

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 28th September 2010

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
Aled Richards Tel: 020 8379 3857
Andy Higham Tel: 020 8379 3848
Mr R. Lancaster Tel: 020 8379 4019

Ward:
Winchmore Hill

Application Number : LBE/10/0029

Category: Householder
Development

LOCATION: 22, Carpenter Gardens, London, N21 3HJ

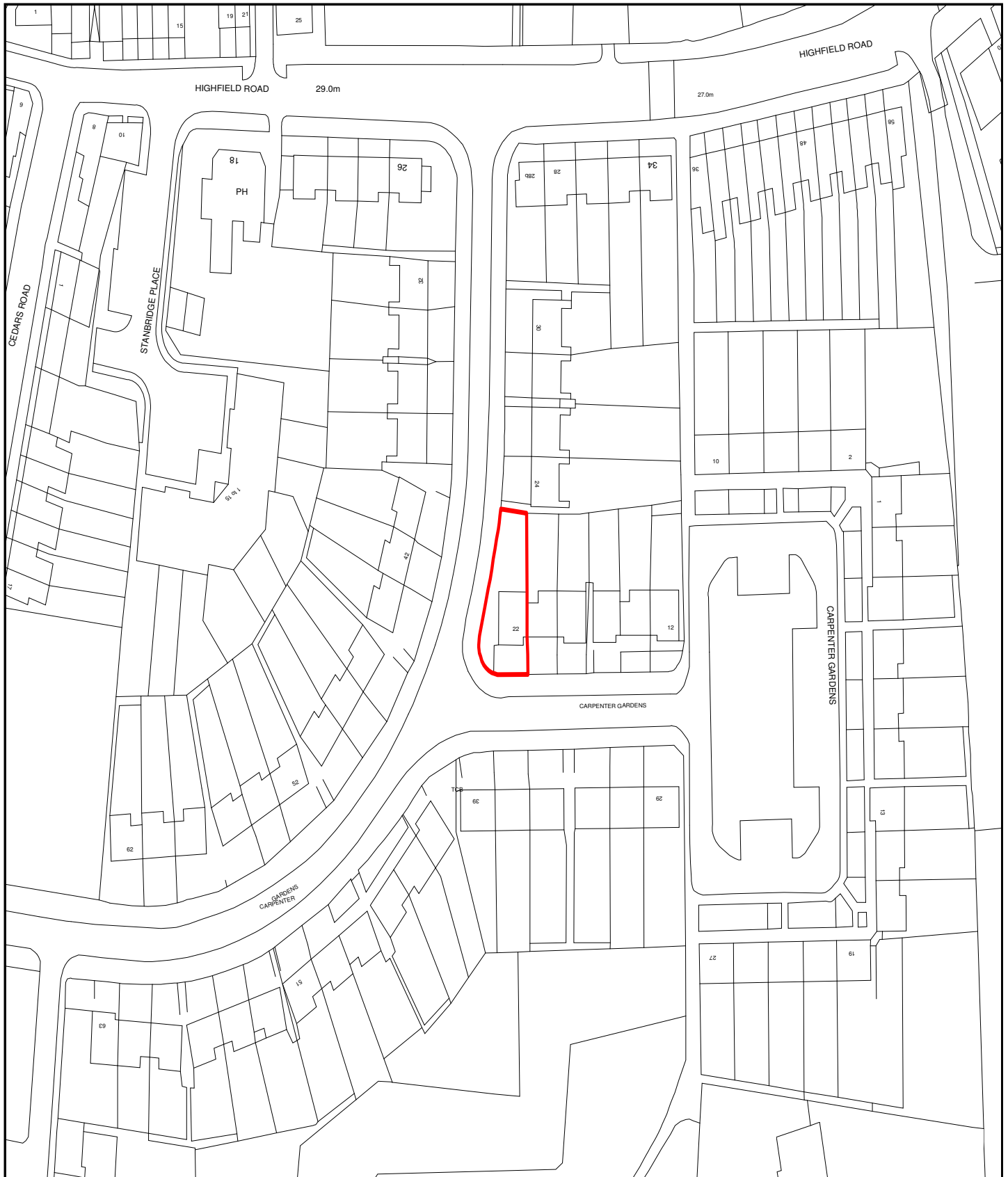
PROPOSAL: Single storey side extension and new door at rear with access ramp.

Applicant Name & Address:
Enfield Homes
Housing, Technical & Property Services,
1st Floor, Unit 9, Centre Way,
Claverings Estate,
Edmonton,
N19 0AR

Agent Name & Address:
Mr Stuart McClinton,
Hadley Design Associates Ltd,
1, Christchurch Lane,
Barnet,
Herts,
EN5 4PL

RECOMMENDATION:

That in accordance with Regulation 3 of the Town and Country Planning General Regulations) 1992, planning permission be deemed to be **GRANTED** subject to the conditions.



Development Control



Scale - 1:1250
Time of plot: 10:16

Date of plot: 15/09/2010

1.0 Site and Surroundings

1.1 The property is a 2 storey end-of-terrace single family dwelling located on Carpenter Gardens.

1.2 The area is residential in character

2.0 Amplification of Proposal

2.1 This application is for a single storey side extension and new door at rear with access ramp.

3.0 History

3.1 None relevant.

4.0 Consultation

4.1 Statutory and Non-Statutory Responses

4.1.1 No responses have been received at the time of writing.

4.1.2 Any responses will be reported at the meeting.

4.2 Public Response

4.2.1 One neighbour was notified in writing. The consultation period expired 18th September 2010. No responses have been received at the time of writing.

4.2.2 Any responses will be reported at the meeting.

5.0 Relevant Policies

(I) GD1	Appropriate regard to surroundings
(I) GD2	Improve environment, quality of live and visual amenity
(II) GD3	High standard of functional and aesthetic design
(II) H8	Maintain privacy and prevent overlooking
(II) H9	Provision of amenity space
(II) H12	Home Extensions
(II) H13	Return frontages
(II) H14	Continuous facade
(II) H18	Extensions for disabled persons

6.0 Analysis

6.1 The applicant seeks permission for a single storey extension, which extends to the side boundary. It has a tapered design to match the boundary and is 3.5m high with a pitched/hipped roof. It does not breach either the front or rear building line.

6.2 The applicant also seeks permission for a new door to rear with access ramp, which is 4m long and the handrails are a maximum of 1.5m above ground level.

- 6.3 The proposal are alterations to provide level access at rear and a bedroom and wet room on ground floor for a person identified by Occupational Therapist on behalf of Enfield's Housing Team.
- 6.4 The extension is situated on the boundary where Carpenter Gardens curves and therefore there are no neighbours adjacent to the proposed extension. Therefore the extension is not considered to harm neighbouring occupier's amenities. The extension is considered to be satisfactorily designed and would appear subordinate to the main dwelling, therefore having regard to Policies (I)GD1, (I)GD2 and (II)H18 it is considered that the extension would detract from the visual amenity of the area
- 6.5 The access ramp due to its size and siting is not considered to harm the visual amenity of the area nor would it, having regard to Policy (II)H8, result in overlooking of neighbouring residential properties.

7.0 Conclusion

- 7.1 The application is recommended for approval for the following reasons:
- 1) The proposal due to the size and siting of the extension and new access ramp to rear does not significantly affect the amenities of adjoining or nearby residential properties having regard to Policies (I)GD1, (I)GD2, (II)GD1, (II)H8 and (II)H12 of the Unitary Development Plan.
 - 2) The proposal due to its siting, size and design, does not detract from the character and appearance of the existing property or the visual amenities of the surrounding area having regard to Policies (I)GD1, (I)GD2, (II)GD3, (II)H12, (II)H13 and (II)H18 of the Unitary Development Plan.

8.0 Recommendation

- 8.1 That planning permission be granted subject to the following conditions:
- 1) The external finishing materials shall match those used in the construction of the existing building.

Reason: To ensure a satisfactory appearance.
 - 2) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any amending Order, no balustrades or other means of enclosure shall be erected on the roof of the extension(s). No roof of any part of the extension(s) shall be used for any recreational purpose and access shall only be for the purposes of the maintenance of the property or means of emergency escape.

Reason: To safeguard the privacy of the occupiers of adjoining properties.
 - 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any amending Order, no external windows or doors other than those indicated on the approved

drawings shall be installed in the development hereby approved without the approval in writing of the Local Planning Authority.

Reason: To safeguard the privacy of the occupiers of adjoining properties.

4) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.

LBEL10029



Rear Elevation



Front Elevation



Side Elevation

Rev B Minor amendments

HDA

Project
22 Carpenter Gardens N21 3HJ
Single storey side extension

Client
Enfield Homes
Drawing

Proposed elevations

Scale	Date	Drawn	Checked
1:50 @ A2	18/08/2010	DM	

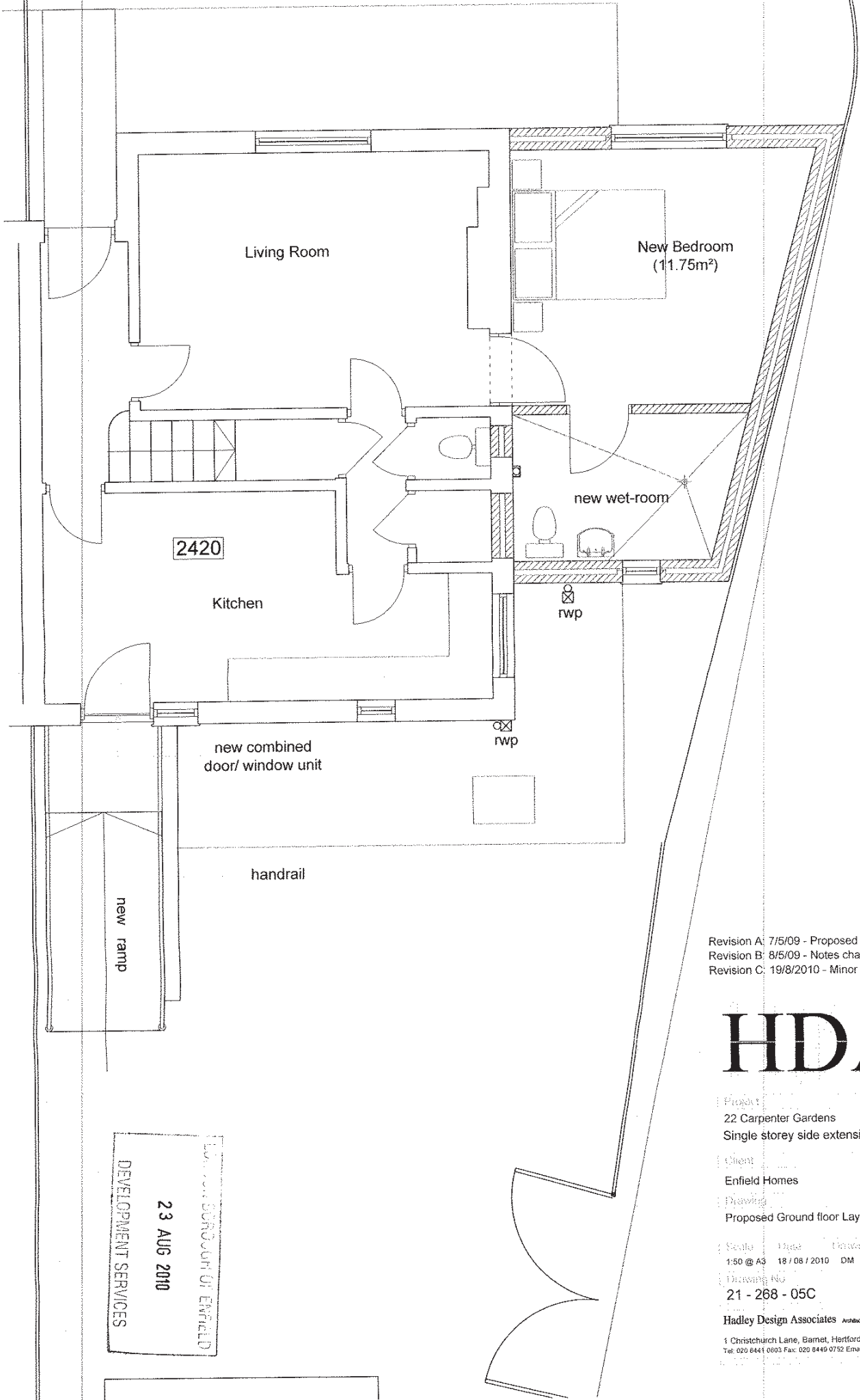
Drawing No.
21 - 268 - 04B

Hadley Design Associates Architects and Building Surveyors

1 Christchurch Lane, Barnet, Hertfordshire, EN5 4PL
Tel: 020 8441 0803 Fax: 020 8449 0752 Email: mail@hdacorp.com

LONDON COUNCIL OF ENFIELD
23 AUG 2010
REVELOPMENT SERVICES

UBE10/0029



Revision A: 7/5/09 - Proposed layout changed
 Revision B: 8/5/09 - Notes changed
 Revision C: 19/8/2010 - Minor amendments

HDA

Project
 22 Carpenter Gardens N21 3HJ
 Single storey side extension

Client
 Enfield Homes
 Drawing
 Proposed Ground floor Layout.

Scale 1:50 @ A3 Date 18 / 08 / 2010 Drawn DM

Drawing No
 21 - 268 - 05C

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ENFIELD HOMES
 DEVELOPMENT SERVICES
 23 AUG 2010