

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 16th December 2010

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
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Ward: Grange

Application Number : TP/10/1336

Category: Other Development

LOCATION: 8, UPLANDS WAY, LONDON, N21 1DG

PROPOSAL: Installation of a shed to provide storage ancillary to the nursery, sited on the side of the property adjacent to Langham Gardens.

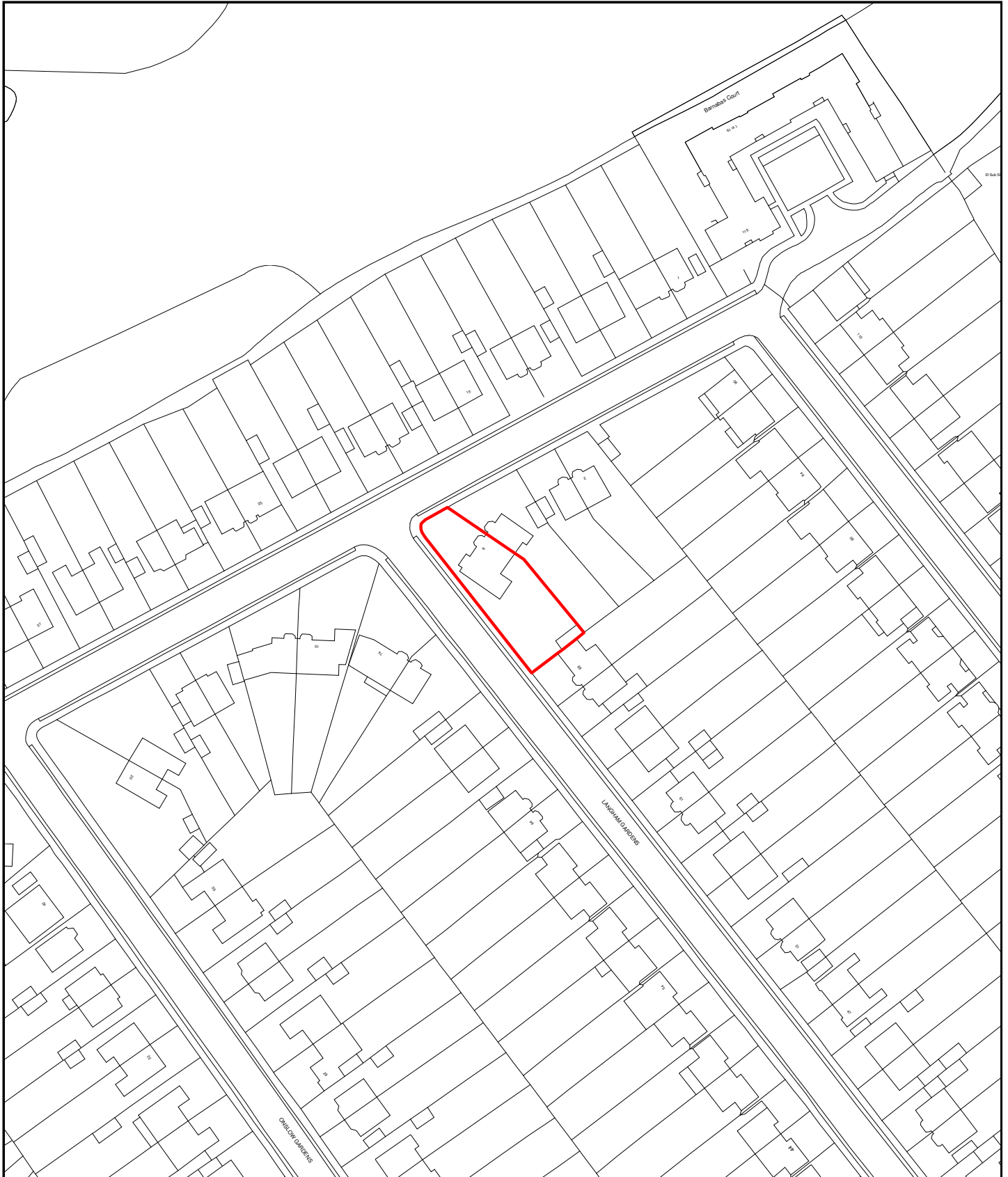
Applicant Name & Address:
Mr & Mrs John and Marie Coutinho
8, UPLANDS WAY,
LONDON,
N21 1DG

Agent Name & Address:

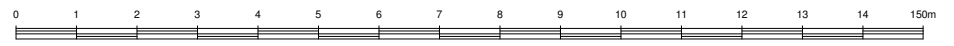
RECOMMENDATION: That planning permission is **GRANTED** subject to conditions.

Note for Members

Although an application of this nature would normally be determined under delegated authority, due to the local interest in the Nursery use of the property, the proposal is reported to Planning Committee for consideration.



Development Control



Scale - 1:1250
Time of plot: 08:25

Date of plot: 03/12/2010

1.0 Site and Surroundings

- 1.1 The property is a two storey semi-detached property on the southern side of Uplands Way on the corner of its junction with Langham Gardens. The property contains a children's day nursery operating on the ground floor of the house for up to 20 children (ref: TP/96/0971/5). The surroundings area is residential character.

2.0 Proposal

- 2.1 Permission is sought for a shed to provide storage space ancillary to the nursery. The shed would be sited to the side of the property adjacent to Langham Gardens approximately 1m in from the boundary. The boundary wall is approximately 2m above pavement level and due to a difference in ground level s at this boundary; the shed would be built on a level lower than the pavement.
- 2.2 The shed would be 3.6m deep and between 1.7 and 2.9m wide. It would be 2.5m high with a slightly inclined mono-pitch roof to allow for water run-off. The shed would be constructed from timber.
- 2.3 The application also includes rebuilding of wall between the house and flank boundary wall which contains a gate/door through to the rear garden. The wall would be rebuilt to the same height and size and of the same materials.

3.0 Relevant History

- 3.1 TP/96/0971/2 – Variation of Condition 4 of approval under Ref: TP/96/0971/1 to allow increase in the number of children attending nursery from 10 – 15 – Granted February 1999.
- 3.2 TP/96/0971/4 - Variation of Condition 4 of approval under Ref: TP/96/0971/2 to allow increase in the number of children attending nursery from 15 – 20 – Refused Feb 2005.
- 3.3 TP/96/0971/5: Variation of condition 4 to allow an increase in numbers of children attending to a maximum of 20. Granted subject to conditions 30-Dec-2009.
- 3.4 TP/96/0971/8: Variation of Condition 2 granted under ref: TP/96/0971/5 to allow use of garden for outdoor play for a 1 hour time period only between the hours of 10.00hrs - 12.00hrs and a 1 hour time period only between the hours of 14.00hrs and 16.00hrs together with an increase from 5 to 10 children using the garden area at any one time. No decision but reported elsewhere on this Agenda

4.0 Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 The Early Years Team support the proposed application.

4.1.2 Environmental Health raises no objection.

4.1.3 Traffic and Transportation raises no objection.

4.2 Neighbours:

4.2.1 Consultation letters were sent to 63 neighbouring properties and a notice was displayed at the site. In response 13 letters were received with 1 letter stating no objection to the scheme. The remaining 12 letters raised the following objections:

- Commercial enterprise in a residential area
- Premises unsuitable for a nursery of this size
- negative affect on house prices
- Unacceptable increase in the proportion of premises used as a nursery
- Impact on the character, environment and amenities of the area

4.2.2 Petition

A petition containing 9 signatures objecting to the proposal on the aforementioned ground, was also received

5.0 **Relevant Policies**

5.1 Core Strategy Policies

At the meeting of the full Council on 10th November 2010, the Core Strategy of the Local Development Framework was approved. The document and the policies contained therein are now material considerations to be taken into account when considering the acceptability of development proposals. The following are of relevance:

CP30: Maintaining and improving the quality of the built and open environment

CP31: Built and landscape heritage

CP34: Parks, playing fields and other open spaces

SO1 Enabling and focusing change

SO2 Environmental sustainability

SO3 Community cohesion

SO5 Education, health and wellbeing

SO6 Maximising economic potential

SO10 Built environment

CP8 Education

CP9 Supporting community cohesion

CP13 Promoting economic prosperity

CP24 The road network

CP25 Pedestrians and cyclists

CP26 Public transport

CP30 Maintaining and improving the quality of the built and open environment

5.2 UDP Policies

After the adoption of the Core Strategy, a number of UDP policies are retained as material considerations pending the emergence of new and updates policies and development standards within the Development Management Document. The following are of relevance

- (II) GD1 – New developments are appropriately located
- (II) GD3 – Aesthetic and functional designs
- (II) GD6 – Traffic generation
- (II) GD8 – Site access and servicing
- (II) H8 – Privacy and over-looking
- (II) H9 – Provision of amenity space
- (II) H12 – Extensions
- (II) T13 – Access
- (II) CS1 – Community Services
- (II)CS4 Day nurseries

5.3 London Plan

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

- 3A.14 Addressing the needs of London's diverse population
- 3A.18-3A.23 Protection and Enhancement of Social Infrastructure and Community Facilities and Health Impacts
- 3C.1 Integrating Transport and Development
- 3C.22 Cycle Parking Strategy
- 3C.23 Parking Strategy
- 4B.1 Design Principles
- 4B.3 Maximising the potential of Sites
- 4B.6 Sustainable Design and Construction
- 4B.7 Respect local context and communities

5.4 Other Material Considerations:

- PPS1 Delivering Sustainable Communities
- PPG13 Transport

6.0 **Analysis**

- 6.1 The key issues are whether the proposed shed would have a detrimental effect on the character and appearance of the area and whether it would harm the residential amenities of neighbouring occupiers.
- 6.3 The proposed shed has a footprint of 3.6m by 1.7m / 2.9m giving a floor area of approximately 8sqm. It would be 2.5m high with a mono-pitch roof. The proposed shed would be built on ground levels approximately 0.5m below the level of the pavement. There is also a 2m high fence on the boundary of the property and the footway of Langham Gardens. Therefore, the ridge line of the shed would be approximately level with the top of the boundary wall and as a result, there would be limited visibility of the shed in Langham Gardens and the wider street scene.
- 6.4 The shed would be sited behind a 2.2m side wall, which is to be rebuilt and is approximately 14m from the back edge of the footway on Uplands Way.

Therefore it is considered that the proposal would also have a limited impact on the street scene as perceived from Uplands Way.

- 6.5 In addition, even with a limited presence in the street scene, given the proposed timber construction of the shed, it is considered it would have the appearance of a typical residential shed, suited to the residential character of the surrounds.
- 6.6 In terms of effect on residential amenity, its position away from the residential boundaries of the adjoining properties mean that it would have no adverse effect on the light or outlook available to neighbouring residential occupiers.
- 6.7 The use of, and comings and goings to and from, the shed are not likely to be of an intensity that would cause undue noise and disturbance to surrounding residential occupiers or be out of character with the residential setting. Moreover, it is considered that the limited size of the shed would not result in any material intensification in the use of the property as a nursery.

7. Conclusion

- 7.1 In the light of the above, the application is recommended for approval for the following reason:
1. The proposed shed, by virtue of its size, siting and design, would not have a detrimental effect on the character and appearance of the surrounding area or have a harmful effect on the amenities of neighbouring residential occupiers, having regard to Core Strategy Objective 10 and Policy 30 as well as Policies (II)GD3, (II)H8, (II)H12, (II)CS1, (II)CS4 and (II)EN30 of the Unitary Development Plan.

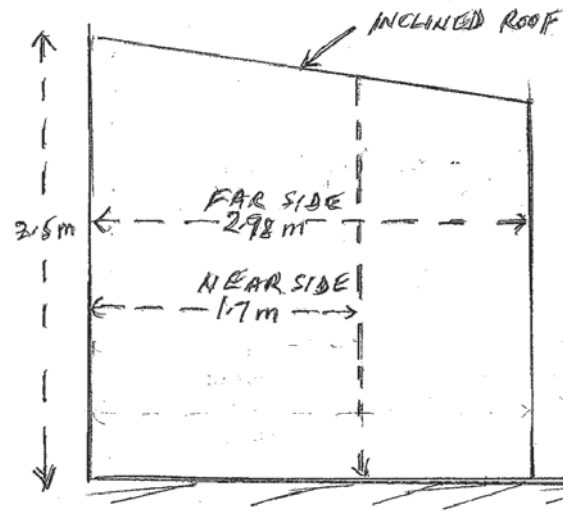
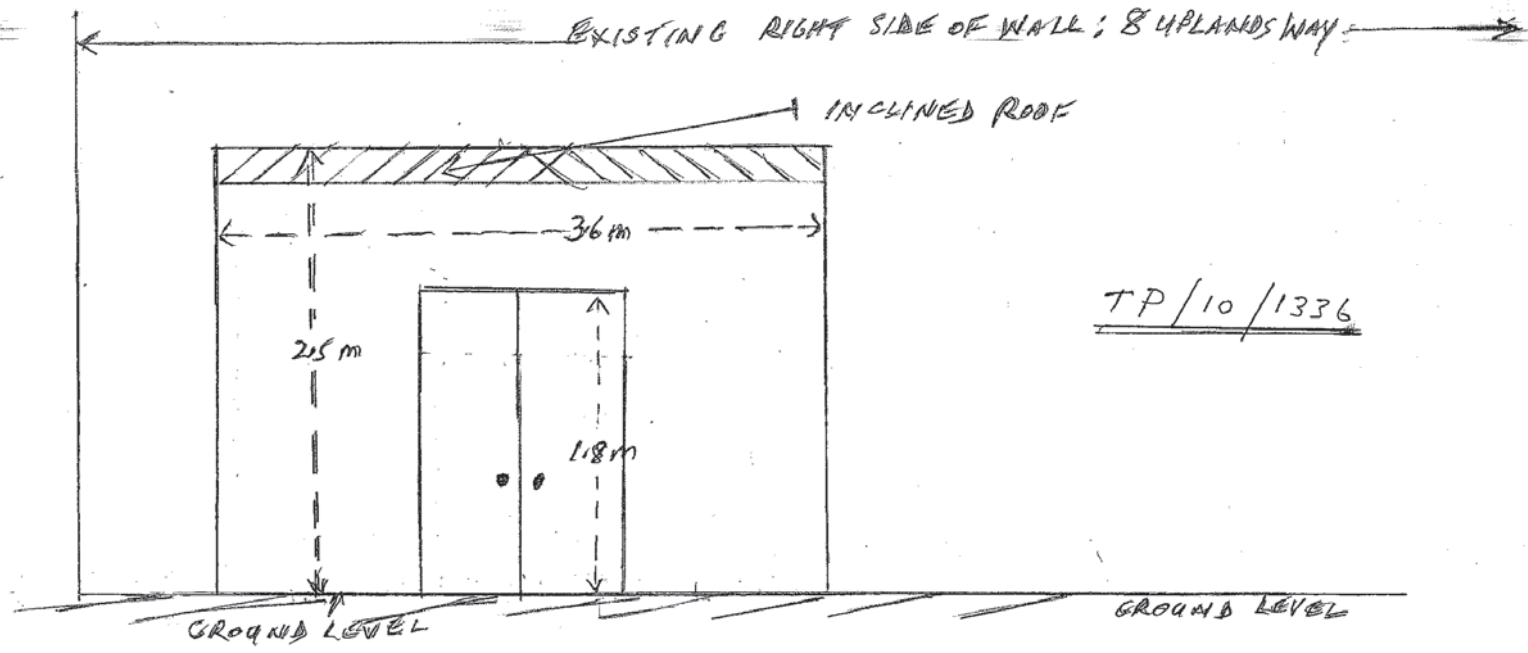
8 Recommendation

- 8.1 That planning be approved subject to the following conditions:
1. C60 APPROVED PLANS.
 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.

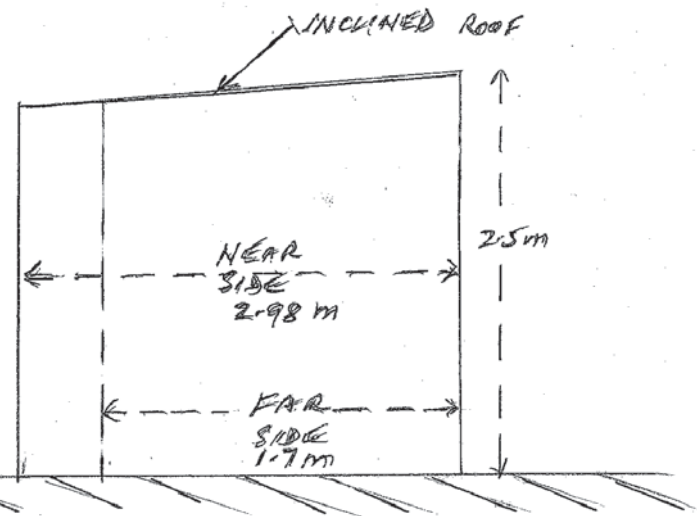
Reason: To safeguard the privacy of the occupiers of adjoining properties.
 3. The proposed shed, hereby approved, shall be of timber construction and coloured brown or other recessive colour. The shed shall be maintained as such thereafter.

Reason: To safeguard the character and appearance of the surrounding area.
 4. C51A TIME LIMITED PERMISSION.

(NOT TO PRECISE SCALE)



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

LONDON BOROUGH OF ENFIELD
26 OCT 2010
DEVELOPMENT SERVICES