

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 16th February 2011

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
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Ward:
Winchmore Hill

Application Number : TP/10/1477

Category: Dwellings

LOCATION: 88 and 90, HOPPERS ROAD, LONDON, N21 3LH

PROPOSAL: Demolition of 2 bungalows and erection of a detached 2-storey block incorporating a school hall with 2 x 1-bed self contained flats over.

Applicant Name & Address:
Deborah Ivory-Webb,
Bursar to the P.G.H.S
104, HOPPERS ROAD,
LONDON,
N21 3LH

Agent Name & Address:
David Cooper
23, WILLOW ROAD
ENFIELD
EN1 3NG

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



Development Control



Scale - 1:1001
Time of plot: 10:42

Date of plot: 03/02/2011

1. Site and Surroundings

- 1.1 The site is situated on the eastern side of Hoppers Road adjacent to and within the ownership, of Palmers Green High School. The site contains a semi detached pair of bungalows on an irregular shaped plot of approximately 281 sq.m. There is no off street parking associated with these properties.
- 1.2 The surrounding area is predominantly residential with two storey dwellings situated on either side although the main school building is 3 storey in height. Nos 86 Hoppers Road is a two storey end of terrace dwelling and is situated to the south whilst the gardens of Nos 25-29 Avondale are situated to the east.

2. Proposal

- 2.1 Permission is sought for the demolition of the pair of bungalows and the erection of a detached two storey block comprising a school hall with two independent 1-bed self contained flats on the first floor.
- 2.2 The proposed building would have a width of 19.3m and an overall height of 8.6m with eaves at 5.1m. At either end of the block are two wings of reduced scale each with a width of 1.5 metres and an overall height of 7.3m (with eaves at 3m). The building would be set behind the back edge of the pavement by 1.5m to provide a landscaping strip.
- 2.3 The main entrance to the hall is from the existing playground in front of the school. However, each flat has its own independent access from Hoppers Road.
- 2.4 Amendments have been received during the determination period to improve the design to the front elevation.

3. Relevant Planning Decisions

- 3.1 TP/94/0331 - Use of residential dwellings for education purposes in connection with adjoining school was approved in June 1994 for a temporary period expiring on 31 July 1995

4. Consultations

- 4.1 Statutory and non-statutory consultees
 - 4.1.1 Traffic and Transportation – No objections subject to conditions for surfacing materials and cycle parking
 - 4.1.2 Thames Water – No objections in regards to sewerage infrastructure and surface water drainage
 - 4.1.3 Edu, Child's Svs & Leisure – No comments received
 - 4.1.4 Place Shaping - No comments received

4.2 Public

4.2.1 Seventeen neighbouring properties were consulted. Press and site notices were also posted. Twenty one representations were received raising the following planning considerations:

- Impact on parking, traffic and congestion
- Height and proximity of the building would result in loss of sunlight/daylight to no. 86 Hoppers Road
- No need for further expansion of the school
- Overlooking to properties in Avondale Road
- Out of keeping and character with street scene due to overbearing presence and increased bulk and design
- Loss of sunlight/daylight to Avondale Road
- Proximity of building to neighbouring buildings at 29 Avondale Road
- Different finishes and reduced height would be more sympathetic to the street scene
- Noise disturbance due to use of the building for increased after school activities
- Development does not benefit local residents
- Increased use of the school site would impact on living environment of residents
- Loss of family dwellings and their contribution to the street scene

4.2.2 Additionally a petition was received with 96 signatures.

4.2.3 Winchmore Hill Residents Association - Do not object to the principle, however consider that the elevational detailing could be improved.

5. **Relevant Policy**

5.1 Local Development Framework

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

SO5: Education, health and well being

SO8: Transportation and accessibility

SO10: Built environment

CP8: Education

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

CP32: Pollution

5.2 Unitary Development Plan

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) CS1	Community facilities
(II)GD3	Design
(II)GD6	Traffic generation
(II) GD8	Access and Servicing

5.3 London Plan

3A.1	Increasing London's Housing Supply
3A.2	Boroughs Housing Targets
3A.6	Quality of Housing Provision
3A.18	Protection and Enhancement of Social Infrastructure and Community
3C.23	Parking Strategy
4B.8	Respect Local Context and Character

5.4 Other Material Considerations

PPS1	Delivering Sustainable Development
PPG13	Transportation (2011)

6. **Analysis**

6.1 Principle

6.1.1 In terms of land use, a mixed development comprising educational and residential uses would not be inappropriate given the character of the surrounding area. However, in policy terms, there would normally be a presumption against the loss of residential accommodation. To address this, the proposal involves the replacement of the existing bungalows, by two 1-bed self contained flats, offering similar sized accommodation. Therefore, the proposal would be compatible with Policies 3A.1, 3A.2 and 4B.3 of the London Plan and Core Policy 2 of the Local Development Framework insofar as there is no reduction in the Borough's housing stock.

6.1.2 Additionally, some weight can be given to the circumstances of the school and their desire for an improved school hall. Policy CP8 of the Core Strategy is supportive of improving existing facilities on school sites and it is therefore considered that on balance, the principle of erecting a building with an element of education provision and residential accommodation would constitute an acceptable form of development.

6.2 Design and Impact on the Character of the Street Scene

6.2.1 Although the existing school building is a dominant feature within the street scene, the prevailing character is derived from the residential properties: generally two storey bay fronted terraces. However, immediately to the south is a row of two storey cottages situated on the back edge of the highway and without bay windows. It is therefore important to obtain a building on site, which is sympathetic to the varied character and appearance of the street scene.

6.2.2 The proposed development hall would be two storey in height, in keeping with the prevailing residential form. It would also feature a pitched roofline with detailing fenestration and openings to the front elevation, providing a

welcoming façade within the street scene. In addition, the building would be approximately 1.1m above the ridge height of the cottages immediately to the south. However, the effect of this in the street scene is mitigated by the varied pattern of ridge heights within the street scene and the reduced eaves and ridge height to the outer sections of the building. Additionally, the proposed building line respects that within the established street scene and involves a 1.5m set back, which allows for the introduction of a landscaping strip to soften the appearance of the development.

- 6.2.3 The development would be constructed in a brick to match that of the adjoining school building which is considered to be the correct approach in this instance and although it is acknowledged that a pair of simple bungalows would be lost as part of the development, it is considered that the design and proportions of the development would be acceptable within the street scene..

6.3 Standard of Accommodation

- 6.3.1 Supplementary Planning Guidance requires that in the case of a 1-bedroom flat, the minimum net internal floor space should be 45 sq.m. Additionally, as stated in paragraph 7 of Appendix A1.9 of the Unitary Development Plan each unit would need to be self-contained and have, inter alia, rooms of an adequate size and shape and feature its own entrance, kitchen and bathroom accommodation.

- 6.3.2 As submitted, the plans show a net internal floor space of 49 sq m, which complies with Council standards. In addition, the layout of each flat is considered acceptable and provides rooms of an adequate size and shape, kitchen, bath and toilet accommodation and its own independent access direct to the street..

6.3 Impact on Neighbouring Amenities

- 6.3.1 One of the main objections received relates to the impact of the development on the adjoining property, no.86 Hoppers Road.

- 6.3.2 No. 86 Hoppers Road is a two storey cottage, with no windows in the side elevation or first floor rear elevation. There is a rear extension, which serves as a conservatory and contains the nearest habitable window to the development. As proposed, the flank wall of the development would be xxx further away compared with the existing bungalow but would have an overall rearward projection 1.4m greater than existing. However, this increased depth is stepped at 3 metres away from the common boundary. Nevertheless, it is acknowledged that the proposed development would have a larger bulk / assign that the bungalow but despite this, due to the siting of the ground floor rear habitable window and the absence of first floor rear or side windows, it is considered that the proposed development would not give rise to unacceptable loss of sunlight/daylight or outlook to the occupiers of this property.

- 6.3.3 Policy (II) H8 seeks to maintain privacy and prevent overlooking to surrounding developments. The windows in the front elevation to serve the residential units would have views towards the street scene and rooflights have been placed in the rear elevation to minimise overlooking. Thus, despite there being only xx metres to the rear elevation with the properties on

Avondale Road, the development would not give rise to overlooking or any loss of privacy.

- 6.3.4 The proposed building to serve a school hall at ground floor level would not result in an unacceptable increase in levels of noise and disturbance to adjacent occupiers of this property, particularly given that the building would be detached and its function is related to the use of the school.

6.3 Traffic Generation and Pedestrian Safety

- 6.3.1 Objections have also been received raising concerns about the loss of parking and increased congestion. The development though does not involve any increase in staff or pupils and Traffic and Transportation are satisfied on this basis that there would not be any further impacts to existing off street parking or traffic flows. Consequently, there would be no increase to trip generation or parking demand having regard to the requirements contained within Policy GD6 of the Unitary Development Plan and Policy 3C.23 of the London Plan.

7. **Conclusion**

- 7.1 Having regard to the above considerations, it is considered the proposal is acceptable and would not unduly prejudice the character, appearance and residential amenities of the surrounding area or have detrimental impacts on highways, parking or pedestrian safety. The proposed development is therefore considered acceptable for the following reasons:

- 1 The proposed development due to its design, size and siting does not unduly affect the amenities of adjoining or nearby residential properties or detract from the character and appearance of the surrounding area having regard to policy (II) GD3 of the Unitary Development Plan, policy CP30 of the Core Strategy and policies 4B.8 and 4B.2 of the London Plan.
- 2 The proposed development would improve the existing educational facilities at the school having regard to policy CP8 of the Core Strategy
- 3 The proposed development would not result in a reduction of the Boroughs Housing Stock, having regard to policies 3A.1 and 3A.2 of the London Plan and CP1, CP2 and CP4 of the Core Strategy.
- 4 The proposals do not prejudice the provision of on site parking nor would they lead to additional parking and do 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.

8. **Recommendation**

- 8.1 That planning permission be granted subject to the following conditions:
1. The development to which this permission relates must be begun not later than the expiration of three beginning with the date of the decision notice.

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

- 2 The development shall not commence until details of the external finishing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details before it is occupied.

Reason: To ensure a satisfactory external appearance which complies with Unitary Development Plan Policies.

- 3 The development shall not commence until details of existing planting to be retained and trees, shrubs and grass to be planted and the treatment of any hard surfaced amenity areas have been submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped in accordance with the approved details in the first planting season after completion or occupation of the development whichever is the sooner. Any trees or shrubs which die, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.

Reason: To provide a satisfactory appearance and ensure that the development does not prejudice highway safety.

- 4 The site shall be enclosed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The means of enclosure shall be erected in accordance with the approved detail before the development is occupied.

Reason: To ensure satisfactory appearance and safeguard the privacy, amenity and safety of adjoining occupiers and the public and in the interests of highway safety.

5. The development shall not commence until details of the surfacing materials to be used within the development including footpaths, access roads and parking areas and road markings have been submitted to and approved in writing by the Local Planning Authority. The surfacing shall be carried out in accordance with the approved detail before the development is occupied or use commences.

Reason: To ensure that the development does not prejudice highway safety and a satisfactory appearance.

6. The development shall not commence until plans detailing the existing and proposed ground levels including the levels of any proposed buildings, roads and/or hard surfaced areas have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

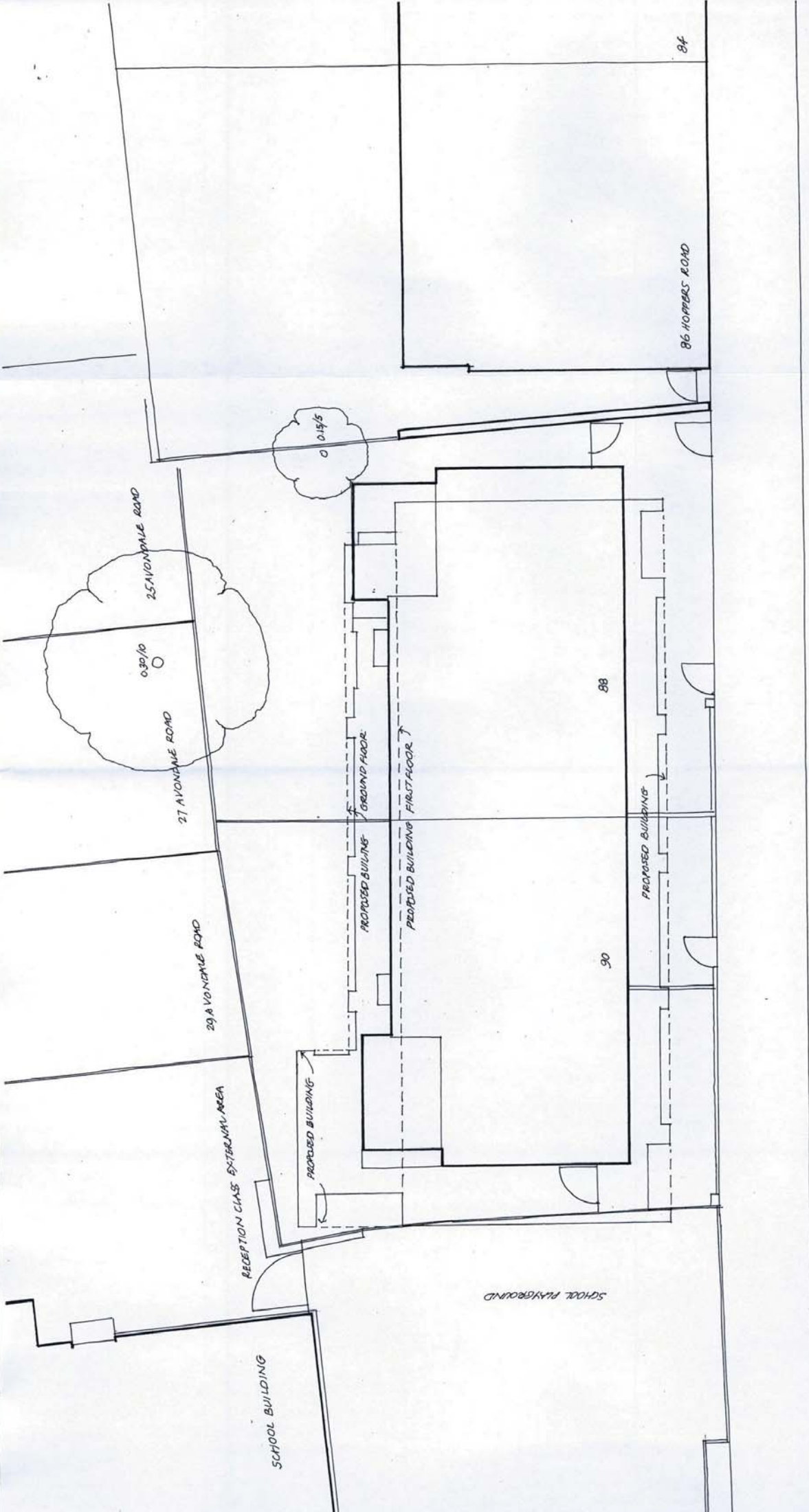
Reason: To ensure that levels have regard to the level of surrounding development, gradients and surface water drainage.

7. 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.

- 8 The building shall not be occupied at any time other than for the purpose of accommodation ancillary to the use of the school.

Reason: To ensure that the development complies with adopted standards and to safeguard the amenities of adjoining occupiers.



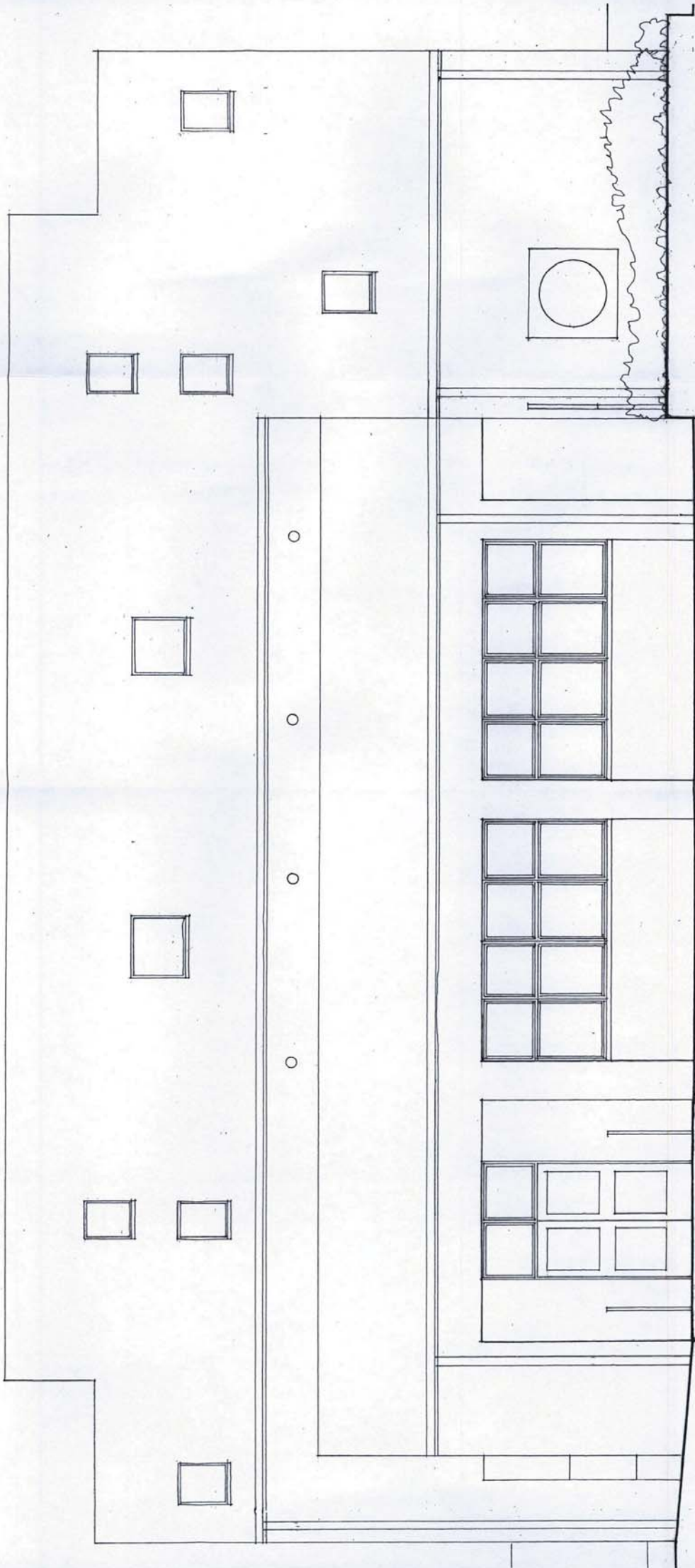
88-90 HOPPERS ROAD WINCHMORE HILL LONDON N21 3LJ
 PROPOSED NEW EDUCATIONAL AND RESIDENTIAL BUILDING
 for PALMERS GREEN HIGH SCHOOL LTD

scale 1:100 date 13.09.2010

EXISTING SITE PLAN SHOWING PROPOSED NEW BUILDING
 drawing no PGHS.0610.13

LONDON BOROUGH OF ENFIELD
 22 OCT 2010
 DEVELOPMENT SERVICES

TP/10/1477



88-90 HOPPERS ROAD WINCHMORE HILL LONDON N21 3LJ
PROPOSED NEW EDUCATIONAL AND RESIDENTIAL BUILDING
for PALMERS GREEN HIGH SCHOOL LTD

scale 1:50 date 21.06.2010

REVISION B 19/09/10
REVISION A 02/08/10

EAST ELEVATION (REAR) drawing no PGHS.0610.07

LONDON BOROUGH OF WINDSOR

22 OCT 2010

DEVELOPMENT SERVICES

TP 10/1477

Revised/~~Added~~ Drawing

Received. 24/1/11

Under cover of. 24/1/11

Dated. 24/1/11



88-90 HOPPERS ROAD WINCHMORE HILL LONDON N21 3LJ
 PROPOSED NEW EDUCATIONAL AND RESIDENTIAL BUILDING
 for PALMERS GREEN HIGH SCHOOL LTD

scale 1:50 date 21.06.2010
 WEST ELEVATION (HOPPERS ROAD)
 drawing no PGHS.0610.05C

REVISION C 21/01/11
 REVISION B 13/09/10
 REVISION A 02/08/10