

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 24th April 2012

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
Aled Richards Tel: 020 8379 3857
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Ward: Grange

Application Number : TP/11/1682

Category: Householder
Developments

LOCATION: 17, EVERSLEY CRESCENT, LONDON, N21 1EL

PROPOSAL: Erection of single storey rear extension and construction of basement for swimming pool, gym/store, associated plant with roof terrace over, formation of room in roof space including two rear dormer windows, installation of solar panels, first floor rear extension, front porch and front extension to existing integral garage.

Applicant Name & Address:

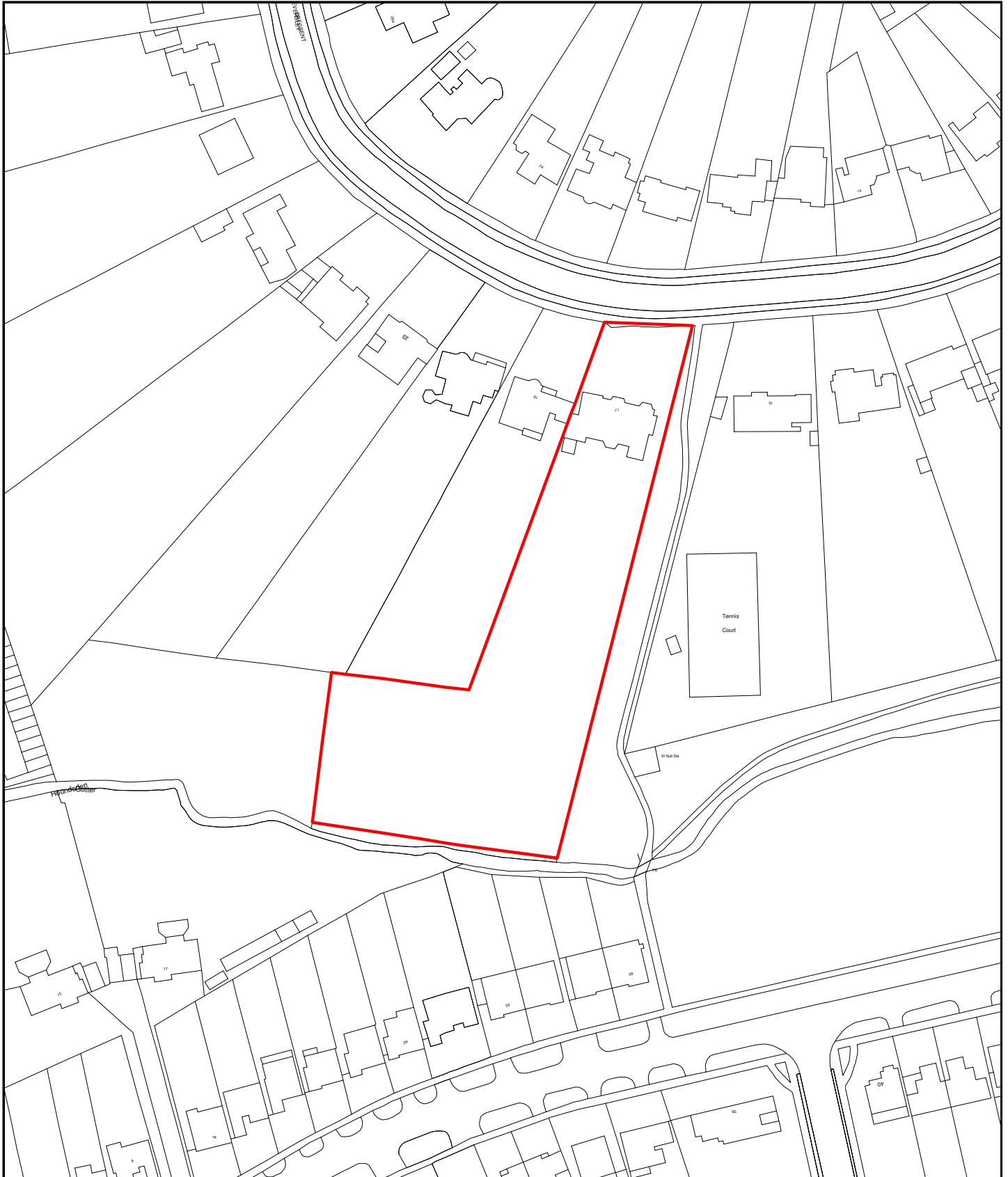
Ian McNeil
81 The Chine,
Winchmore Hill,
London,
N21 1EL

Agent Name & Address:

Tony Martin,
K-Side Designs
84 Kenilworth Avenue
Walthamstow
London
E17 4PE

RECOMMENDATION:

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



Development Control



Scale - 1:1250
Time of plot: 14:37

Date of plot: 11/04/2012

1. Site and Surroundings

- 1.1 The property is a two storey detached dwelling which is located along the southern side of Eversley Crescent. The site is bound by a footpath to the east, the Houndsden Gutter River to the south and residential development to the north and west.
- 1.2 The property benefits from on-site parking for 3 to 4 vehicles at the front of the site and there is a long garden which extends approximately 95 metres from the rear elevation of the dwelling to the adjoining river. It should be noted that the application site rises in a westerly direction, therefore the application property is situated on slightly higher ground than the adjoining footpath and neighbouring property at No. 15 Eversley Crescent.

2. Proposal

- 2.1 Planning permission is sought for the erection of a single storey rear extension and construction of basement for swimming pool, gym/store, associated plant with roof terrace over, installation of solar panels, first floor rear extension, front porch and front extension to existing integral garage.
- 2.2 The proposed single storey rear extension would be 'L' shaped in its form and design and would adjoin the existing patio area at the rear of the dwelling. The proposed extension would be 18.5 metres wide at its fullest extent, however, it would comprise of 2 sections. The smaller section of the extension (closest to No. 19 Eversley Crescent) would be 10 metres wide, 4 metres in depth and 2.5 metres in height at its maximum. The longer section (closest to the adjoining footpath) would be 8 metres wide, 16 metres in depth and 3 metres in height at its maximum. It should be noted that there would be a balustrade around the edge of the roof terrace that would project a further 1.2 metres above the roof of the extension. There would also be a 5 metre long opaque privacy screen along the eastern elevation of the extension.
- 2.3 Situated in between the two storey rear gable ends, a single storey extension is proposed that would be 2.5 metres in depth, 9.5 metres wide and 3 metres in depth. Above this extension (replacing the first floor bay window) would be a small first floor extension that would be 3.6 metres wide, 1.1 metres in depth and rising 2.6 metres above the roof of the ground floor extension.
- 2.4 Within the rear roof space would be 2no. dormer windows that would be 2.65 metres wide, 2.4 metres in height and 1.5 metres in depth. There would also be 6no. solar panels situated underneath the proposed dormers and these would each be 80 x 80 cm. Finally, the proposed front porch would be 4.9 metres wide, 3.6 metres in height and 1.7 metres in depth. The proposed front extension would be 6.35 metres wide, 3 metres in height and 1 metre in depth. The double integral garage would be retained as part of the proposal.
- 2.5 It should be noted that revised plans have been received which include a reduction in the width of the rear extension from 19.2 to 18.5 metres and a 5 metres long opaque privacy screen along the eastern elevation, shall form the basis of the planning application.

3. Relevant Planning Decisions

- 3.1 LDC/07/0310 – a detached swimming pool enclosure at the rear was confirmed as permitted development in August 2007
- 3.2 TP/06/2423 – Construction of underground swimming pool and ancillary works at rear with raised terrace above together with erection of rear conservatory was refused February 2007 for the following reason:
- The proposed raised terrace and conservatory by reason of its size and siting in close proximity to the boundary with No.19 Eversley Crescent, would give rise to conditions through overlooking and loss of privacy that would adversely affect the residential amenities enjoyed by the occupiers of that adjoining property. This would be contrary to Policy (II) GD3 and (II) H8 of the Unitary Development Plan.
- 3.3. TP/03/0528 – Single storey rear extension to provide swimming pool pavilion was refused May 2003 for the following reasons:
- The proposed rear swimming pool enclosure due to its excessive rearward projection, height and design would have an unacceptable impact on the amenities and outlook of the adjoining occupier No. 19 Eversley Crescent contrary to Policies (II) GD3 and (II) H12 of the Unitary Development Plan.
- 3.4 TP/95/0197 – Erection of 2-storey extension at side and rear of existing house and erection of first floor rear extension to provide integral double garage, and additional accommodation involving formation of balcony at rear and extension of existing roof over was granted with conditions in December 1995.

4. Consultations

4.1 Statutory and non-statutory consultees

4.1.1 Thames Water

There are public sewers crossing or close to the development. Approval should therefore be sought from Thames Water where the erection of a building or extension to a building would be over the line of, or would come within 3 metres of the public sewer.

Where the proposal includes a swimming pool, Thames Valley suggest conditions relating the when the pool should be emptied and the discharge rate. In the event that the proposed swimming pool will have a volume exceeding 10 cubic metres of water, Thames Water should be contacted. It is also advised that a groundwater discharge permit will be required where development proposals involve discharge of groundwater into a public sewer.

4.1.2 Winchmore Hill Residents Association

The proposals illustrate a more compact and well thought out integrations of the swimming pool as compared with the earlier proposals in 2007. Their one concern however is the loss of privacy to the garden of No. 15 caused by the creation of a terrace on the roof of the swimming pool and the general fall of the ground towards the east.

4.2 Public

4.2.1 Consultation letters were sent to 12 neighbouring and nearby residential properties. In addition, notice was displayed at the site and published in the local press. One letter of objection has been received which raises the following points:

- Overlooking and loss of privacy to the rear of No. 15 and its garden, which will be exacerbated as No. 17 is situated on higher ground.
- The property has already been extended and altered over time. The proposed extensions would result in disproportionate additions to the property, out of keeping with its character and appearance.
- Other comments were made regarding the proposal, however, they do not constitute material planning considerations.

5. **Relevant Policy**

5.1 Local Development Framework

Policy SO10 Built Environment
Policy 30 Maintaining and improving the quality of the built and open environment

5.2 Saved UDP Policies

(II)GD3 Character and Design
(II)GD6 Traffic Generation
(II)H8 Privacy
(II)H12 Extensions to Dwellings
(II)H15 Roof Extensions/Dormers

5.3 The London Plan

Policy 6.13 Parking
Policy 7.4 Local Character

5.4 Other Relevant Policy

National Planning Policy Framework

6. **Analysis**

6.1 There is no objection in principle to the extension of dwellings in this particular area. The key considerations therefore in the determination of this planning application will focus on the impact on the extensions on the character and appearance of the existing dwelling and surrounding area, neighbouring amenity and other matters.

6.2 Single and First Floor Rear Extensions

6.2.1 It is acknowledged that planning permission was previously refused for the construction of an underground swimming pool with raised terrace and rear conservatory under reference TP/06/2423. This extension projected 10 metres from the rear of the dwelling and was in a similar location to the proposed single storey rear extension. It was considered that the size and

proximity of the rear terrace to party boundary shared with No. 19 Eversley Crescent would give rise to conditions of overlooking and loss of privacy that would be detrimental to the amenities of residential occupiers thereof, however, there were no other reasons for refusal.

6.2.2 The current proposal would limit the depth of the single storey rear extension to 4 metres adjacent to the party boundary shared with No. 19 Eversley Crescent and 16 metres in depth adjacent to the eastern boundary (adjacent to the footpath). It is considered that the proposed roof terrace area would also be set in 1.5 metres from the western site boundary and 2.9 metres from the eastern site boundary. It was noted on-site that the existing dwelling benefits from a raised terrace adjacent to the party boundary shared with No. 19 that is approximately 3 metres in depth. Whilst the proposed rear extension and resultant roof terrace would be greater in width, it is considered that the depth of the proposed rear extension would be similar to the existing raised terrace and therefore, by comparison, there would be limited additional impact upon the amenities of neighbouring occupiers at No. 19 as a result of the proposed extension. Furthermore, it is considered that the proposed extension and resultant roof terrace would be sufficiently limited in height and screened by the existing timber boundary fence to militate against any detrimental impacts to the adjoining neighbouring occupiers at No. 19 by way of overlooking, loss of privacy or daylight.

6.2.3 It is acknowledged that the part of the extension adjacent to the eastern site boundary would be 16 metres in depth. However, it is considered that the proposed extension would not exceed 3 metres in height and therefore the level of the roof terrace would not exceed the ground floor level of the main dwelling. The proposed extension would also be set in 2.9 metres from the eastern site boundary and the adjoining public footpath that is 10 metres wide, would provide further separation between the proposed roof terrace and adjoining dwelling at No. 15 Eversley Crescent. Whilst the proposed roof terrace would provide some oblique views of the part of the rear garden of the adjoining dwelling, it is considered that this would not be sufficiently harmful to warrant refusal of the application, particularly as the public footpath provides a significant degree of separation and the proposed opaque privacy screen, the details of which could be agreed by condition, would mitigate against direct overlooking into the rear of the adjoining dwelling. It should also be noted that the application property benefits from a raised patio at the rear and therefore the level of activity that would be generated by the proposed roof terrace would not be likely to result in noise and general disturbance over and above that already experienced.

6.2.4 It is also noted that the neighbouring property at No. 15 is situated below the ground level of the application property. However, it is considered that there is a significant degree of separation between the proposed extension and No. 15 Eversley Crescent. Furthermore, No. 15 benefits from a one and a half storey outbuilding in their rear garden, immediately adjacent to the western boundary next to the footpath. This building serves as a double garage with games room over and will screen views of the proposed extension from the rear of the neighbouring dwelling. It is also considered that the mature landscaping within the amenity land along the footpath provides additional screening that will in turn reduce overlooking and reinforce the privacy afforded to the neighbouring occupiers.

- 6.2.5 The proposed single rear extension would be simplistic in its design and utilise modern materials such as stainless steel and aluminium window and door frames. It is also considered that the overall height of the rear extension, its 'L' shape design (which breaks up the bulk of an otherwise large extension) and the siting of the extension at lower ground floor level, would not be detrimental to the character and appearance of the dwelling. Moreover, it is considered that the juxtaposition of the more traditional dwelling adjacent to the modern extension demonstrates the evolution of the dwelling, clearly distinguishing between old and new rather than attempting to poorly replicate the traditional features of the dwelling.
- 6.2.6 It is acknowledged that part of the development would be situated below ground floor level and create underground basement accommodation. The underground aspect of the proposal would not be visible at street level and therefore would not be detrimental to the character and appearance of the existing dwelling or surrounding area. Furthermore, it is considered that the window and door openings serving the proposed basement level accommodation would be situated at a low level within the site and would not result in any overlooking or loss of privacy to neighbouring properties.
- 6.2.7 Turning to the proposed single storey extension that would be situated between the two storey gable ends at the rear of the building, it is considered that the extension's modest size and scale would have a limited impact on the character and appearance of the existing dwelling. It is also considered that the proposed extension would be screened by the gable end extensions and therefore would not have a negative impact upon the amenities of adjoining neighbouring occupiers. Likewise, the first floor extension would be unobtrusive within the rear elevation of the dwelling and would not result in harm to the amenities of neighbouring occupiers.

6.3 Roof Alterations

- 6.3.1 Turning to the proposed dormer windows, it is considered that these would be modest in size, simply designed and situated comfortably within the rear roof slope of the dwelling. It is noted that the dormer windows would be partially visible from the adjoining footpath, however, it is considered that the modest size of the roof additions would not be unduly prominent and therefore would not be harmful to the character and appearance of the surrounding area.
- 6.3.2 It is also considered that the existing two storey gable ends would partially screen the dormer windows from the adjoining neighbouring dwellings and militate against any significant degree of overlooking or loss of privacy that could be detrimental to the amenities of adjoining neighbouring occupiers. Whilst the proposed dormer windows may have some oblique views of the rear gardens at No. 15 and 17 Eversley Crescent, it is considered that these views would be sufficiently restricted due to the position of the property and existing two storey rear extensions, therefore would not be harmful to the neighbouring occupiers thereof.
- 6.3.3 The proposed solar panels would also be modest in size and sited so as to minimise their impact on the existing property, surrounding area and neighbouring amenity. In any event permitted development rights allow householders to install solar PV and solar thermal equipment without the need for planning permission, and this constitutes a material planning consideration. Taking into account the existing permitted development

legislation and the size, siting and design of the proposed solar panels, it is considered that they would be acceptable in this instance.

6.4 Proposed Front Porch and Garage Extension

6.4.1 The proposed front porch and garage extension would be modest in depth and their hipped roof design would be sympathetic to the design and character of the host dwelling. It is considered that the proposed front porch and adjoining garage extension would add interest to the front elevation of the dwelling and in turn will positively contribute to the character of the surrounding street scene. The limited size of the extensions would also maintain the provision of on-site parking within the application site.

6.5 Other Matters

6.5.1 It is noted that the integral garage and off-street parking at the front of the site would ensure sufficient on-site car parking for a dwelling of this size would be provided. It is therefore considered that the proposed development would not impact upon the provision of on-site car parking, in accordance with Policy (II)GD6 of the UDP.

6.5.2 The neighbour representations and comments from the Winchmore Hill Residents Association have been duly noted. However, for those reasons outlined within the main body of the report it is considered that the proposed extensions would not result in conditions that would create significant or detrimental overlooking or a loss of privacy to the occupiers of the adjoining dwellings at No. 15 or 19 Eversley Crescent, nor would the extensions be detrimental to the character and appearance of the existing dwelling or surrounding area.

6.5.3 It is acknowledged that the southern part of the site is located within a designated Flood Zone 2. However, the proposed extensions would be situated at least 40 metres away from this designated area and therefore the Environment Agency's standing advice would not apply to such a development in this instance.

7. **Conclusion**

7.1 Having regard to those considerations outlined above, approval of the planning application is recommended in this instance for the following reasons:

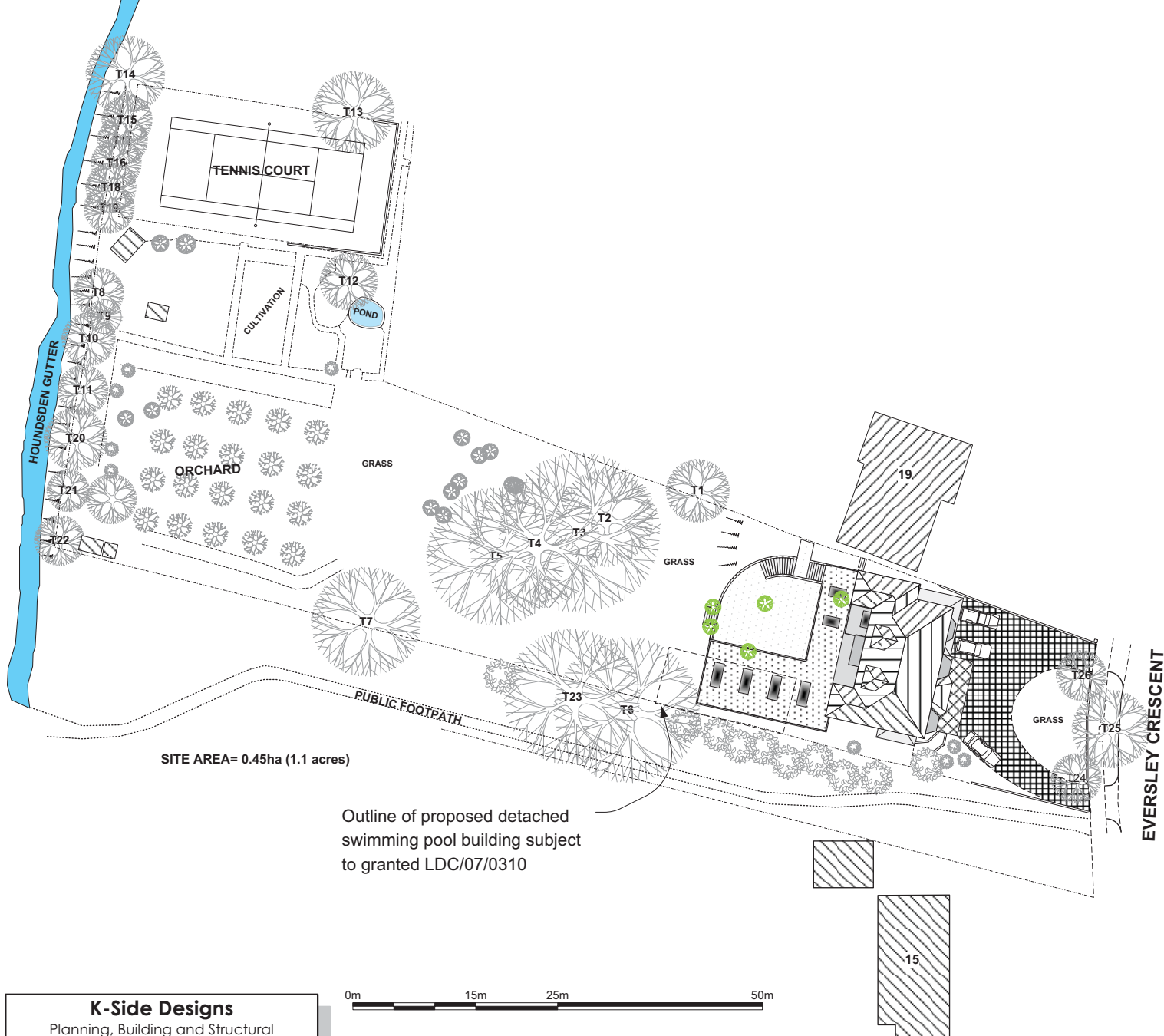
- 1) The proposed development, by reason of its size, scale, siting and design, would not be detrimental to the character and appearance of the existing dwelling or surrounding area. Furthermore, the proposed development would result in overlooking or loss of privacy that would be detrimental to the amenities of adjoining neighbouring occupiers, having regard to Policies (II)GD3, (II)H8, (II)H12 and (II)H15 of the Unitary Development Plan and CP30 of the Core Strategy.
- 2) The proposed development does not prejudice the provision of on site parking nor would it lead to additional parking and therefore, does not give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highways having regard to Policy (II)GD6 of the Unitary Development Plan.

8. Recommendation

8.1 That planning permission be granted subject to the following conditions:

- 1) C60 – Approved plans
- 2) C51A – Time limit
- 3) C25 – No additional fenestration
- 4) C08 – Materials to match
- 5) Prior to the commencement of development, details of the proposed opaque privacy screen to the eastern elevation of the rear extension shall be submitted to, and agreed in writing by the Local Planning Authority. The details provided to the LPA shall include the height, length and opacity of the glazing within the privacy screen. The privacy screen shall be installed and maintained thereafter in accordance with the details pursuant to this condition.

Reason: In the interest of general amenity and ensuring that the privacy of the adjoining neighbouring occupiers is maintained at all times.

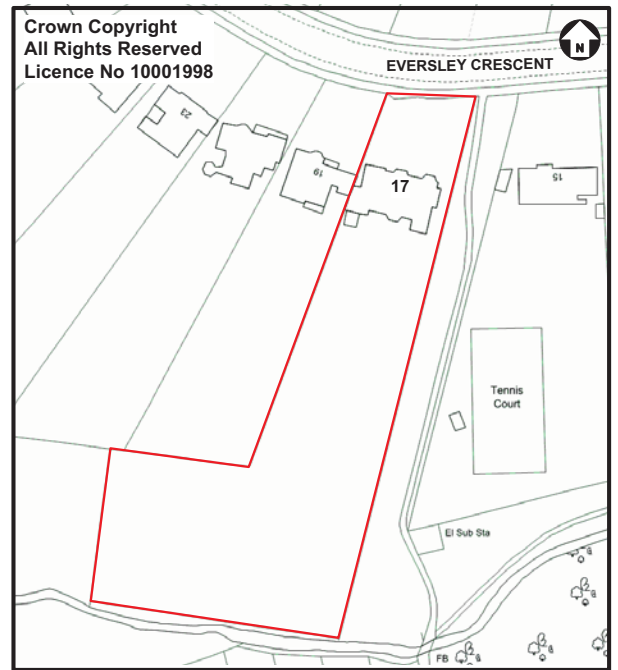


SITE AREA= 0.45ha (1.1 acres)

Outline of proposed detached swimming pool building subject to granted LDC/07/0310



17 Eversley Crescent
Winchmore Hill
London N21 1EL
Block and Location Plan
Scale: 1:500 and 1:1250 at A3
Date: November 2011
Drawing No.: ksd/11/59/01



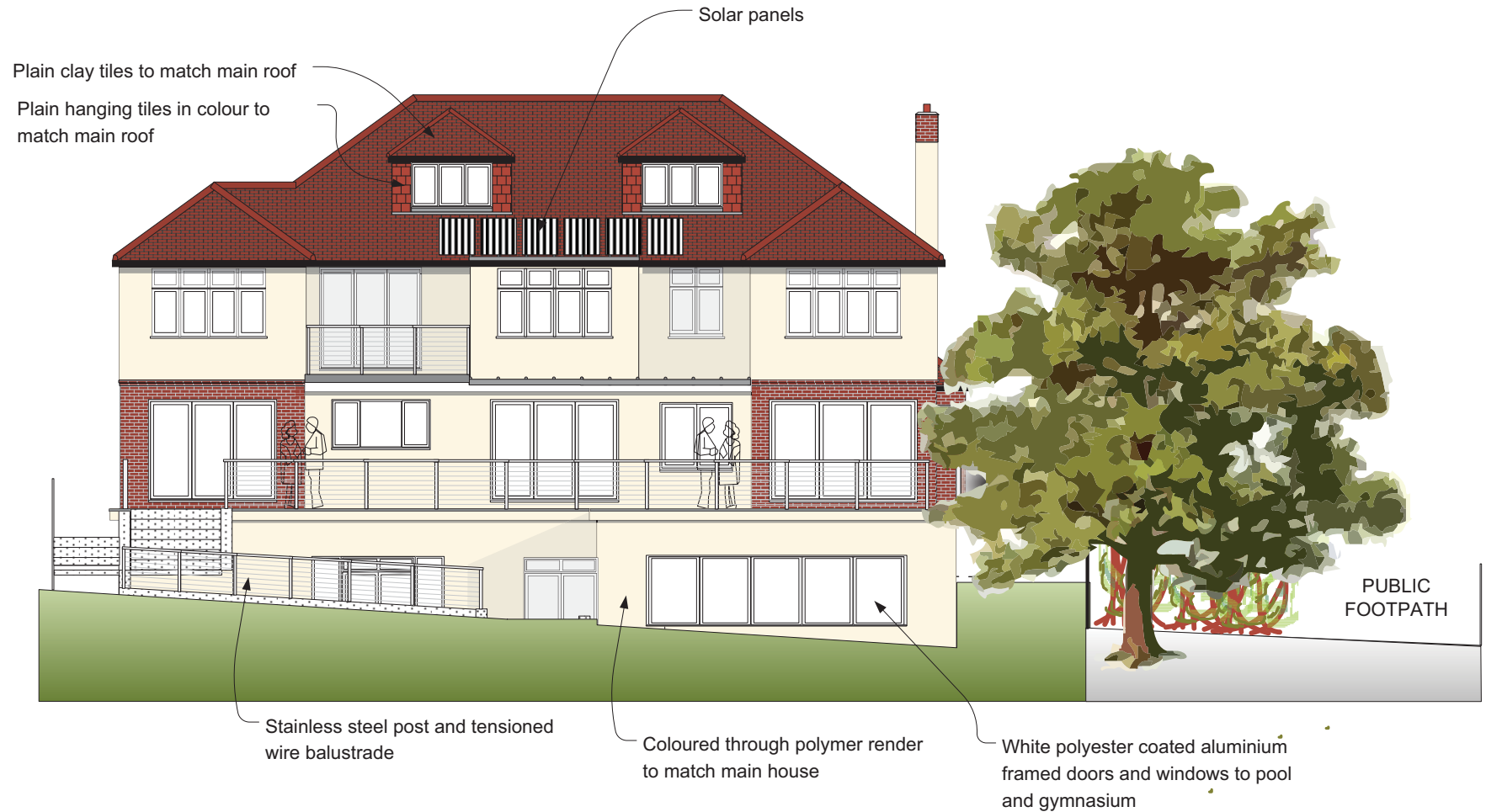
LOCATION PLAN 1/1250

ORNAMENTAL SHRUB/ BUSH TO BE REMOVED

TREE SCHEDULE				
TREE	TRUNK DIA	HEIGHT	SPREAD	SPECIES
T1	0.7m	10.0m	8.0m	OAK
T2	0.75m	14.0m	12.0m	OAK
T3	0.9m	14.0m	20.0m	OAK
T4	0.8m	14.0m	16.0m	OAK
T5	0.9m	14.0m	16.0m	OAK
T6	2x 0.4m 3x 0.3m	12.0m	11.0m	OAK
T7	0.7m	14.0m	14.0m	OAK
T8	0.35m	6.0m	6.0m	LIME (POLLARDED)
T9	0.35m	6.0m	4.5m	CYPRESS
T10	0.3m	6.0m	6.7m	LIME (POLLARDED)
T11	0.45m	6.0m	6.0m	LIME (POLLARDED)
T12	0.4m	6.0m	7.0m	CHERRY
T13	0.25m	8.0m	10.0m	OAK
T14	5x 0.25m	8.0m	10.0m	MAPLE
T15	0.3m	6.0m	6.0m	LIME (POLLARDED)
T16	0.3m	6.0m	6.0m	LIME (POLLARDED)
T17	0.35m	6.0m	6.0m	LIME (POLLARDED)
T18	0.3m	6.0m	6.0m	LIME (POLLARDED)
T19	0.35m	6.0m	6.0m	LIME (POLLARDED)
T20	0.22m	6.0m	8.0m	LIME (POLLARDED)
T21	0.32m	7.0m	6.0m	LIME (POLLARDED)
T22	0.35m	6.0m	6.0m	LIME (POLLARDED)
T23	0.6m	12.0m	16.0m	OAK
T24	0.22m	5.0m	6.0m	SILVER BIRCH
T25	0.75m	12.0m	5.0m	OAK
T26	0.22m	5.0m	6.0m	SILVER BIRCH

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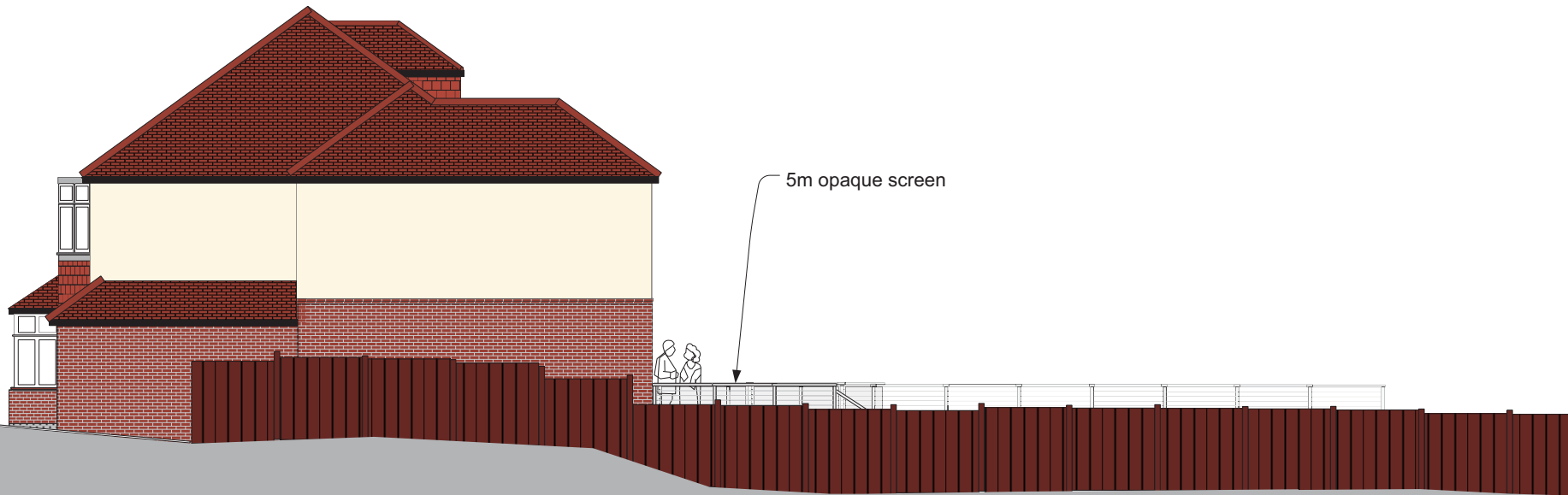
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17 Eversley Crescent
 Winchmore Hill
 London N21 1EL

Proposed Rear Elevation
 Scale: 1:100
 Date: February 2012
 Drawing No.: ksd/11/59/15 RevA




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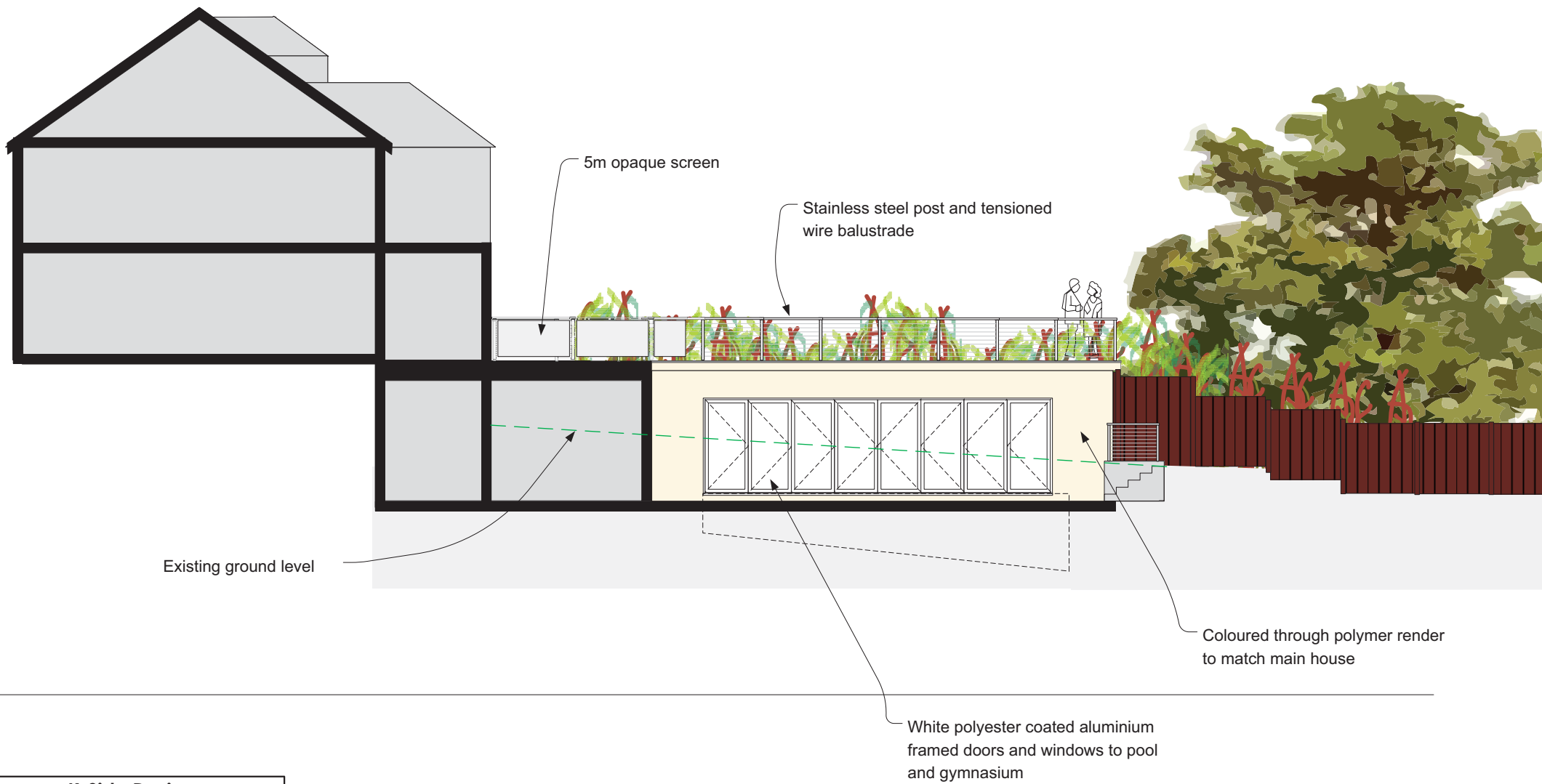
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17 Eversley Crescent
 Winchmore Hill
 London N21 1EL

Proposed West Elevation
 Scale: 1:100
 Date: February 2012
 Drawing No.: ksd/11/59/17 RevA



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0m 3m 5m 10m

17 Eversley Crescent Proposed Sectional Elevation
 Winchmore Hill Scale: 1:100
 London N21 1EL Date: February 2012
 Drawing No.: ksd/11/59/18 Rev A