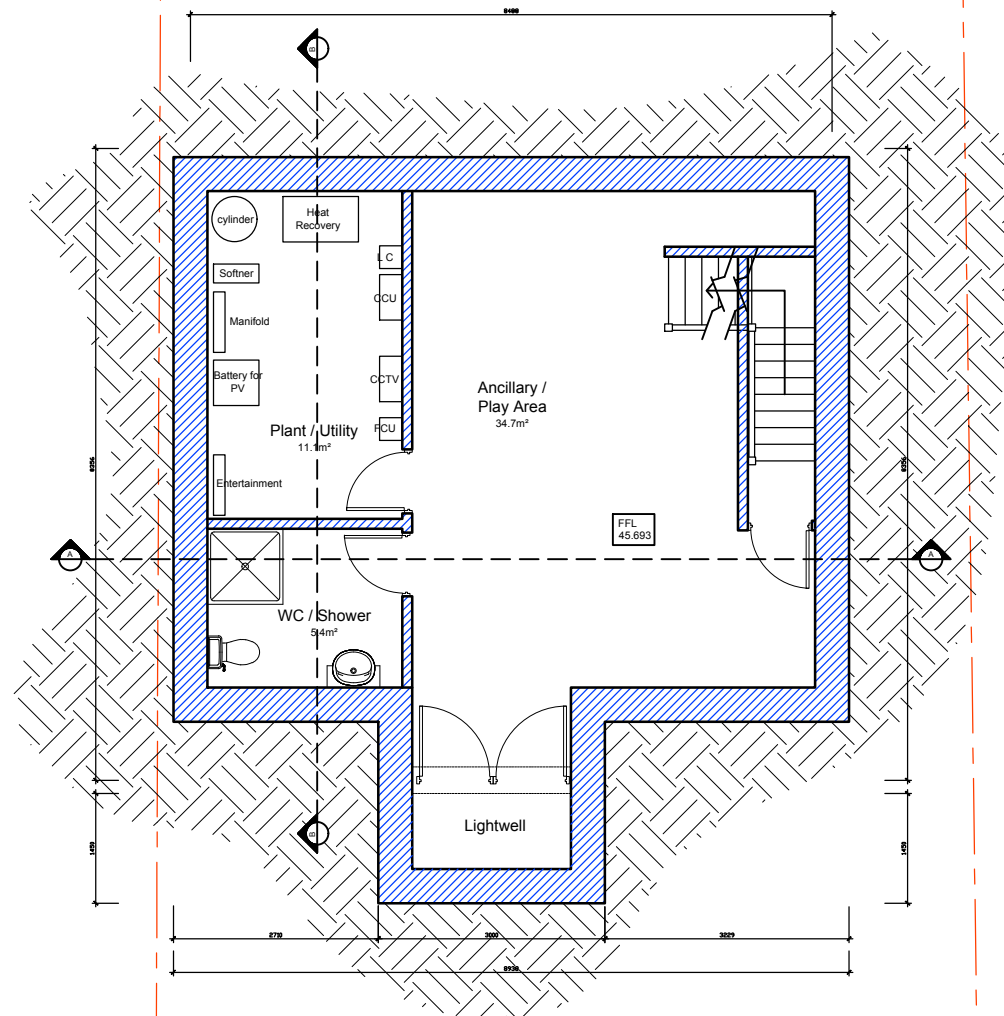
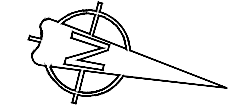


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Proposed Basement Floor Plan
54.7m²

- Full site boundaries (430m²)
- Proposed new house
- Existing house
- other properties
- P Possible parking

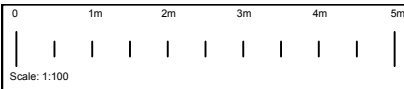
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project		55 Eversley Park Road London N21 1NR	
title		Proposed Basement Floor Plan	
scale	1:100 @ A3	dwn	MA
date	31st January 2023	chk	chk
drg no.	1486-110	rev	B

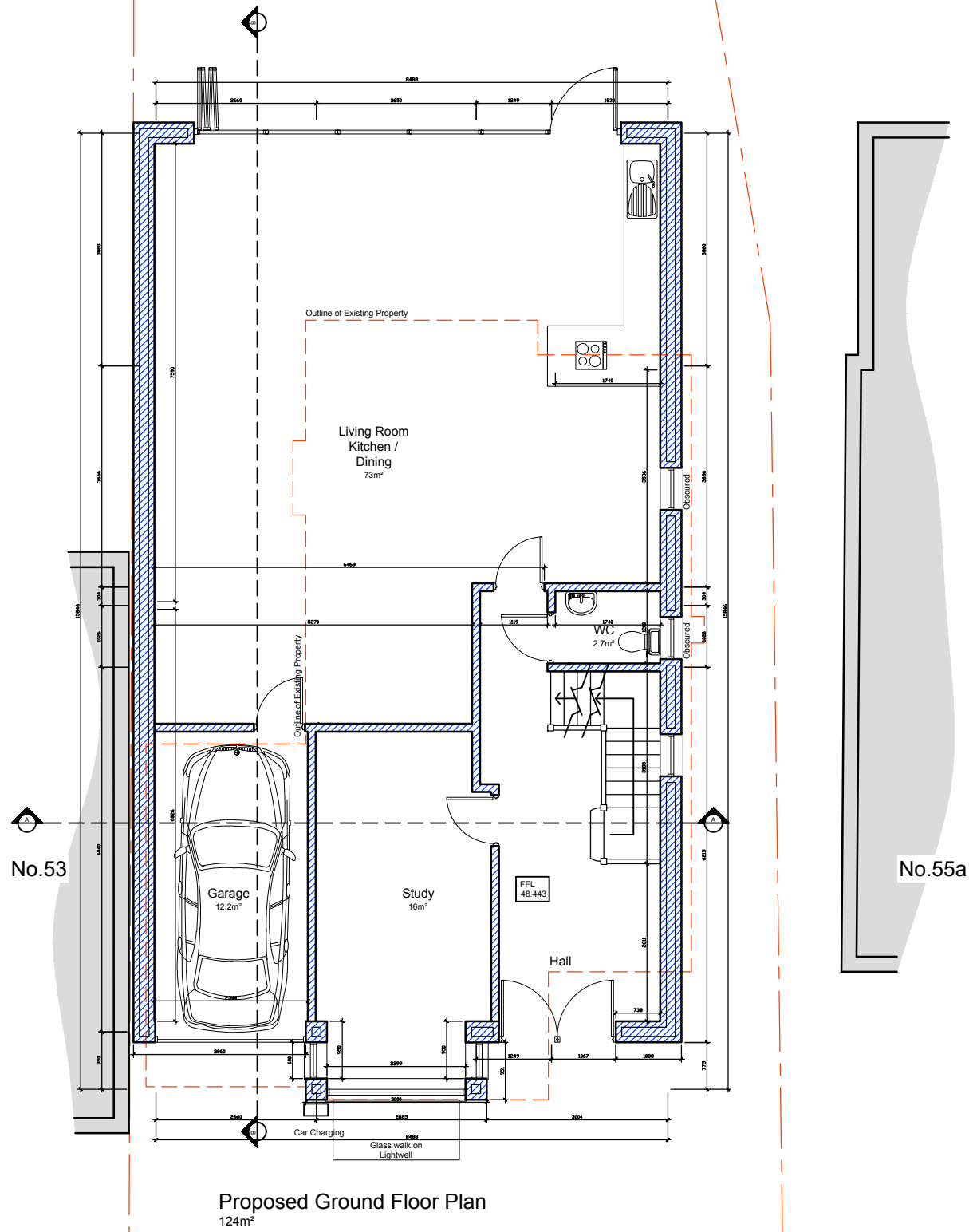


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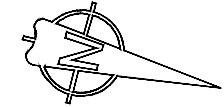
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- Full site boundaries (430m²)
- Proposed new house
- Existing house
- other properties
- P Possible parking



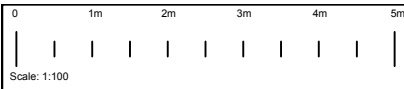
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project 55 Eversley Park Road London N21 1NR	
title Proposed Ground Floor Plan	
scale 1:100 @ A3	dwn MA
date 31st January 2023	chk chk
drg no. 1486-120	rev B

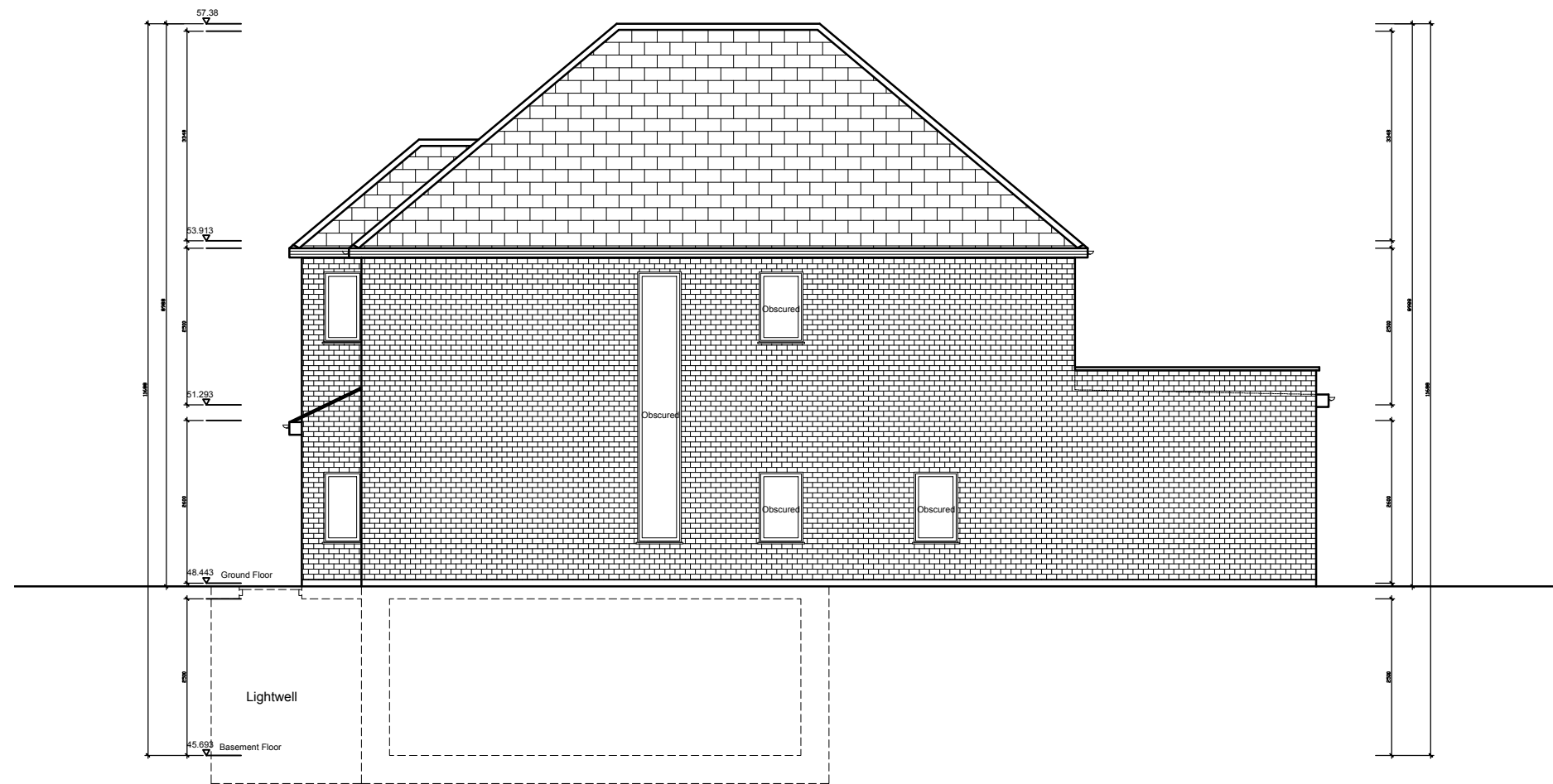


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Proposed Side Elevation
(North Elevation)

- Full site boundaries (430m²)**
- Proposed new house**
- Existing house**
- other properties**
- P **Possible parking**

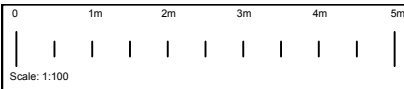
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project 55 Eversley Park Road London N21 1NR	
title Proposed Side Elevation (North)	
scale 1:100 @ A3	dwn MA
date 31st January 2023	chk chk
drg no. 1289-230	rev B

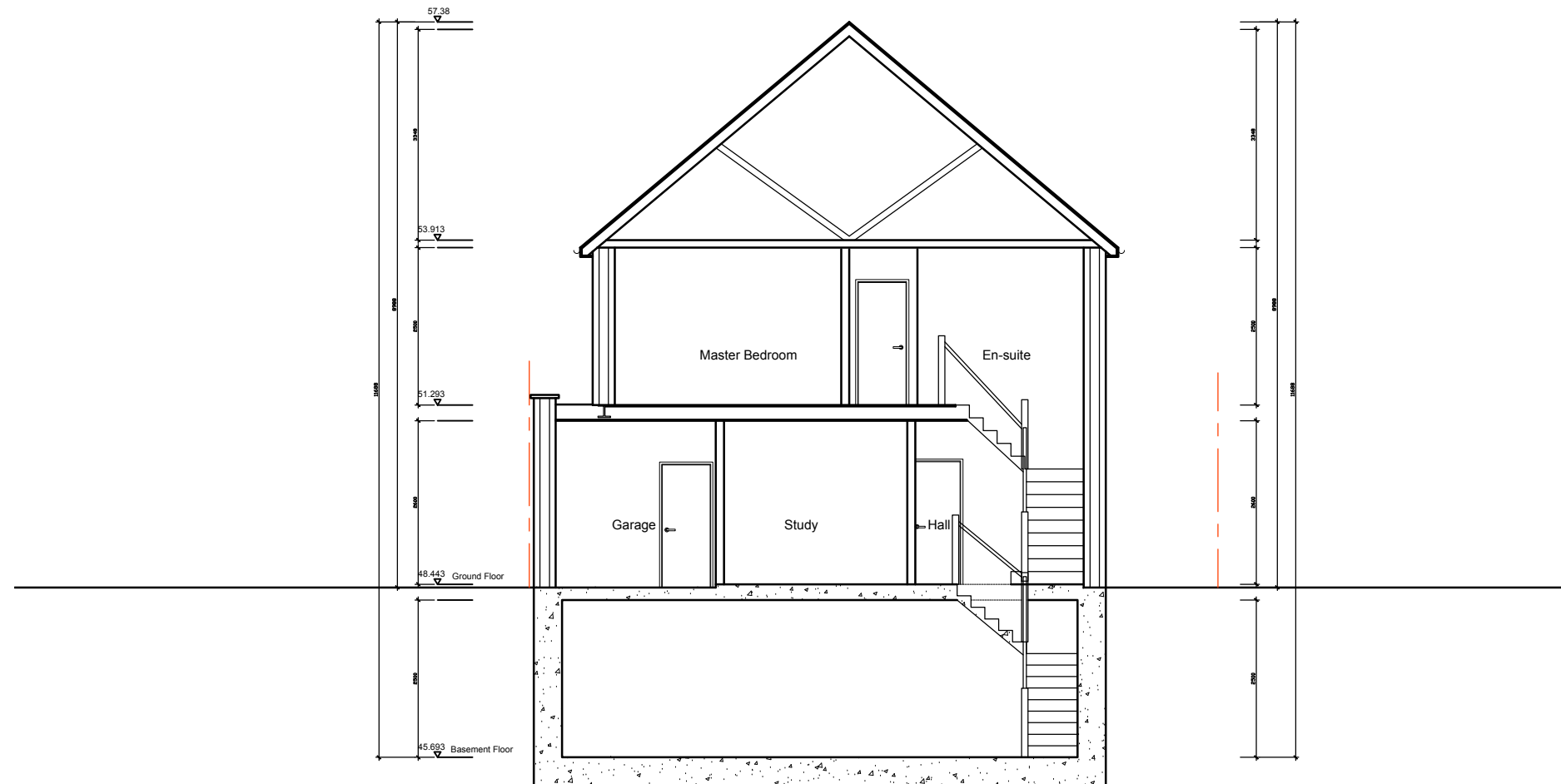


Notes

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Proposed Section A-A

- Full site boundaries (430m²)**
- Proposed new house**
- Existing house**
- other properties**
- Possible parking**

FOR PLANNING

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project
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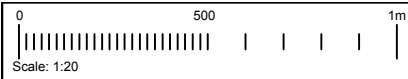
title
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scale
 1:100 @ A3
 date
 15th December 2022

dwn
 MA
 chk

drg no.
1289-240

rev
 B



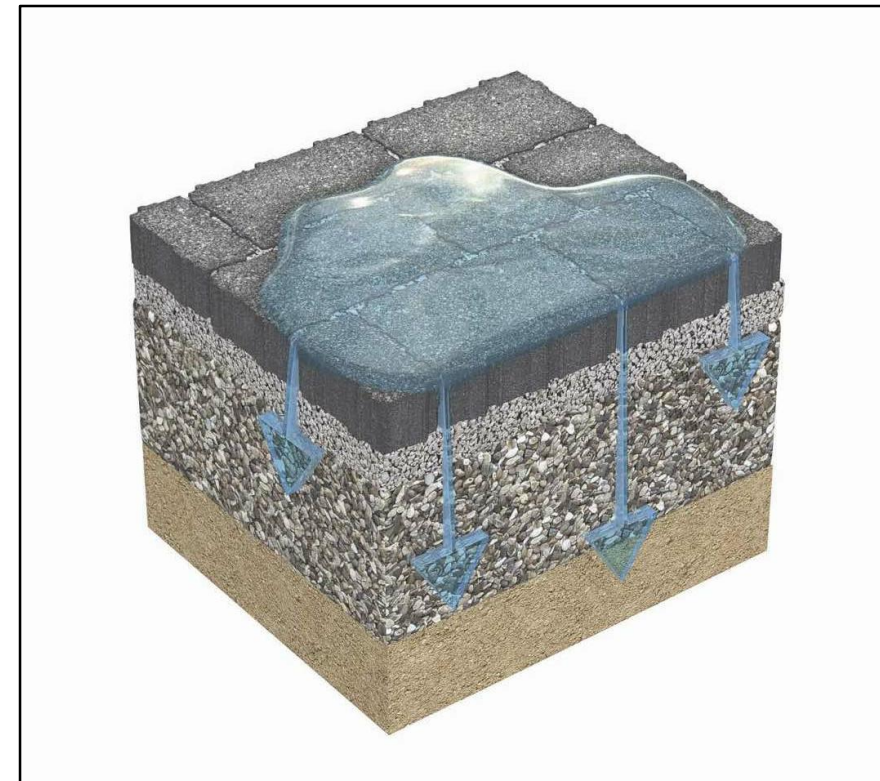
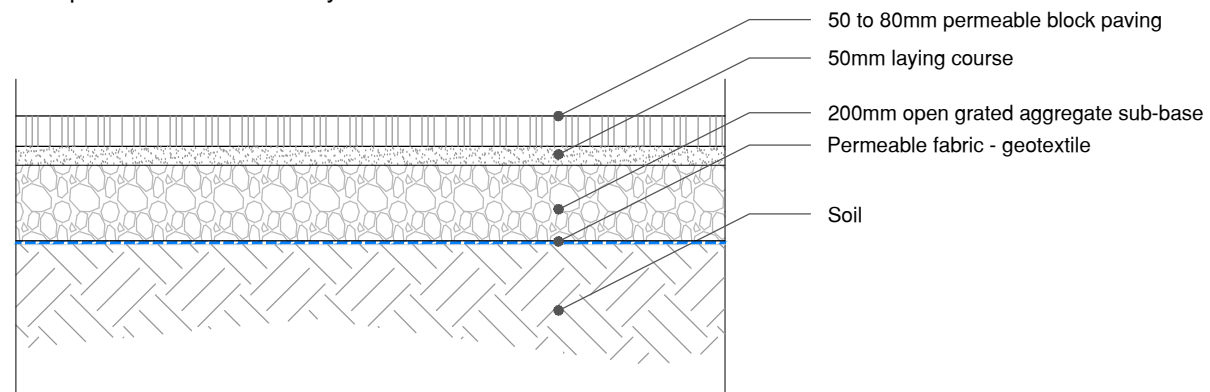
Notes

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The permeable paving surface works by allowing water to soak through the surface into the ground below via open voids across the surface or and around the edges as it is constructed over a permeable sub-base system.



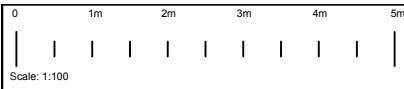
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project	55 Eversley Park Road London N21 1NR	
title	Proposed SUDS Paving	
scale	1:20 @ A3	dwn MA
date	14th July 2022	chk
drg no.	1486-500	rev

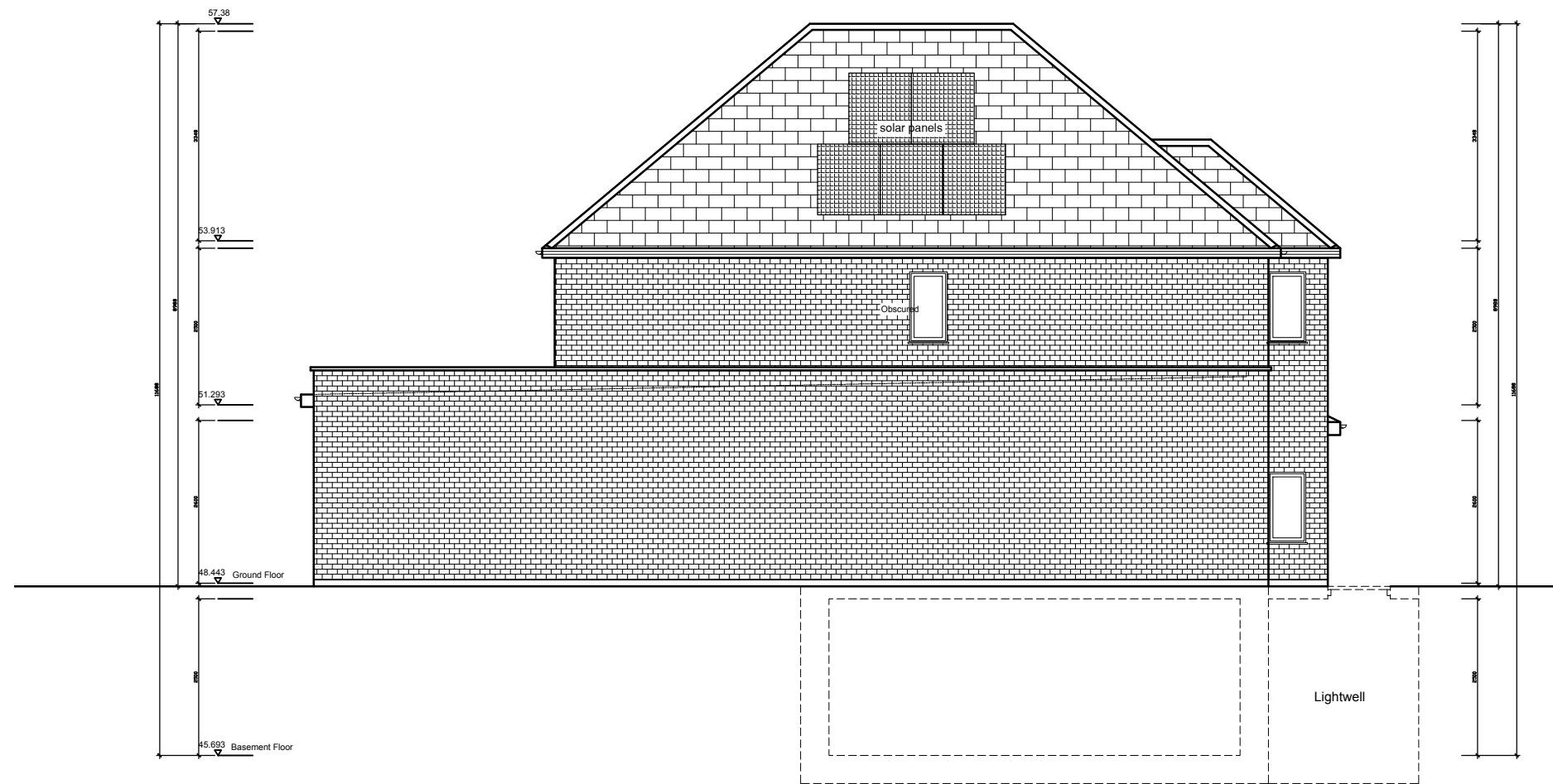


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rev.	date.	dwn.



Proposed Side Elevation
(South Elevation)

- Full site boundaries (430m²)**
- Proposed new house**
- Existing house**
- other properties**
- P **Possible parking**

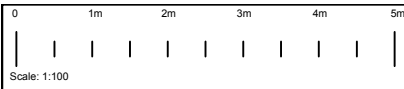
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project 55 Eversley Park Road London N21 1NR	
title Proposed Side Elevation (South)	
scale 1:100 @ A3	dwn MA
date 31st January 2023	chk
drg no. 1289-220	rev B

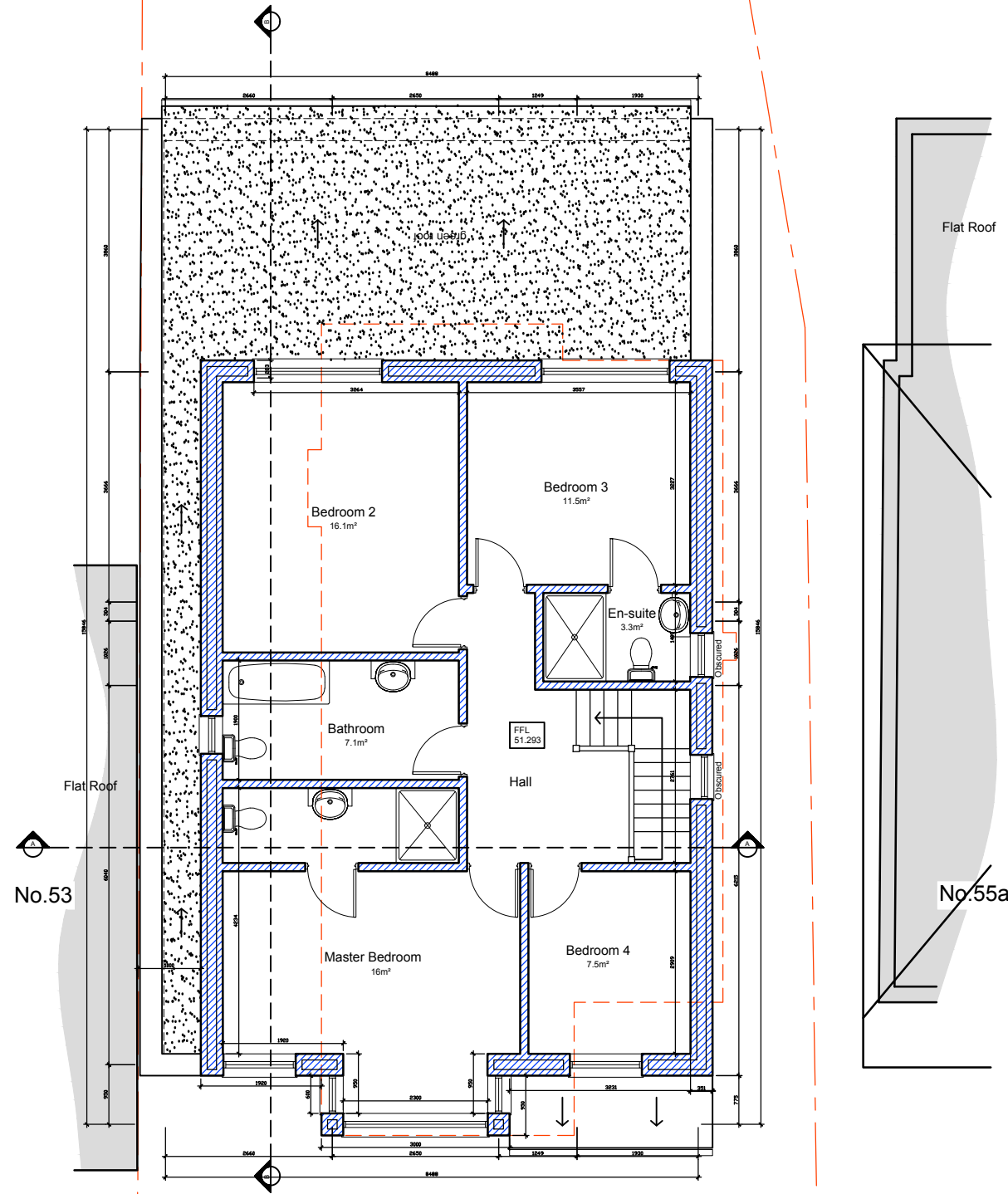


Notes

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

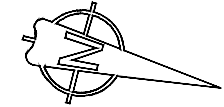
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rev.	date.	dwn.
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Proposed First Floor Plan
74m²

- Full site boundaries (430m²)
- Proposed new house
- Existing house
- other properties
- P Possible parking



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project
55 Eversley Park Road
London N21 1NR

title
Proposed First Floor Plan

scale
1:100 @ A3

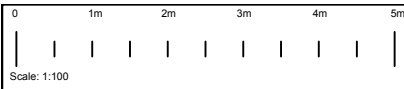
dwn
MA

date
31st January 2023

chk
chk

drg no.
1486-130

rev
B

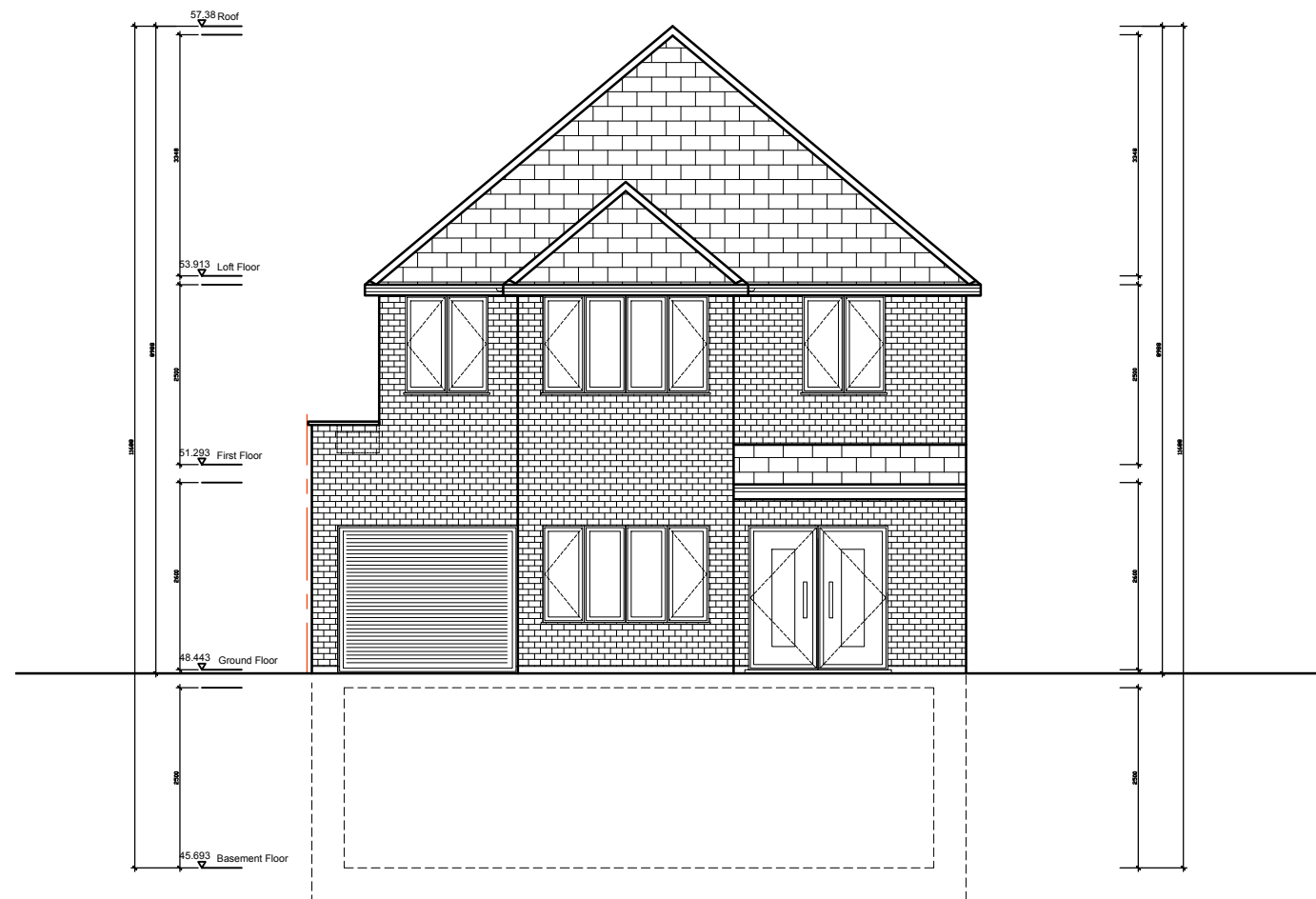


Notes

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Proposed Front Elevation
(East Elevation)

- Full site boundaries (430m²)**
- Proposed new house**
- Existing house**
- other properties**
- P **Possible parking**

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project
55 Eversley Park Road
London N21 1NR

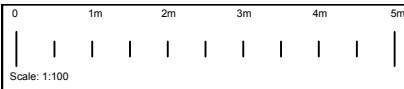
title
Proposed Front Elevation (East)

scale
1:100 @ A3
date
31st January 2023

dwn
MA
chk
chk

drg no.
1289-200

rev
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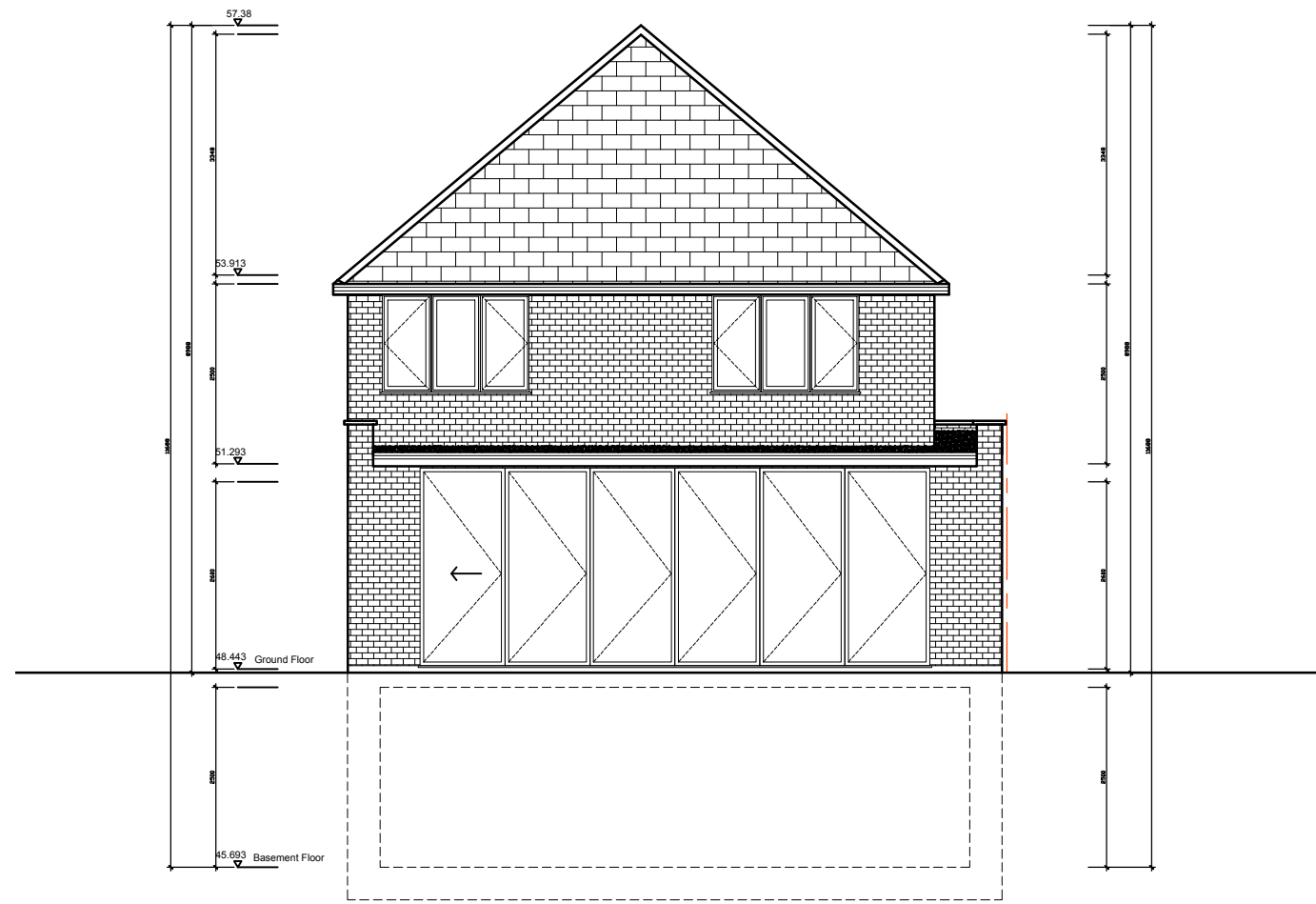


Notes

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Proposed Rear Elevation
(West Elevation)

- Full site boundaries (430m²)**
- Proposed new house**
- Existing house**
- other properties**
- P **Possible parking**

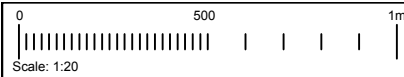
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project 55 Eversley Park Road London N21 1NR	
title Proposed Rear Elevation (West)	
scale 1:100 @ A3	dwn MA
date 31st January 2023	chk chik
dng no. 1289-210	rev B

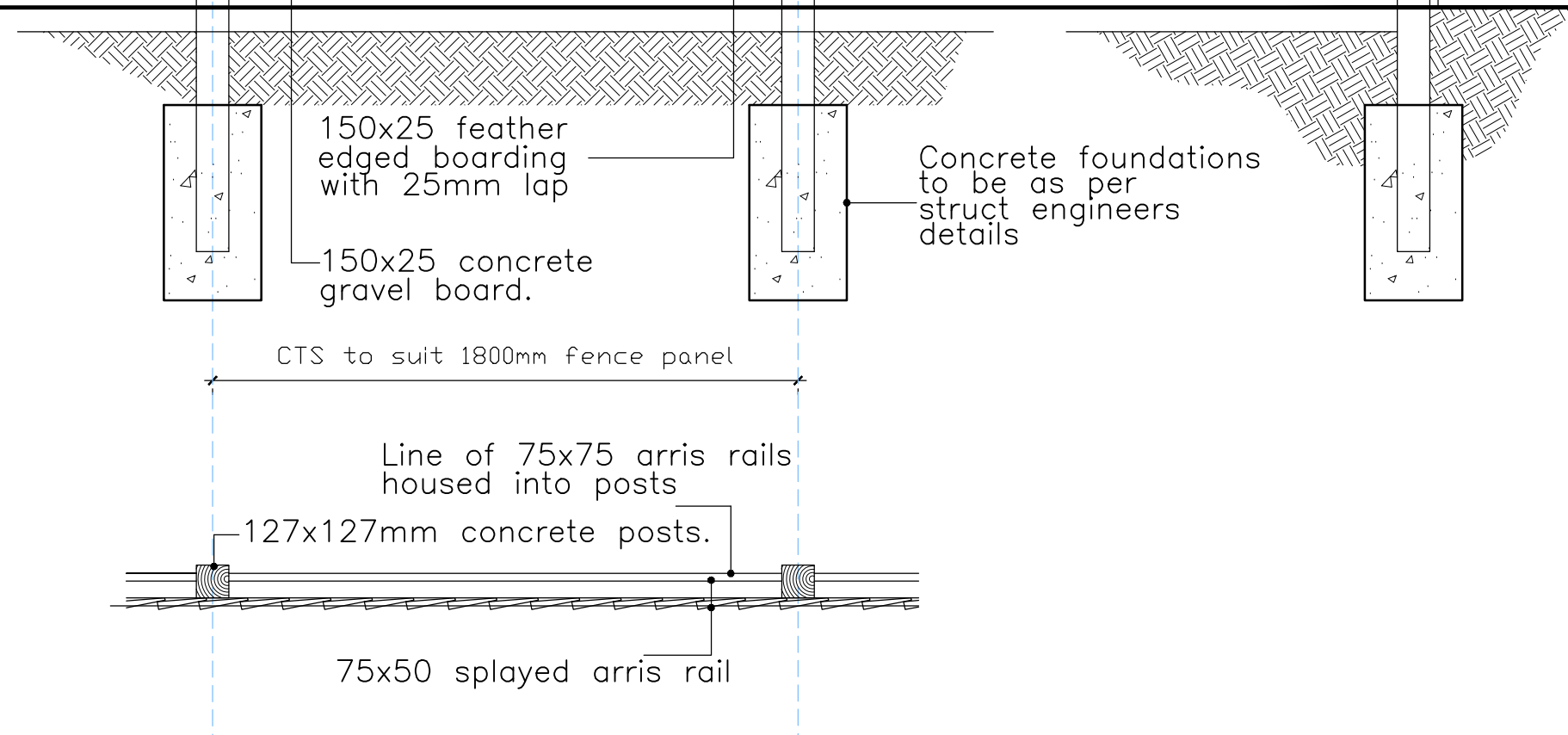
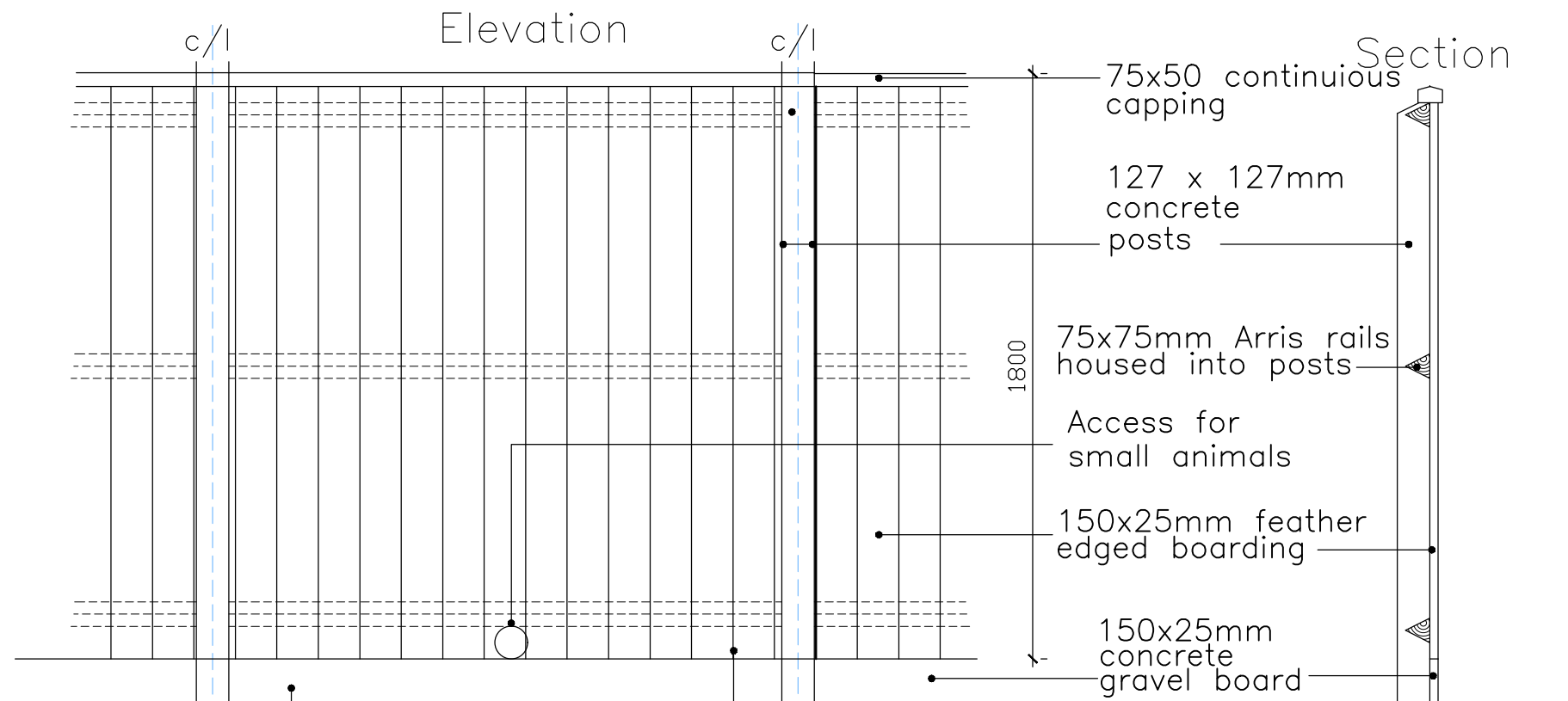


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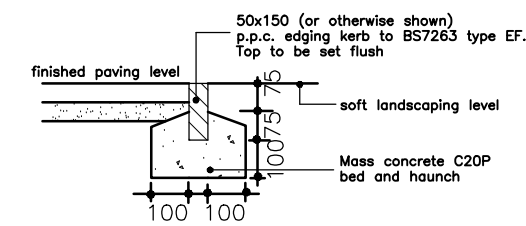
All dimensions to be checked by the Contractor before construction proceeds.

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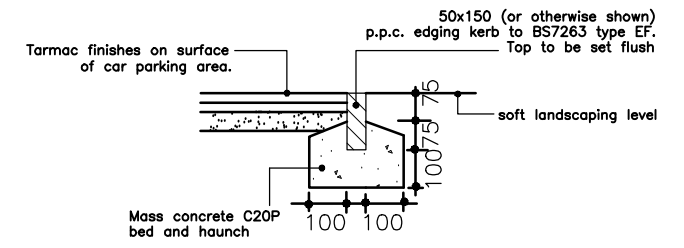
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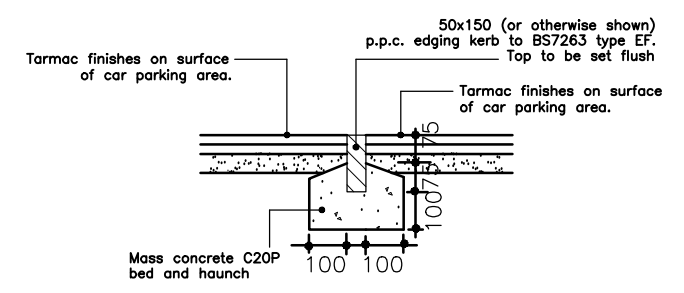
Plan
DETAIL 1 1800mm CBF FENCE



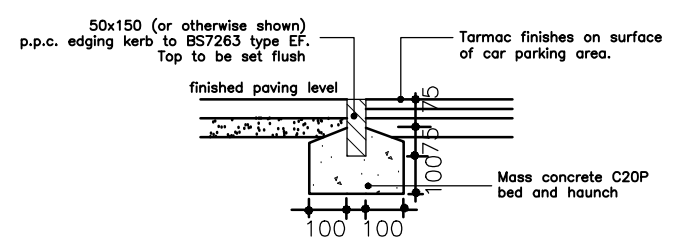
DETAIL ② EDGING DETAIL



DETAIL ③ TARMAC TO SOFT LANDSCAPING



DETAIL ④ TARMAC TO TARMAC



DETAIL ⑤ PAVING TO TARMAC

FOR PLANNING

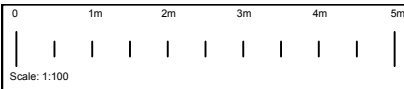
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Project: 55 Eversley Park Road
London N21 1NR

Title: Proposed Rear Fence

Scale: 1:20 @ A3
Date: 14th July 2022
Dwn: MA
Chk: chik

Dwg no: 1486-501
Rev:

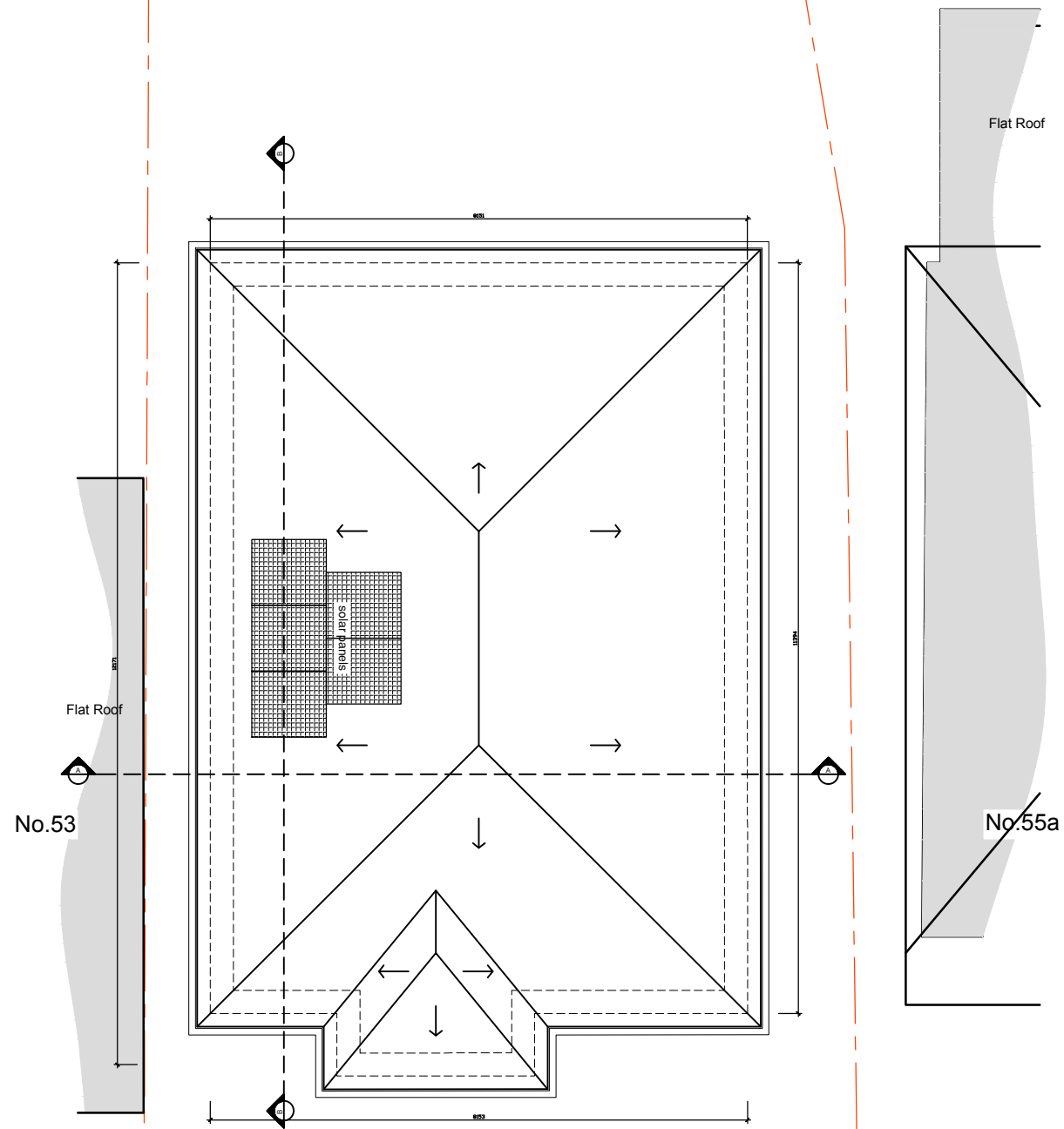


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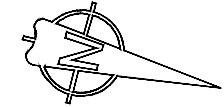
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Proposed Roof Plan



	Full site boundaries (430m²)
	Proposed new house
	Existing house
	other properties
	Possible parking

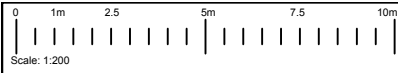
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project	55 Eversley Park Road London N21 1NR	
title	Proposed Roof Plan	
scale	1:100 @ A3	dwn MA
date	31st January 2023	chk
drg no.	1289-140	rev B



Notes

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Street Scene
(East Elevation)

- Full site boundaries (430m²)**
- Proposed new house**
- Existing house**
- other properties**
- P **Possible parking**

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project 55 Eversley Park Road London N21 1NR	
title Proposed Street Scene	
scale 1:200 @ A3	dwn MA
date 15th March 2023	chk chk
drg no. 1289-260	rev C