

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: Southgate

Application Number : TP/11/1824

Category: Householder
Developments

LOCATION: 68, MEADWAY, LONDON, N14 6NH

PROPOSAL: Part single, part 2 storey side extension with integral garage and part single , part 2-storey rear extension involving demolition of existing garage.

Applicant Name & Address:

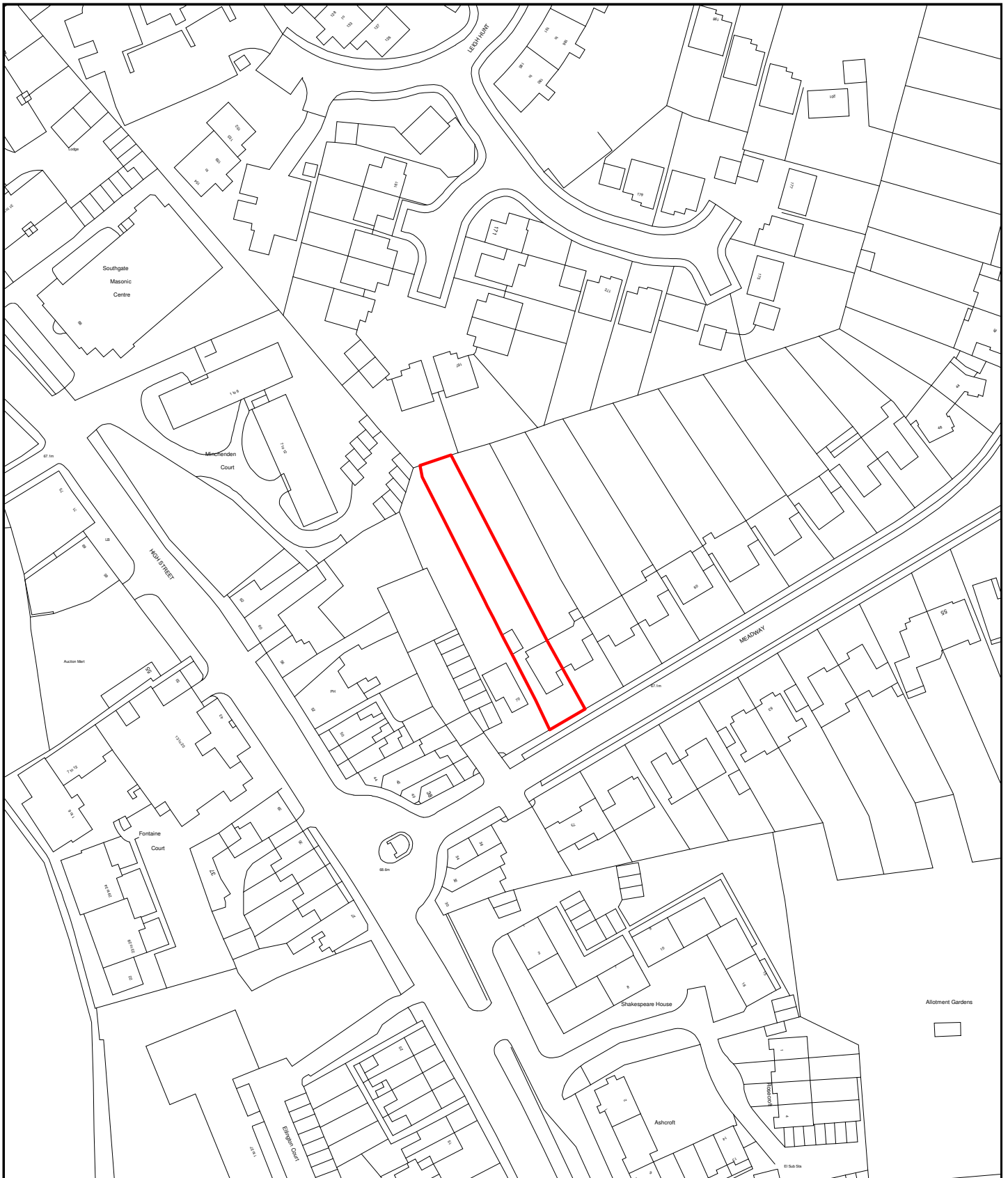
Mrs Helen Poli
68, MEADWAY,
LONDON,
N14 6NH

Agent Name & Address:

Michael David,
MD Designs
9 Jepps Close
Herts
Goffs Oak
EN7 6UT

RECOMMENDATION:

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



Development Control



Scale - 1:1250
Time of plot: 13:11

Date of plot: 11/04/2012

1. Site and Surroundings

- 1.1 The property is a two storey semi detached dwelling situated in close proximity to the junction of Medway/ High Street (Southgate). The property is externally finished in a white pebble dash render with a brick base course up to the lower ground floor windows. A detached garage structure is located just to the rear of the property positioned on the side adjoining number 70 Meadway. The property also benefits from a large rear garden.
- 1.2 The surrounding are is residential in character and falls within Meadway Conservation Area.

2. Proposal

- 2.1 The proposal involves the demolition of the existing detached garage to the rear and the provision of a part single/ part two storey side and rear extensions.
- 2.2 The proposed first floor side/ rear extension element situated on the side adjacent to No. 70 Meadway, has an overall length of 13.4m and at first floor is inset 1 metre in from the common boundary. The first floor rear element extends 2.1m beyond the rear building line of the property and is inset 3.5m away from the side boundary with No. 66 The Meadway. The first floor rear element extends 1.6m beyond the rear building line of number 70 Meadway.
- 2.3 With regards the single storey side and rear elements of the extension, the single storey rear extension is 3m in depth on the side adjoining No. 66 for a width of 3.4m and then extends out to a depth of 5m for a width of 4.8m. The single storey rear element beyond No. 70 (4.8m in depth) is inset 1m away from the boundary, with the rest of the side extension element before this abutting the boundary from a length of 12.7m.
- 2.4 The existing two chimney stacks at the side of the property are also now retained within this proposal and incorporated within the extension.

3. Relevant Planning Decisions

- 3.1 TP/10/1409 – a previous application proposing a part single, part two storey side and rear extension with integral garage was withdrawn.

4. Consultation

4.1 Statutory and Non Statutory consultees

4.1.1 Conservation Officer

The main concern relates to the side extension. The spaces between the houses and pairs of houses in this instance are important views of greenery between. The rhythm of the development is also important to maintain and if side extensions are allowed here, a continuous line of building will be the impression of these streets rather than one of spacious plots and well designed houses. The conservation appraisal does mention the views and spaces between buildings, particularly where there are recessed garages, as

a positive characteristic of the Conservation Area. In this particular example the attached pair of houses both have projecting front bays and their front doors in the central recess. They are not symmetrical but artfully dissimilar. The extension will not improve this, fairly subtle, design. The loss of the front chimney will also be detrimental to the character of the house. Chimneys are an attractive feature of the distinctive rooflines in the Conservation Area and should be retained.

4.1.2 Conservation Advisory Group

The group comment that the quality of the application was questionable as it had omitted the rear chimney on the existing plans. The removal of the front chimney would diminish the character of the Conservation Area. Tall chimneys are a noted characteristic in the Conservation Area Appraisal. The gaps between the houses are important, as they create the spacious leafy feel of the street character the rhythm of the houses in the development. Permitting the extension on the side will reduce the space between 68 and its detached neighbour could set a precedent for this kind of extension. Allowing neighbouring properties this kind of development would reduce the space between them very significantly and so harm the character of the Conservation Area. In summary therefore, the group objects

4.2 Public

4.2.1 Consultation letters were sent to 5 neighbouring properties. In addition notice was displayed at the site and the application was also advertised in the local press. Two letters of objection were received raising the following :

- Numerous windows on side elevation of 70 Meadway
- Scale of extensions significantly affect light & view from these windows as well as privacy
- Existing elevations not accurate, existing garage is more of a shed
- Extension block light
- Devalue property
- Extensions detract from attractive detached property
- Proposals out of keeping with Conservation area and surrounding vicinity
- Roof lights modern architectural feature
- Loss of chimneys important feature of Meadway should be retained
- Extensions over bearing
- Inconsistencies in plans
- Proposed single storey extension element will have a direct impact on the living room of 66 Meadway as well as patio result in a loss of natural sunlight to these areas, result in loss of amenity
- Reference to ancient law of right to light

4.2.2 In addition a letter of objection was also received from the Meadway Focus Group raising the following points of concern:

- Drawings don't show chimneys
- The whole of side extension should be 1m away from the boundary
- Velux roof light would alter appearance of Conservation Area

- Proposals represent a significant departure from Character Appraisal for Meadway Estate affecting existing views between houses this feature is highlighted as a current threat to the character of the area.
- Tall chimneys and prominent exposed chimney stacks are highlighted as important features
- Roof lights on front elevation unsympathetic
- Overall proposals represent a total departure from the character appraisal too big a development for the area & house as shown by the footprint

5. Relevant Policy

5.1 Local Development Framework

CP 30 - Maintaining and improving quality of built environment
 CP 31 - Built and Landscape heritage

5.2 Saved UDP Policies

(II)C30	Extensions, alterations to existing buildings in a Conservation Area
(II)C27	Buildings, or groups of buildings of architectural, historic or townscape interest within a Conservation Area to be retained and character and setting protected
(II)GD3	Design
(II)H12	Residential Extensions
(II)H14	Side Extensions
(II)H8-	Privacy
(II)GD8	Access and servicing
(II) H15	Roof Extensions

5.3 The London Plan

Policy 7.4	Local Character
Policy 7.6	Architecture
Policy 7.8	Heritage Assets & Archaeology

5.4.1 Other Relevant Policy

National Planning Policy Framework

Medway Conservation Area Character Appraisal

6. Analysis

6.1 Principle

- 6.1.1 The principle of an extension to the property is considered acceptable. However, there are two main issues to consider which will determine acceptability. These are the impact of the proposed extensions on the character and appearance of the Conservation Area and the impact on the residential amenities of the two immediate adjoining neighbours; Nos 70 & 66 Meadway.

6.2 Impact on the character and Appearance of the Conservation Area

- 6.2.1 The property lies within Meadway Conservation Area. Within the associated character appraisal the property is identified as a building which contributes to the special interest of the area. The main issue of consideration is therefore whether the proposed extensions would still preserve and enhance the character and appearance of the property and Conservation Area
- 6.2.2 The objection of the Conservation Advisory Group and the comments of the Conservation Officer are noted particularly regarding the closing of the gap at the side between the properties. It is considered on balance, that the principal of a part single/ two storey side/ rear extension to this property would not adversely impact on the character and appearance of the property or Conservation Area. Furthermore, whilst the gap would be in filled, the first floor element would still be inset 1m from the common boundary in accordance with Policy (II)H14 of the UDP to avoid a terracing effect. It is therefore considered that the general design and appearance of the extension would satisfactorily integrate into the street scene and would not impact on the character and appearance of the Conservation Area having regard to Policy (II) C30, CP 31 as well as having regard to the National Planning Policy Framework.
- 6.2.3 With regards the two existing chimneys on the side elevation, these are now retained and incorporated within the development to help retain the character of the property. With regards the proposed roof lights these can be conditioned to be Conservation Style roof lights.

6.3 Impact on Neighbouring properties

- 6.3.1 With regards to the impact of the ground floor rear element of the extension on No 66 Meadway, this is 3m in depth on the boundary for a width of 3.4m before extending out in depth to 5m. The height of the extension is 3.2m. No. 66 has no extension immediately adjoining the boundary and therefore the main consideration is the impact of the extension on the residential amenities of this property having regard to Policy (II) H12 of the UDP. Whilst the proposed depth of the extension marginally exceeds 2.8m having regard to permitted development and a potential fall back position which would allow a 3m depth extension, it is considered that taking into account the depth and height of the extension would not unduly impact on this property in terms of a loss of light/ outlook or levels of residential amenity to justify resisting the proposal. The deeper element of the extension at 5m is set 3.4m away from the boundary and therefore would not have any effect on residential amenity.
- 6.3.2 In terms of the impact of the first floor rear extension on No 66 Meadway this element is 2.1m deep but is inset from the common boundary by 3.4m. Given the separation, a 30 degree line would not be breached from the nearest first floor window. Accordingly, it is considered that the depth and siting of the first floor element would not adversely impact on the residential amenities of this property having regard to Policy (II) H12 of the UDP and CP 30 of the Core Strategy. Notwithstanding the strong objections received from the occupier of this property as set out in the public consultation section of the report, the depth, siting and height of the part single/ part two storey rear elements are considered acceptable against policy and would not unduly harm the

residential amenities of this neighbouring property sufficient to warrant refusal of the application.

- 6.3.3 With regards the impact of the proposed extensions on No 70. Meadway, this property has 3 windows at first floor level on its side flank elevation (hallway, bathroom, and bedroom) and two windows at ground floor (kitchen & toilet). It should be noted that the kitchen window is not the sole source of light for this room
- 6.3.4 In terms of the two storey element, this is inset 1m from the common boundary which in addition to complying with Policy (II) H14 of the UDP also ensures adequate separation to the flank of this neighbouring property. Furthermore, a 30 degree line would not be breached by the first floor rear projecting element of the extension from the nearest first floor rear window having regard to Policy (II) H12 of the UDP. It is considered therefore that the first floor element would not adversely impact on the existing side flank windows of No 70.
- 6.3.5 With regards the impact of the proposed single storey side/ rear element of the extension on No 70, this element is partly sited on the common boundary but where it projects beyond the rear main wall of No.70, it is inset by 1 metres for its entire depth of 4.5 metres. To facilitate this element, an existing detached garage sited adjoining the boundary is to be removed to facilitate the extension. This existing garage is 3m in height to the pitch of the roof and 2.45m to its eaves and is 5m in depth and establishes a base line in terms of the effect on existing levels of residential amenity. In other words, the new ground floor rear element on this side replaces the existing garage and the main focus must focus on any additional effect arising from a greater height or depth of that now proposed,
- 6.3.6 The new extension element is slightly less in depth by approx 800mm and also set slightly further away from the boundary. However, the height of the single storey element is 3.2m and therefore 200mm higher than the maximum height of the existing garage at 3 metres. To offset this additional height, the extension has been inset the 1 metres from the boundary and on balance, it is considered that the siting of the extension slightly further from the boundary allows for this additional increase in height. It is therefore considered that the siting, depth and height of the extension would not have a significantly greater impact on the residential amenities of this property given the existing garage which is to be removed.
- 6.3.7 That part of the side extension positioned on the boundary at 3.2. metres in height is considered to be acceptable and would not unduly impact on the light and outlook available to the exiting ground floor windows.

6.4 Parking

- 6.4.1 The proposal still provides two parking spaces: one within the proposed new garage and one on the existing hard standing driveway in front of the garage. The proposed extensions therefore, would not give rise to an increase in on street parking having regard to Policy 6.13 of the London Plan which relates to parking provision.

7. **Conclusion**

7.1 The proposed extensions are considered to be sympathetic to the character and appearance of the existing dwelling and are not considered to adversely impact on the character and appearance of the Conservation Area or adversely impact on the residential amenities of the two adjoining neighbours. Accordingly it is considered that planning permission should be granted for the following reasons:

1. The proposed development due to its design, size and siting, is not considered to adversely impact on the character and appearance of this part of Meadway Conservation Area having regard to Core Policies 30 & 31 of the Core Strategy, Policies (II) GD3, (II) G27 and (II) C30 of the Unitary Development Plan, Policies 7.4 and 7.8 of the London Plan as well as having regard to the National Planning Policy Framework and the Meadway Conservation Area Character Appraisal.
2. The proposed extensions due to their design, size, siting and height would not unduly impact on the amenities of the occupiers of the two immediate adjoining properties in terms of a loss of light, outlook or privacy and in this respect complies with Core Policy 30 of the Core Strategy, Policies (II) GD3, (II) H12, (II) H14 and (II) H8 of the Unitary Development Plan, Policy 7.4 of the London Plan, as well as having regard to the National Planning Policy Framework.

8. Recommendation

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

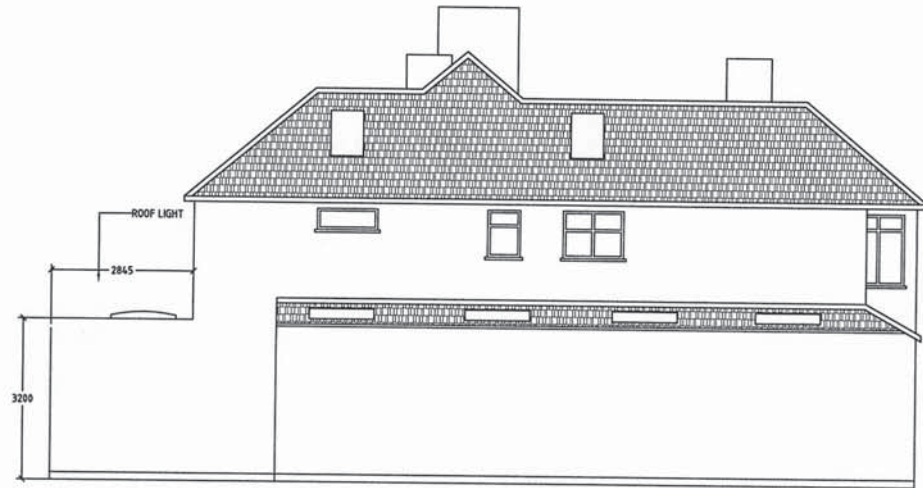
1. C60 Approved Drawings
2. C8 Materials to match
3. C24 Obscured Glazing
4. C25 No additional fenestration
5. C26 Restriction on extension roofs
6. The proposed roof lights shall be heritage conservation roof lights in accordance with details to be submitted to and approved in writing by the LPA prior to installation.
Reason: In order to ensure the design roof lights are sympathetic to the Conservation Area.
7. C51A Time Limit

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PROPOSED FRONT ELEVATION

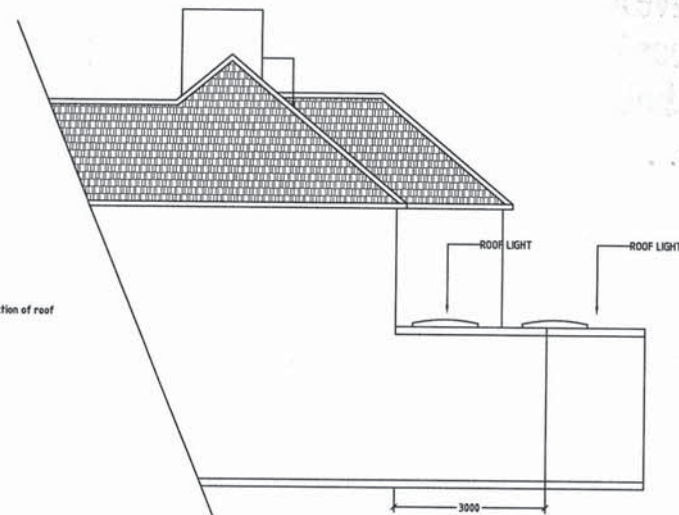


PROPOSED SIDE ELEVATION

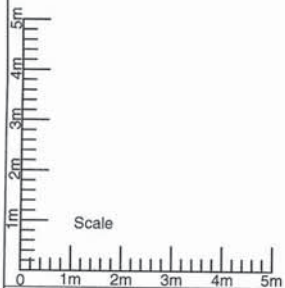
TP 11 / 1824
Revised/Additional Drawing
Approved... 28 March 2012...
by cover of Agents
e-mail. Dated. 28th March



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



Scale: A3@1:100
 Date: march 2012

Client: Mr & Mrs Poli

Location: 68 Meadway
 London
 N14 6NH

Proposal: proposed extension

Where new work is on/near boundary line/party wall the property owner is to serve party wall notice to the adjoining property/land owner in accordance with the requirements of the 'Party Wall etc.' Act 1996.

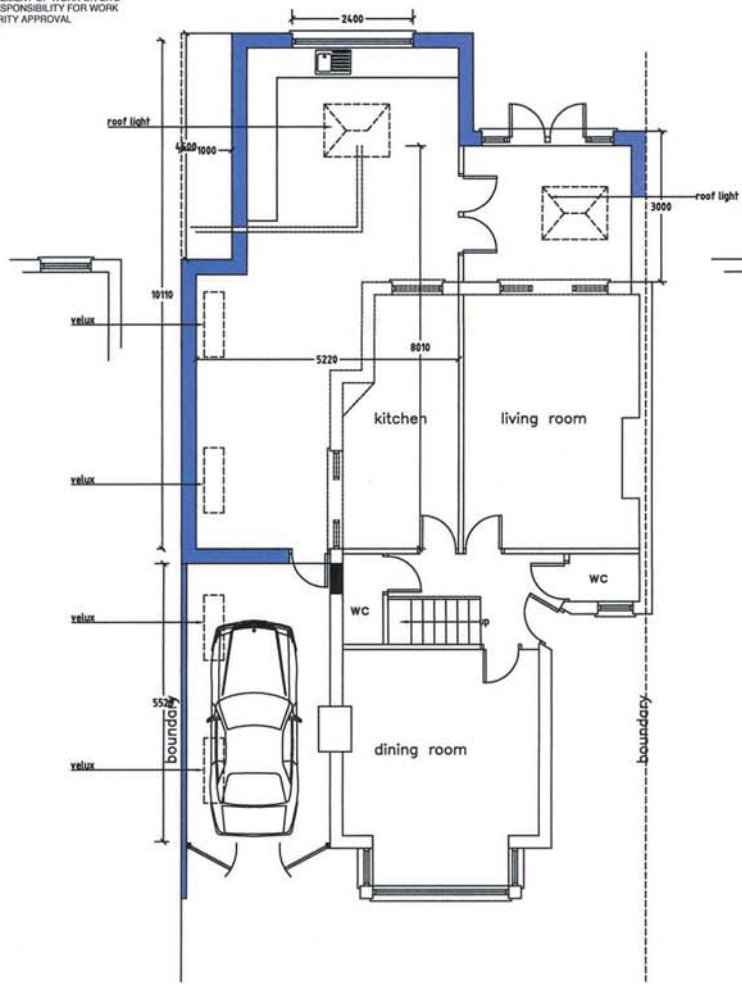
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Rev	Details	Date

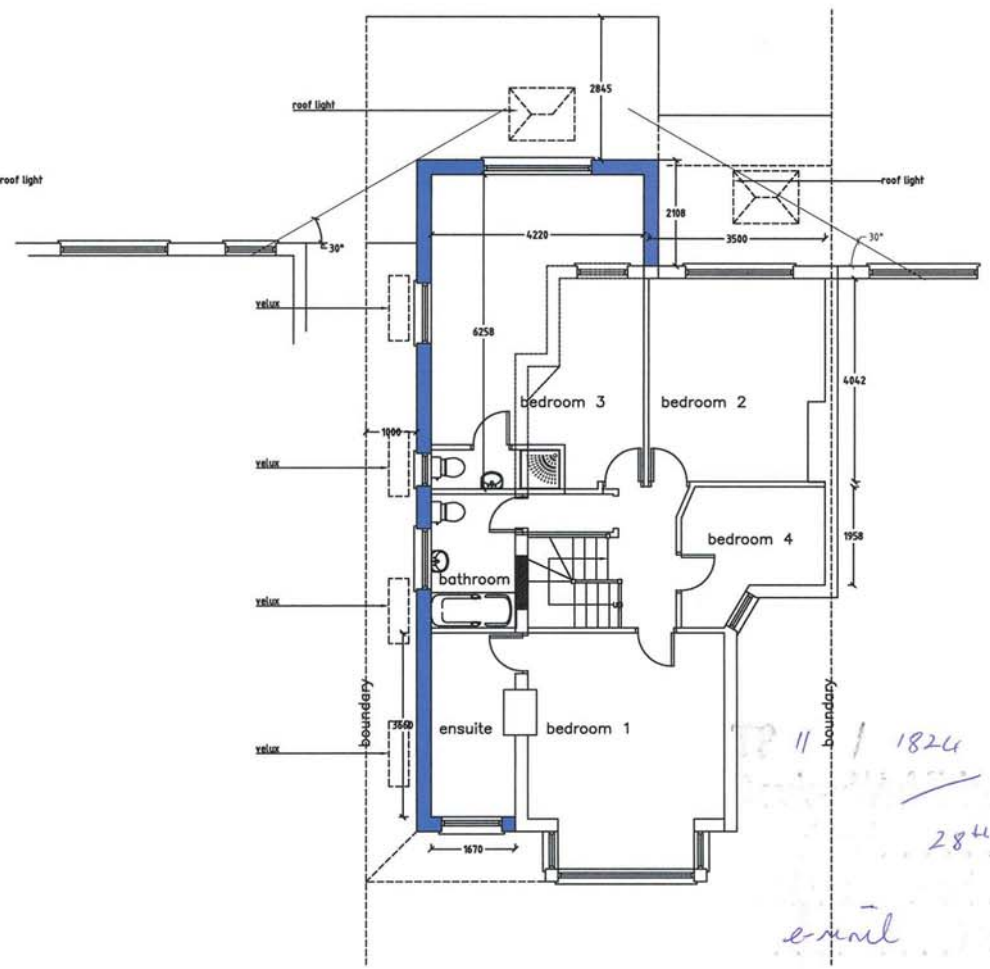
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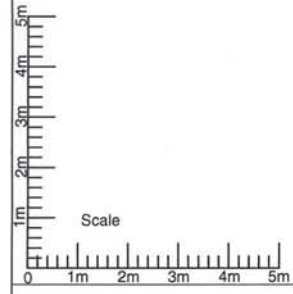


PROPOSED GROUND FLOOR LAYOUT



PROPOSED FIRST FLOOR LAYOUT

1824
28th March 2012
Agents
e-mail
28th March



Scale: A3@1:100 Client: Mr & Mrs Poli
Date: march 2012

Location: 68 Meadway
London
N14 6NH

Proposal: proposed extension

Where new work is on/near boundary line/party wall the property owner is to serve party wall notice to the adjoining property/land owner in accordance with the requirements of the 'Party Wall etc.' Act 1996.

Dwg: mead/plan/10-3

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EXISTING FRONT ELEVATION



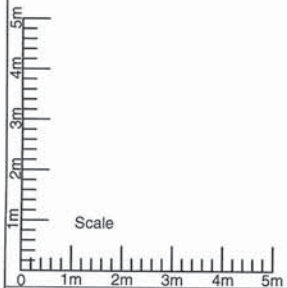
EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



TP 11 / 1824
 Revised/Additional Drawing
 Received. 28 March 2012
 Under cover of... Agents...
 e-mail... Dated 28 March

Scale: A3@1:100 Client: Mr & Mrs Poli

Location: 68 Meadway
 London
 N14 6NH

Proposal: proposed extension

Where new work is on/near boundary line/party wall the property owner is to serve party wall notice to the adjoining property/land owner in accordance with the requirements of the 'Party Wall etc.' Act 1996.

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