

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 25th January 2010

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
Aled Richards Tel: 020 8379 3857
Andy Higham Tel: 020 8379 3848
Mr A. Jarratt Tel: 020 8379 3842

Ward: Grange

Application Number : TP/10/1278

Category: Householder
Developments

LOCATION: 46, CRANLEIGH GARDENS, LONDON, N21 1DS

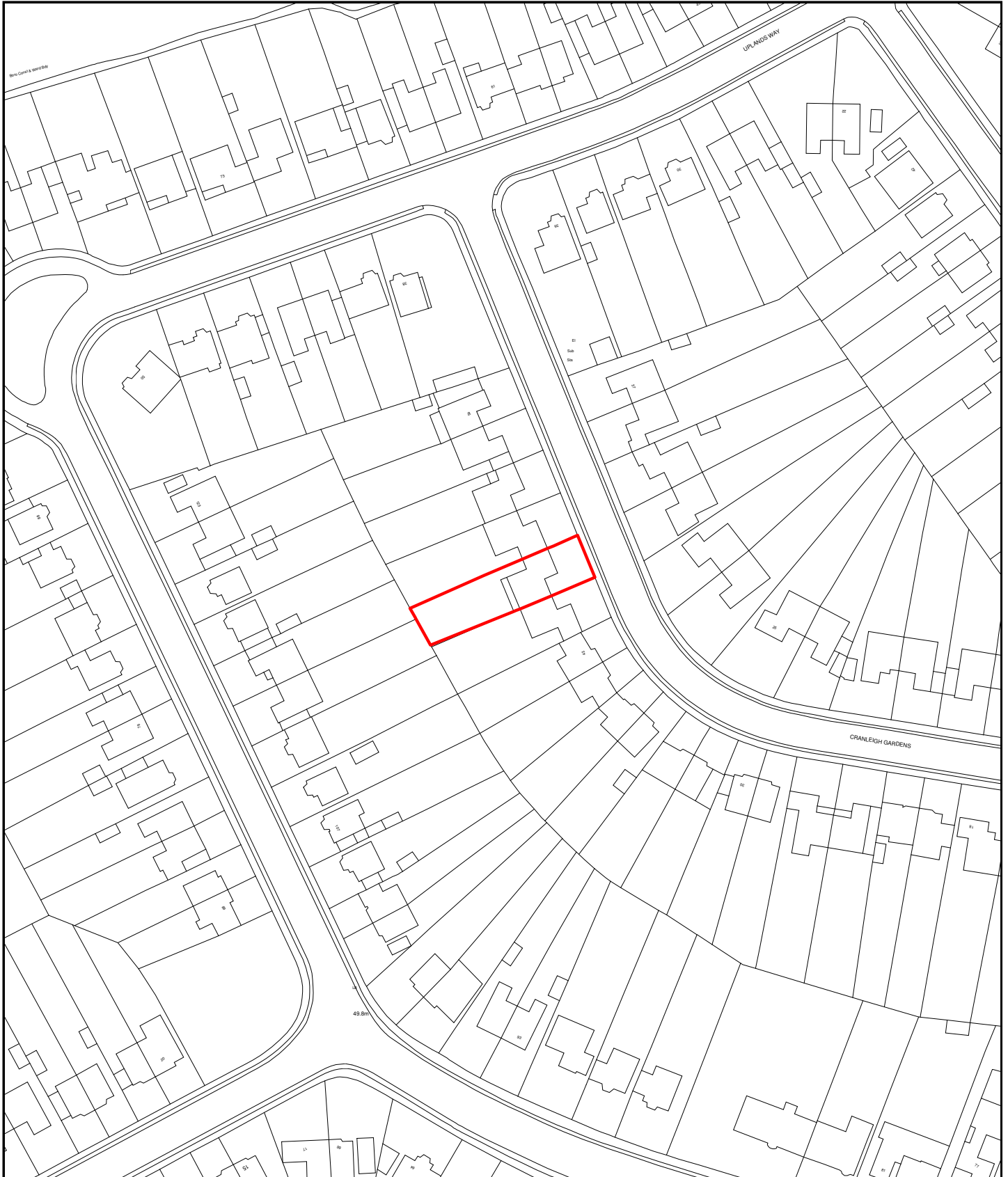
PROPOSAL: Single storey side / rear extension (RETROSPECTIVE).

Applicant Name & Address:
M Laurie
46, CRANLEIGH GARDENS,
LONDON,
N21 1DS

Agent Name & Address:
Mr Seumas Moran
30, RIVERWAY
LONDON
N13 5LJ

RECOMMENDATION:

That planning permission be **GRANTED** subject to conditions.



Development Control



Scale - 1:1250
Time of plot: 14:10

Date of plot: 11/01/2011

1 Site and Surroundings

- 1.1 The application site comprises a semi detached bungalow which originally had an attached garage to the side, located on the boundary with the adjacent number 48. However, the single storey rear and side extensions (which replace the garage) have already been constructed.
- 1.2 The site's neighbouring properties consist of the adjacent number 48 Cranleigh Gardens and the adjoining number 44. Number 48 has an attached side garage as well as a single storey rear extension and conservatory to its flank elevation, adjacent to the subject site. There is a slight change of levels between the subject site and the adjacent number 48, as indicated by the difference in height between the eaves on the original subject dwelling and the eaves on the adjacent property.
- 1.3 The surrounding area is residential in character.

2. Proposal

- 2.1 Permission is sought for the retention of the single storey side and rear extensions.
- 2.2 The application has been submitted in order to regularise the extensions which have not been built in accordance with the previously approved plans (TP/10/0538) for a single storey side and rear extension. The single storey side extension differs from the previously approved plans, in that the front element of the side extension is 0.9 metres wider and 2 metres deeper than that originally approved. Furthermore, the roof over the front element of the side extension has been altered from a dummy pitched roof to a flat roof with a maximum height of 3 metres.

3. Relevant Planning Decisions

- 3.1 TP/10/0538 – Demolition of existing garage and erection of a single storey side and rear extension was granted in April 2010

4. Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 None

4.2 Public

- 4.2.1 Consultation letters were sent to 2 neighbouring properties. One objection was received, stating:

- The ground level has been raised prior to construction
- Guttering on north elevation looms above the boundary
- Outbuildings built in the garden

5. Relevant Policy

5.1 Local Development Framework

5.1.1 The Enfield Plan –Core Strategy was adopted on 10th November 2010. The following policies from this document are of relevance to the consideration of this application:

Policy 30 Maintaining and improving the quality of the built environment

5.2 Unitary Development Plan

5.2.1 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)GD3 character and appearance
(II)H8 overlooking and privacy
(II)H12 residential extensions

5.3 The London Plan:

Policy 4B.8 Respect local context and communities

5.4 Other Material Considerations

PPS1 Delivering sustainable development

6. Analysis

6.1 Character and Appearance of the area

6.1.1 The single storey side extension occupies the area between the flank wall and the common boundary with No 48 Cranleigh Gardens, formerly occupied by the attached garage. This element has a depth of 2.8 metres which extends rearwards along the common boundary.

6.1.2 Although visible within the street scene, the extension as built is considered to have appropriated scale and regard to the character and appearance of the original dwelling house. Moreover, the alteration to the roof is acceptable and sympathetic to the appearance of the property in the street scene while the principal of the extension abutting the common boundary is acceptable due to the siting of the original attached garage. Therefore, it is considered that the single storey side extension does not detract from the character and appearance of the surrounding area, in accordance with policies (II)GD3 of the Unitary Development Plan, CP30 of the adopted Core Strategy and Policies 4B.1 and 4B.8 of the London Plan.

6.2 Residential Amenity

- 6.2.1 As approved previously, the side extension in its entirety was positioned approx 0.9 metres off the common boundary with No 48. However, it was constructed with the front element (7 metres) extending up to the common boundary.
- 6.2.2 In principle, it is possible for an extension to abut the common boundary due to the fact previous existence of the original garage. What has to be assessed is the additional harm to the amenities of the adjoining occupier beyond that that caused by the original garage.
- 6.2.3 When compared to this, the additional rearward projection is 2 metres. In addition, the height of this element at 3 metres is no greater than the height of the garage or the eaves level for the pitched roof originally approved. Consequently, it is considered that any harm can only be assessed against this additional element.
- 6.2.4 No 48 has a single storey conservatory to the side and it is acknowledged that the extension as built is now closer to this structure. However, despite the additional depth on the common boundary, the enlarged extension would not project beyond the rear of the conservatory. In addition, although the application property is at a higher level, the “additional” element does not exceed 3 metres in height matching that of the garage and previously approved. Taking these factors into account, it is considered that the extension does not block an unreasonable level of light to the adjacent conservatory, or give rise to an undue impact on the level of amenity available to the neighbouring property

6.3 Issues raised by Objectors

- 6.3.1 In response to the consultation processes, an objection was received, citing a number of concerns: namely; the ground level had been raised, the guttering on the north elevation projects over the boundary, that other outbuildings had been constructed in the garden, that the building works had resulted in damage and flooding to the adjacent garage and that windows in the north elevation were openable which were contrary to the originally approved plans.
- 6.3.2 In terms of ground level, it should be noted that the side extension’s height matches the eaves height of the original main building, as indicated on the submitted plans, and therefore whilst the floor height may have been raised above that of the original garage, the side extension’s height as built is consistent with the submitted plans and that previously approved. Furthermore, the submitted plans do not show any encroachment and although encroachment is a civil matter, the Applicant will be reminded that the application was submitted on the basis that no part of the extension involves land not in his ownership.
- 6.3.3 Outbuildings in the garden can be built as permitted development but will be assessed by planning enforcement. In any event, any issues here cannot be taken into account as part of our assessment of this planning application.
- 6.3.4 The windows in the north elevation are present on the submitted drawings and on the originally approved drawings. The original approval restricted by condition that the windows should be obscure glazed. The condition did not require the windows to be non-opening. Following a site visit, it was confirmed that the windows currently on site were obscure glazed.

7 Conclusion

7.1 In the light of the above, the proposal is considered acceptable for the following reason:

- 1 The single storey side and rear extension, by virtue of its siting, depth, height, separation and relationship with the existing building line set by neighbouring developments, does not it is considered have a detrimental impact upon the character and appearance of the subject property, surrounding area or cause on unreasonable level of harm to the residential amenities of neighbouring properties with regard to Policies (II)GD3, (II)H8 and (II)H12 of the Unitary Development Plan, CP30 of the Enfield Plan Core Strategy and Policies 4B.1 and 4B.8 of the London Plan.

8. Recommendation

8.1 That planning permission be GRANTED subject to the following conditions

- 1 C25 – No fenestration
- 2 C26 – No balcony

BOROUGH OF ENFIELD

TP/10/1278

UPLANDS WAY

CRANLEIGH GARDENS

VERA

LOCATION PLAN 1:1250

LONDON BOROUGH OF ENFIELD

17 SEP 2010

DEVELOPMENT SERVICES

MORAN ARCHITECTS
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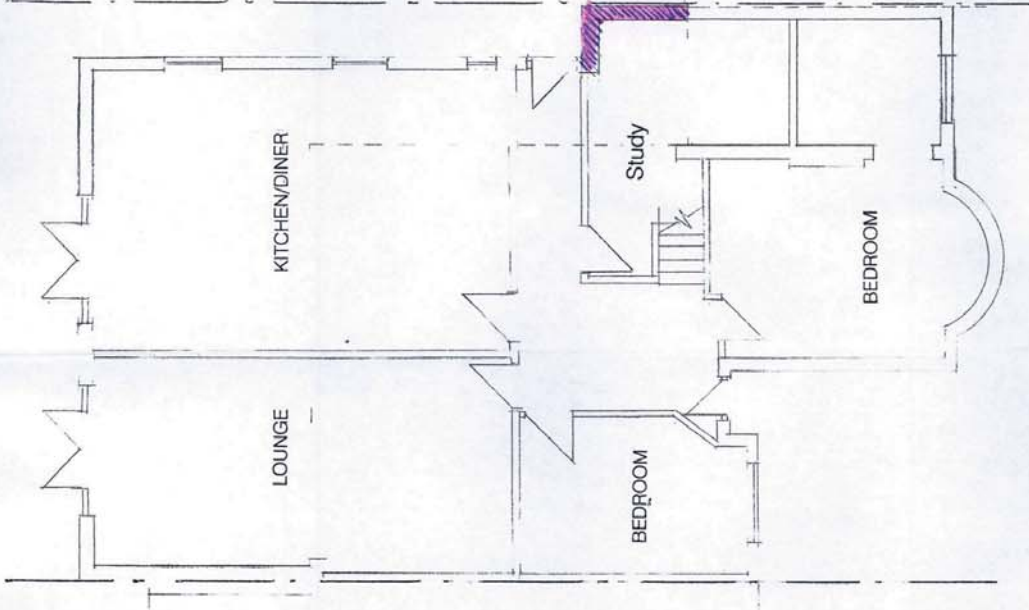
Client:
Mr & Mrs Laurie
46 Cranleigh Gardens
Enfield N21 1DS.

Project:
Ground floor side
and rear extension

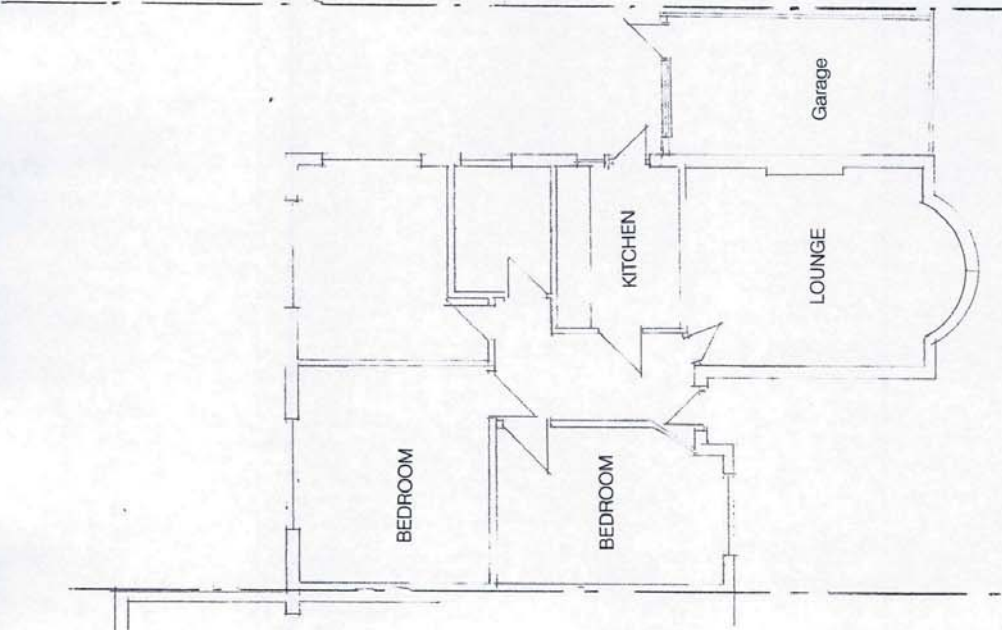
Drawing:
Existing and proposed
Ground floor plans

Scale: 1:100/1:1250

Dwg No. 4610 Date: April 2010

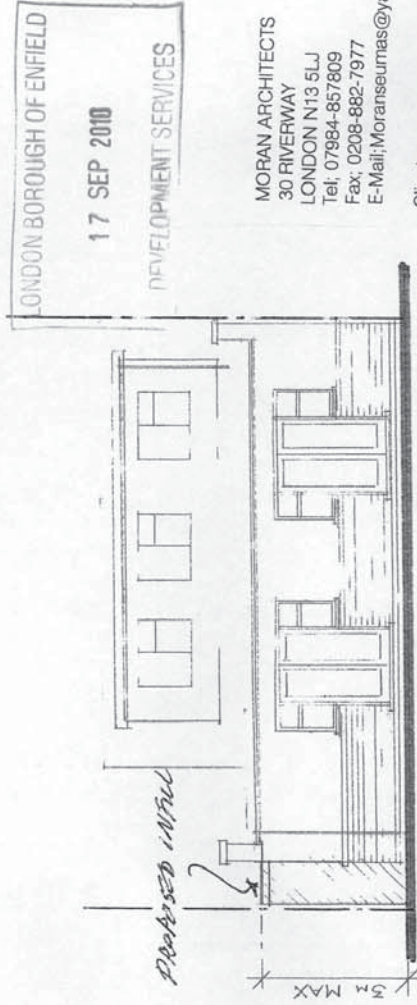


PROPOSED GROUND FLOOR



EXISTING GROUND FLOOR

TP10/1278



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Client:

Mr & Mrs. Laurie
46 Cranleigh Gardens
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Project:

Ground floor side
and rear extension

Drawing:

North/West elevations.

Scale: 1:100

Dwg No. 4710 Date: April 2010



NORTH ELEVATION