

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 24th September 2013

Report of
Assistant Director - Planning,
Highways & Transportation

Contact Officer:
Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379 3841
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Ward: Chase

Application Number : P13-01885PLA

Category: Householder
Developments

LOCATION: 44, HILLSIDE CRESCENT, ENFIELD, EN2 0HR

PROPOSAL: Conservatory at rear.

Applicant Name & Address:
ALI MEHMET
44, HILLSIDE CRESCENT,
ENFIELD,
EN2 0HR

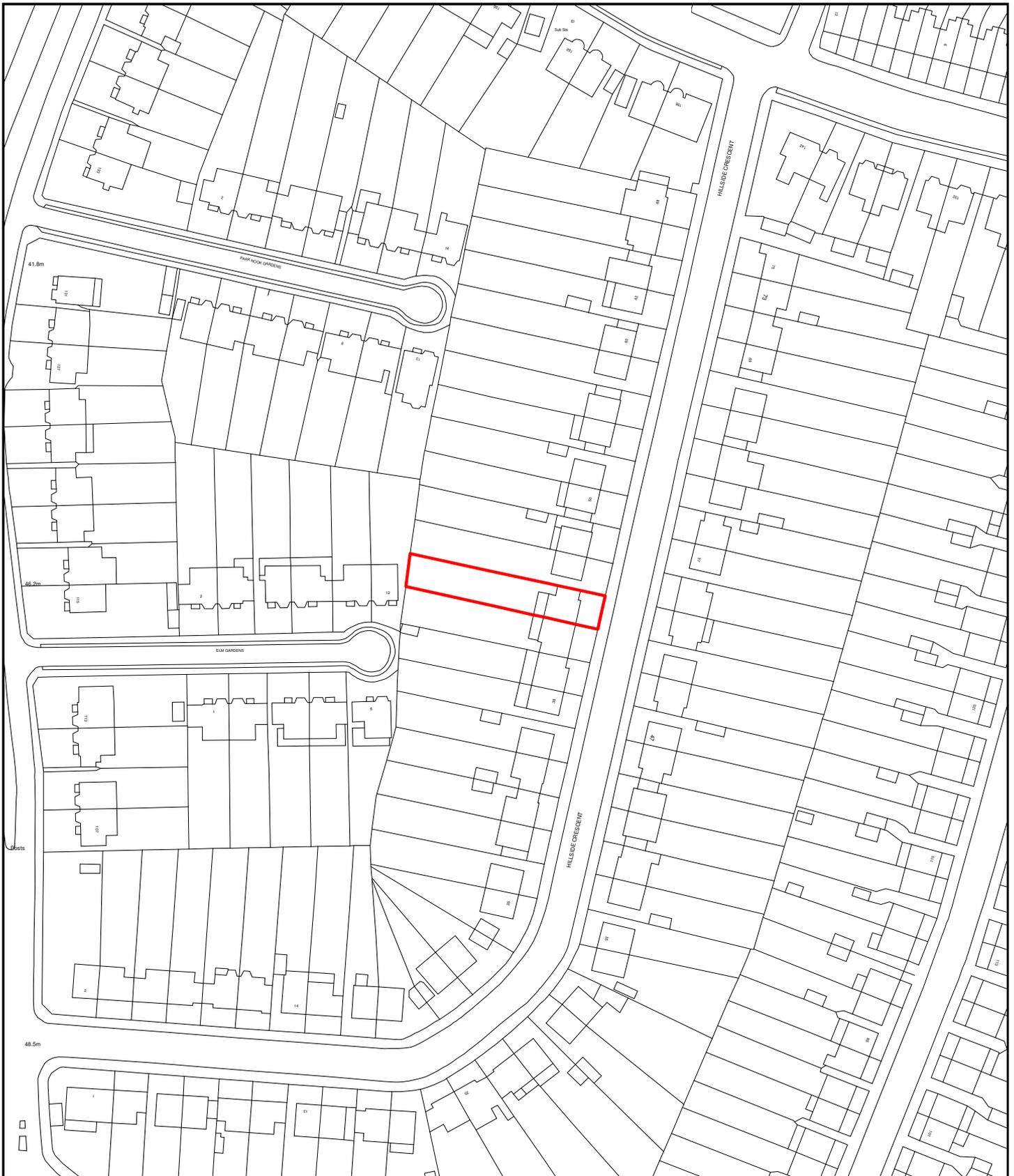
Agent Name & Address:

RECOMMENDATION:

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

Note for Members:

This application is reported to Committee as the applicant is a former member of staff.



Development Control



Scale - 1:1250
Time of plot: 14:41

Date of plot: 04/09/2013

1. Site and surroundings

- 1.1 The application site area is a terraced house on the end of a block of four houses situated on the west side of Hillside Crescent. The surrounding area is suburban in character, with a regular pattern of terraced residential properties. The subject property sits on a gradient that slopes downhill towards No.46.
- 1.2 Both the neighbouring properties at No.42 and No.46 have extensions that match the proposed depth of the conservatory at the subject site.

2. Proposal

- 2.1 The applicant is seeking planning permission for a conservatory at the rear which is to replace the existing. It is to be 3m (depth) x 3.6m (height, sloping down to 3.55m) x 5.9m (width).

3. Relevant planning history

None

4. Consultation

4.1 Statutory and non-statutory consultees

- 4.1.1 None.

4.2 Public

- 4.2.1 4 neighbouring properties were consulted, and no representations were received. The consultation period ended on the 25th July 2013.

5. Relevant Policy

- 5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed local planning authorities a 12 month transition period to prepare for the full implementation of the NPPF. Within this 12 month period local planning authorities could give full weight to the saved UDP policies and the Core Strategy, which was adopted prior to the NPPF. The 12 month period has now elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy policies will be given due weight in accordance to their degree of consistency with the NPPF.
- 5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD document was approved by Council on 27th March 2013 for submission to the Secretary of State for examination. Examination and subsequent adoption is expected later this year. The DMD provides detailed criteria and standard based policies by which planning applications will be determined.
- 5.3 London Plan

- 7.1 Neighbourhoods and Communities
- 7.4 Local Character
- 7.6 Architecture

5.4. Local Development Framework

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

5.5 Saved UDP Policies

(II)GD3 High standard of functional and aesthetic design
(II) H12 Home Extensions

5.6 Submission Version Development Management Document

DMD11 Rear Extensions
DMD37 Achieving High Quality and Design Led Development

5.7 Other Relevant Policy

National Planning Policy Framework

6. Analysis

6.1 The principle issues for consideration in relation to this application are design and the impact to the adjoining area and impact on neighbouring amenity.

6.2 Impact on the Character and Appearance of the Surrounding Area

6.2.1 The proposal will replace the existing conservatory at the rear of the house and sit within the same footprint. It will not extend further than permitted development allowances and taking into account its slight height increase it would not be a bulky addition to the original dwelling and can only be viewed from the rear of the property. Further to this, the single storey rear extension will be finished externally with materials to match the existing house. Taking into account all of the above the proposal is acceptable having regard to (II)GD3, (II)H12, DMD11 and DMD37.

6.3 Impact on Neighbouring Residential Properties

6.3.1 DMD11 of the Submission Version of the Development Management Document states that single storey rear extensions should not exceed a line taken at a 45 degree angle from the mid point of the nearest original ground floor window to any of the adjacent properties. It also states it should secure a common alignment.

6.3.2 There will be no impact upon the neighbouring occupants at No.46 due to the separation between the two properties. A line taken from No.42 is intercepted by the proposal. However, permitted development allows a 3m single storey rear extension and this proposal does not exceed that depth. Moreover the existing structure was a conservatory to the rear so the principle of a structure of a similar size has already been established. The proposal will also achieve a common alignment of rear extensions with No.42.

6.3.3 Therefore considering all of the above the proposal is acceptable having regard to (II)GD3, (II)H12, DMD11 and DMD37.

6.4 Community Infrastructure Levy (CIL)

6.4.1 As of the April 2010, new legislation in the form of CIL Regulations 2010 (as amended) came into force which would allow 'charging authorities' in England and Wales to apportion a levy on net additional floorspace for certain types of qualifying development to enable the funding of a wide range of infrastructure that is needed as a result of development. Since April 2012 the Mayor of London has been charging CIL in Enfield at the rate of £20 per sqm. The Council is progressing its own CIL but this is not expected to be introduced until spring / summer 2014.

6.4.2 In this instance the development is not CIL Liable

7. **Conclusion**

7.1 In regard to the above it is considered that planning consent be GRANTED for the following reason:

1. The proposed conservatory to the rear, by reason of its siting, scale and design, would not detract from the character and appearance of the original dwelling and wider surrounding area, nor would it cause undue harm to the residential amenities of neighbouring occupants, in accordance with Policies (II)GD3, and (II)H12 of the Unitary Development Plan, CP30 of the Enfield Plan Core Strategy, DMD11 and DMD37 of the Submission Version Development Management Document.

8. **Recommendation**

1. C60 Approved Plans
The development hereby permitted shall be carried out in accordance with the approved plans, as set out in the attached schedule which forms part of this notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

2. C51A Time Limited Permission
The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

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

3. C25 No Additional Fenestration
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.

4. C08 Materials to Match
The external finishing materials shall match those used in the construction of the existing building and/or areas of hard surfacing.

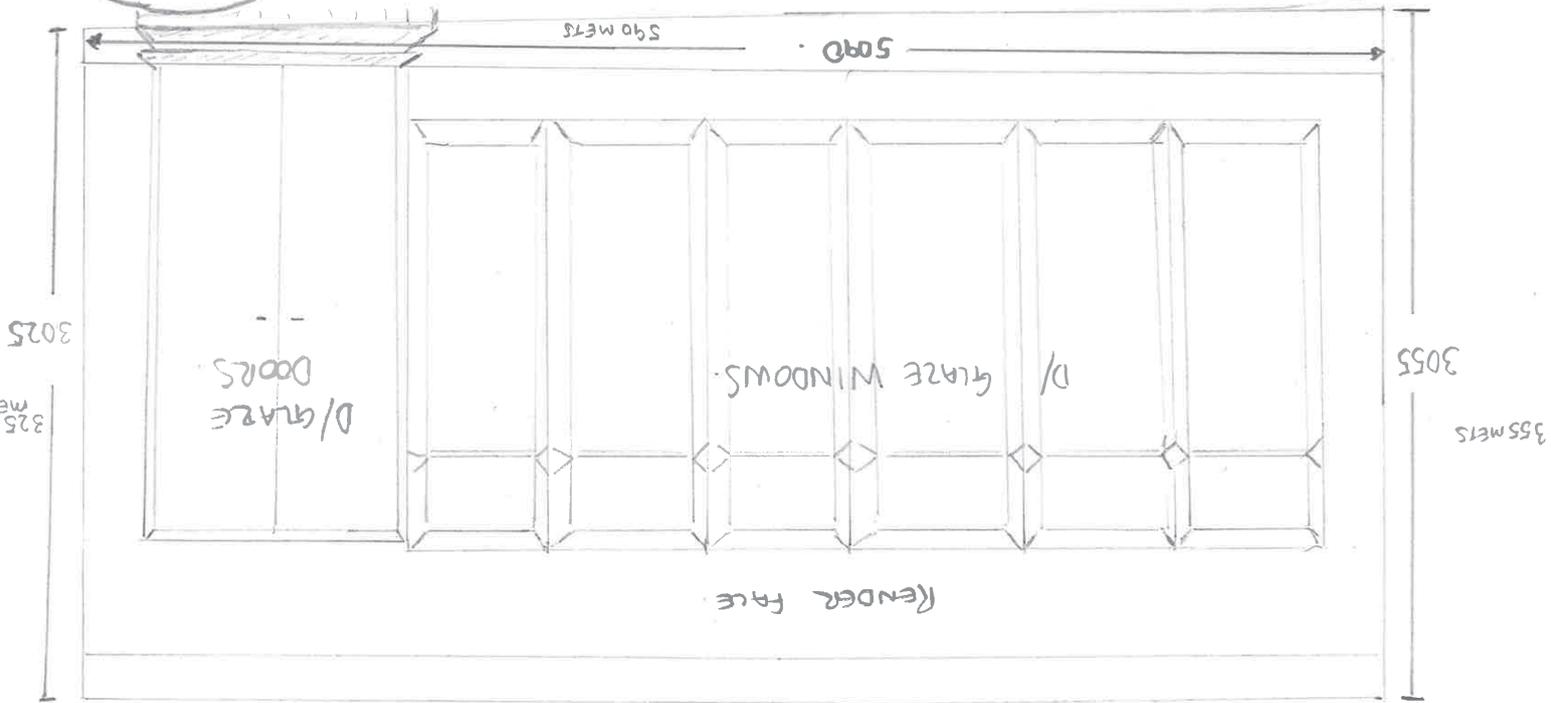
Reason: To ensure a satisfactory appearance.

5. C26 Restrictions of Use of Extension Roofs
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.

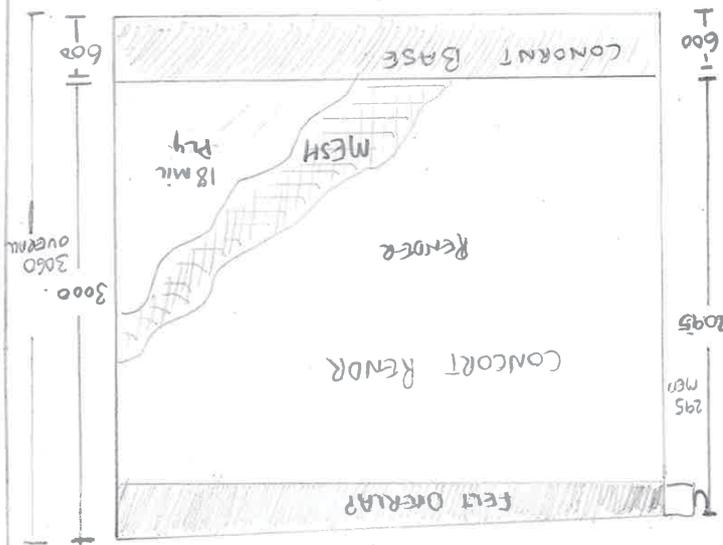
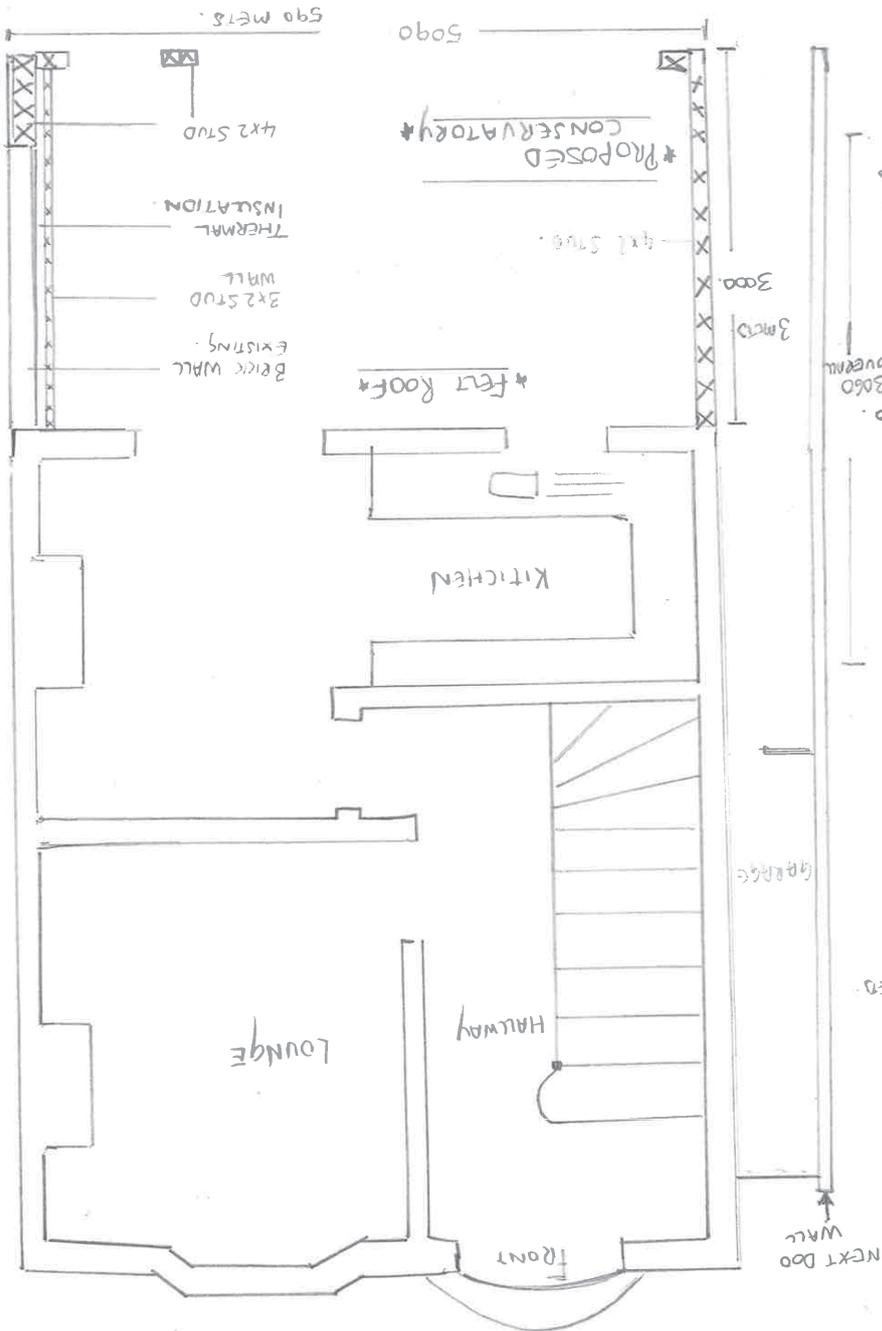
Reason: To safeguard the privacy of the occupiers of adjoining properties.

*PROPOSED

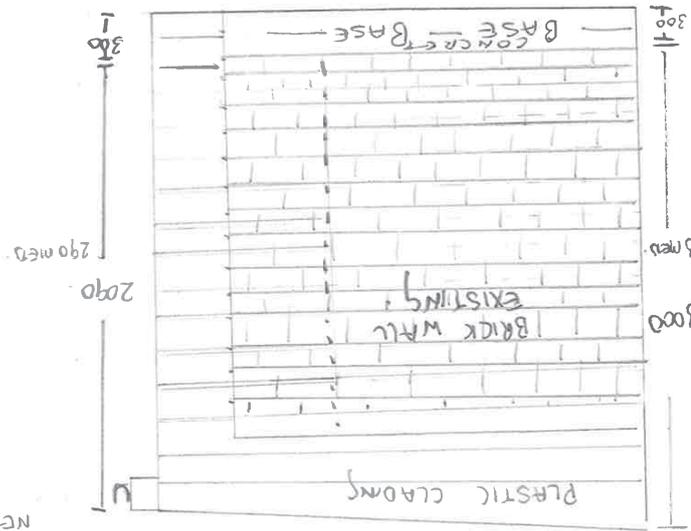
PLAN * NORTH



REAR ELEVATION.



LEFT HAND SIDE ELEVATION



RIGHT HAND SIDE ELEVATION