

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 19th August 2014

Report of
Assistant Director - Planning,
Highways & Transportation

Contact Officer:
Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379 3841
Misbah Uddin Tel: 020 8379 3849

Ward: Bowes

Application Number : P14-01016PLA

Category: Other

LOCATION: 19A Natal Road, London, N11 2HU

PROPOSAL: Single Storey Rear Extension (Retrospective)

Applicant Name & Address:

Yanko Tihov
19A Natal Road
London
N11 2HU

Agent Name & Address:

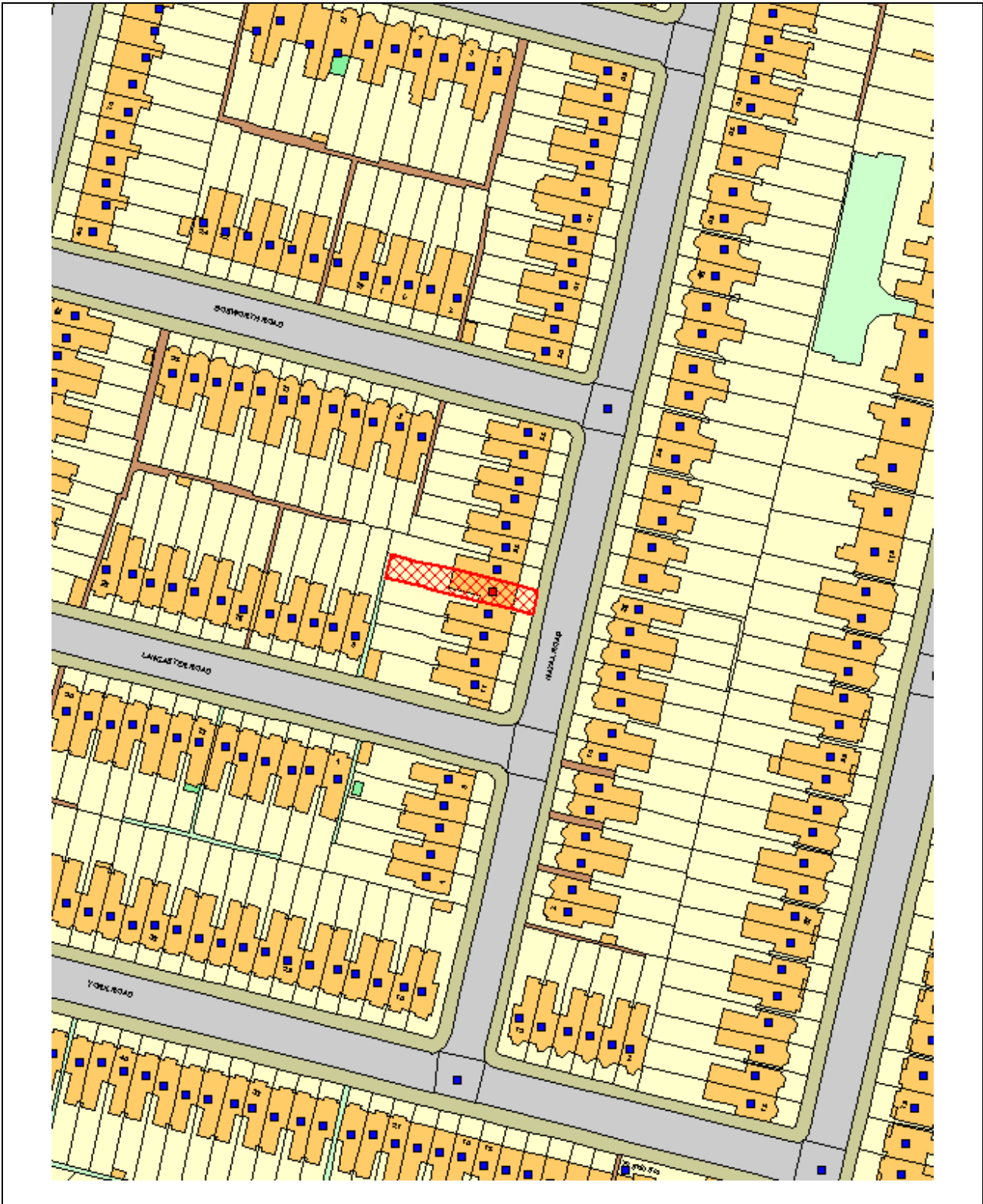
Michael Koutra
MSK Design Ltd
Unit 5i Ocean House
Bentley Way
New Barnet
Herts
London
EN5 5FP

RECOMMENDATION:

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

Note for Members

The application would normally be dealt with under delegated powers. However it is reported to Planning Committee at the request of Cllr Y Brett.



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Scale 1:1250



1. Site and Surroundings

- 1.1. The application site is a terraced property located to the western side of Natal Road. The property has been converted into two self-contained flats. This application relates to the ground floor flat no.19A.

2. Proposal

- 2.1. Retrospective Planning Permission is sought for the retention of a single storey rear extension to the ground floor flat. Planning permission was previously granted for a single storey rear extension under Ref: - P13-02736PLA. The approved plan showed the rear extension at a depth of 3m, width of 3.7m and a height of 3.85m at the highest part of the roof, measured from the existing terrace level, and 3m at the eaves.
- 2.2. The depth and the width of the retrospective extension remains the same as per the approved planning permission. However, the height has been increased to 3.9m at the highest part of the roof, measured from the existing terrace level and 3.4m at the eaves level. It is also noted that the existing patio has been extended in depth, which did not form as part of the approved planning application.

3. Relevant Planning Decisions

- 3.1. Planning permission was granted on 11th November 2013 ref:- P13-02736PLA for a single storey rear extension.

4. Consultations

4.1 Statutory and non statutory consultees

- 4.1.1 None

4.2 Public

- 4.2.1 Consultation letters were sent to 5 neighbouring properties. 1 objection has been received.

Summary of objections

- The increase in height has resulted in trespassing on the upper floor flat.
- The light from the roof light of the extension will cause disruption on the occupier of the upper floor flat during the night.

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 elapsed and as from 28th March 2013 the Council's saved UDP and Core

Strategy 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 was approved by Council on 27th March 2013 and has now been submitted for examination to the Secretary of State. Hearing sessions are scheduled for late April and the examination period is anticipated to run through to the end of summer of 2014. The DMD provides detailed criteria and standard based polices by which planning applications will be determined.

5.3 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application.

5.4 The London Plan (Including London Plan Alterations 2013)

Policy 7.4 Local character
Policy 7.6 Architecture

5.5 Local Plan - Core Strategy

Core Policy 30 Maintaining and improving the quality of the built and open

5.6 Saved Unitary Development Plan (UDP) Policies

(II) GD3 Aesthetics and functional design
(II) H12 Extensions to residential properties
(II) H8 Privacy

5.7 Submission version DMD

DMD 11 Rear Extensions
DMD 37 Achieving High Quality and Design-Led Development

5.8 Other Relevant Policy Considerations

National Planning Policy Framework
National Planning Policy Guidance.

6. Analysis

6.1 The main issues of consideration are the impact of the increased height of the retrospective extension on the neighbouring amenities as well as the design and appearance of the extension having regards to Saved Policies (II) GD3 and (II) H12 of the UDP, Core Policy 30 of the Core Strategy as well as having regards to Policy DMD 11 of the Submission Version of the Development Management Document.

6.2 Impact on character and appearance of the surrounding area.

6.3 The existing single storey rear extension measures 3m in depth, 3.7m in width and 3.9m at the highest part of the roof and 3.4m at the eaves level.

- 6.4 The prevailing pattern of the surrounding area includes rear extensions and as such, the retrospective single storey rear extension is in keeping with the character and appearance of the surrounding area. It is subservient to the parent dwelling. The extension is constructed out of materials which match the existing dwelling and the surrounding area. As such there is no undue harm caused to the character of the surrounding area.
- 6.5 Accordingly it is considered that the retrospective single storey rear extension has appropriate regards to Policies (II) GD3 and (II) H12 of the UDP and Core Policy 30 of the Core Strategy and Policies DMD11 and DMD 37 of the Submission Version of the Development Management Document
- 6.6 Impact on neighbouring residential amenity
- 6.7 Policy (II) H12 of the UDP requires the depth of extensions at ground floor level not to exceed the 45 degree line taken from the midpoint of the nearest window of the neighbouring properties. This is to safeguard the amenities of neighbouring properties and ensure extensions do not result in harm in terms of light or outlook.
- 6.8 The extension remains at 3m in depth in accordance with the previously approved scheme and the existing depth does not cause a significant loss of light and outlook towards the neighbouring properties nos.17 and 21 Natal Road.
- 6.9 With regards to the impact on neighbouring property at No.21 Natal Road, the approved planning application had a height of 3.85m at the highest part of the roof and 3m at the eaves level. The current extension has increased the height to 3.9m at the highest part of the roof and 3.4m at the eaves level (a difference of 50mm and 400mm respectively). It is considered that this limited increase in height does not cause further undue impact on the amenities of the neighbouring occupiers in terms of loss of light and outlook.
- 6.10 It is noted that the rear garden of the adjoining property no.21 is slightly lower than the application property, which means the existing rear extension would be slightly higher from the rear garden of no.21 Natal Road. However, the marginal increase in height above the previously approved scheme would still have no significant impact on the amenities of the neighbouring occupiers.
- 6.11 It is considered on balance that the retrospective single storey rear extension accords with Policy (II) H12 of the UDP and Policy DMD 11 of the Submission Version Development Management Document.
- 6.12 Objections have been received from the occupier of the first floor flat regarding the increase height of the extension, which they consider will result in trespassing to the upper floor flat no.19B Natal Road and the roof lights of the extension causing disruption during the night time for the occupier of the upper floor flat. In terms of issues relating to trespassing, this is not considered to be a material consideration and as such does not form part of this assessment. Any trespass or encroachment onto neighbouring property is a civil matter that would need to be pursued independently. With regards to the issues relating to the rooflights. The rooflights provide an additional source of natural light to the extension which provides a kitchen/dining room. Whilst, when artificially lit , the rooflights will be apparent to the occupiers of

the first floor flat, when looking out of their rear first floor windows, it is not considered that the level of this would unduly harm their amenities.

6.12.1 Community Infrastructure Levy (CIL)

6.12.2 As of the April 2010, 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 floor space 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 sum. The Council is progressing its own CIL but this is not expected to be introduced until spring / summer 2015. The proposed extension is not CIL liable.

7 Conclusion

7.1 In conclusion, it is considered that the retrospective extension does not adversely impact on the residential amenities of the adjoining neighbours or adversely impact on the street scene.

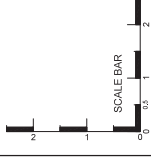
8 Recommendation

8.1 It is recommended that planning permission be GRANTED subject to the following.

1. C60 Approved Plans
2. C25 No additional fenestration.

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PLANNING ISSUE

**SUBJECT TO
BUILDING CONTROL APPROVAL**

NO.	DATE	REVISIONS	BY

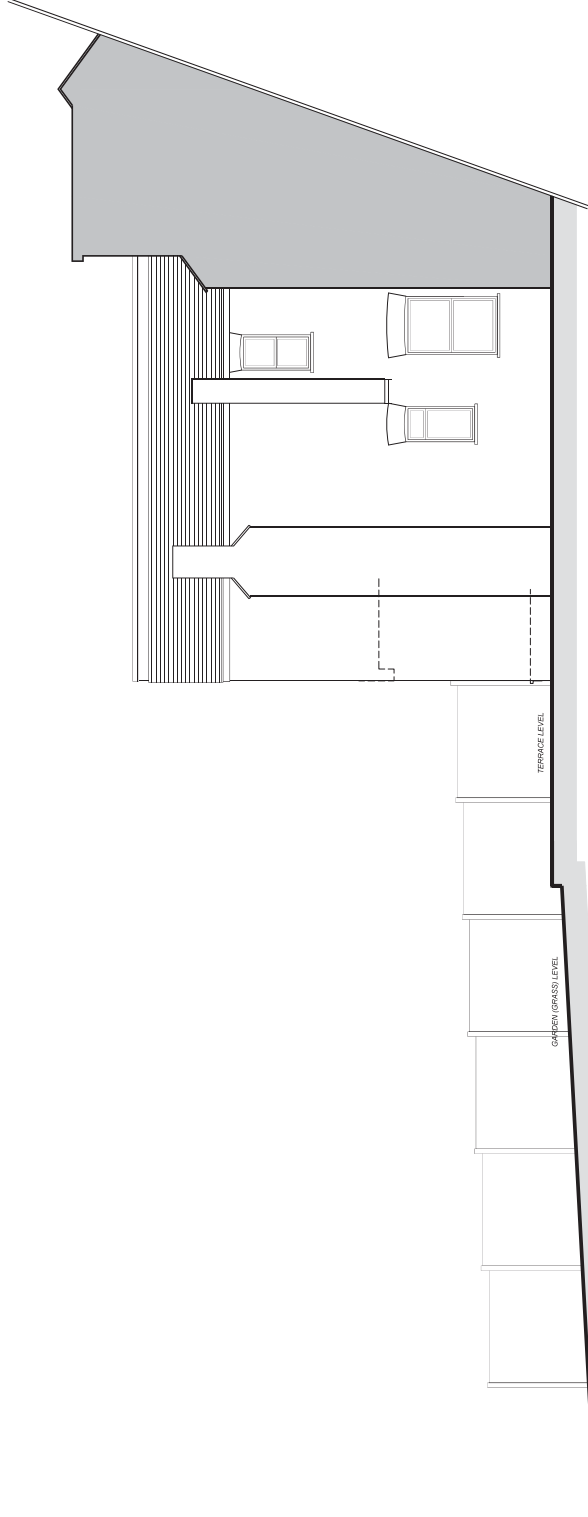


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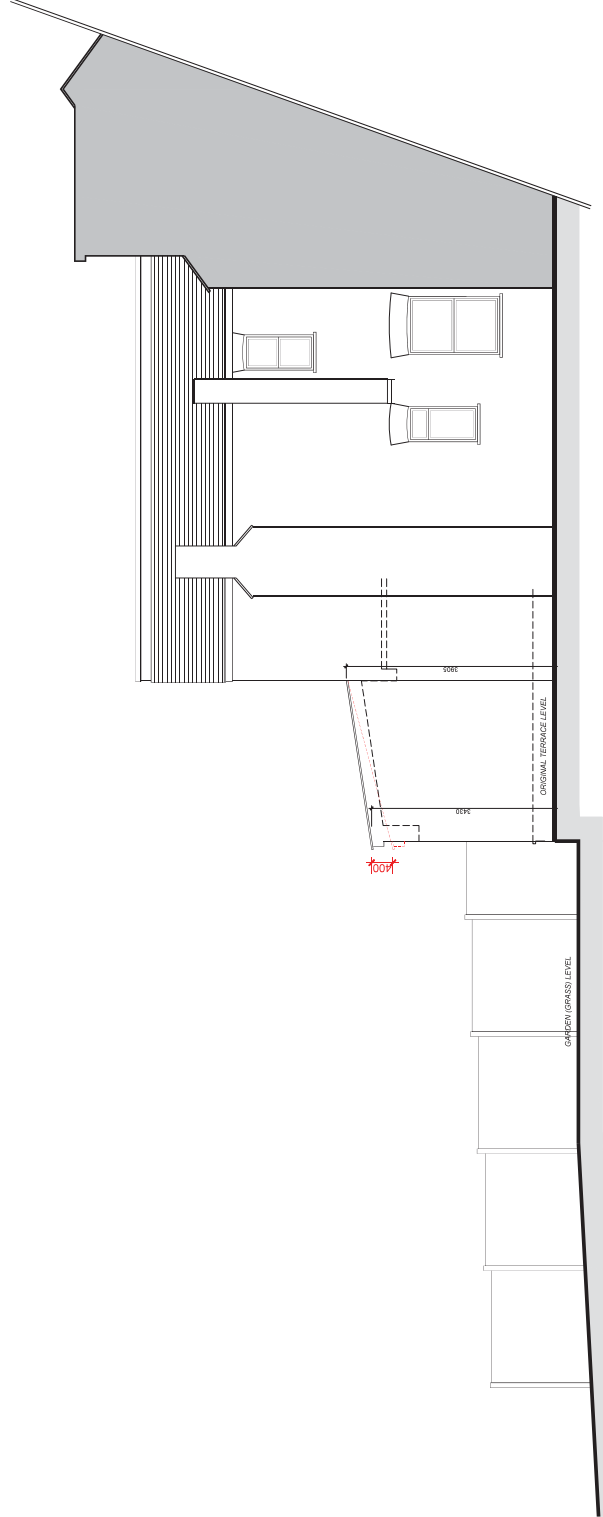
UNIT 51 OCEAN HOUSE, BENTLEY WAY,
NEW BARNET, HERTFORDSHIRE, EN5 8FP
0800 030 4330 020 8374 9443
www.msksdesign.co.uk info@msksdesign.co.uk
Registered company number: 6044594

PROJECT REF		DATE	
PROJECT		19.08.2013	
Yanko		SCALE@A3	
Ground Floor Extension		1:50	
19A Natal Road		DRAWN BY	
London		CHECKED BY	
N11 2HU		DRAWING TITLE	
Existing and Proposed		Side 1 Elevations	
PROJECT REF		DATE	
SCALE@A1		19.08.2013	
1:50		SCALE@A3	
DRAWN BY		1:100	
CHECKED BY		CHECKED BY	

DWG. NO. /EL-211 REV.



1
**EXISTING
SIDE 1 ELEVATION**
EL-211 SCALE@A3 1:100

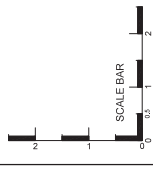


RED LINE = ROOF LEVEL OF RECENTLY
REMOVED BUILDING APPLICATION UNDER
REF: P1542738PLA

2
**PROPOSED
SIDE 2 ELEVATION**
EL-211 SCALE@A3 1:100

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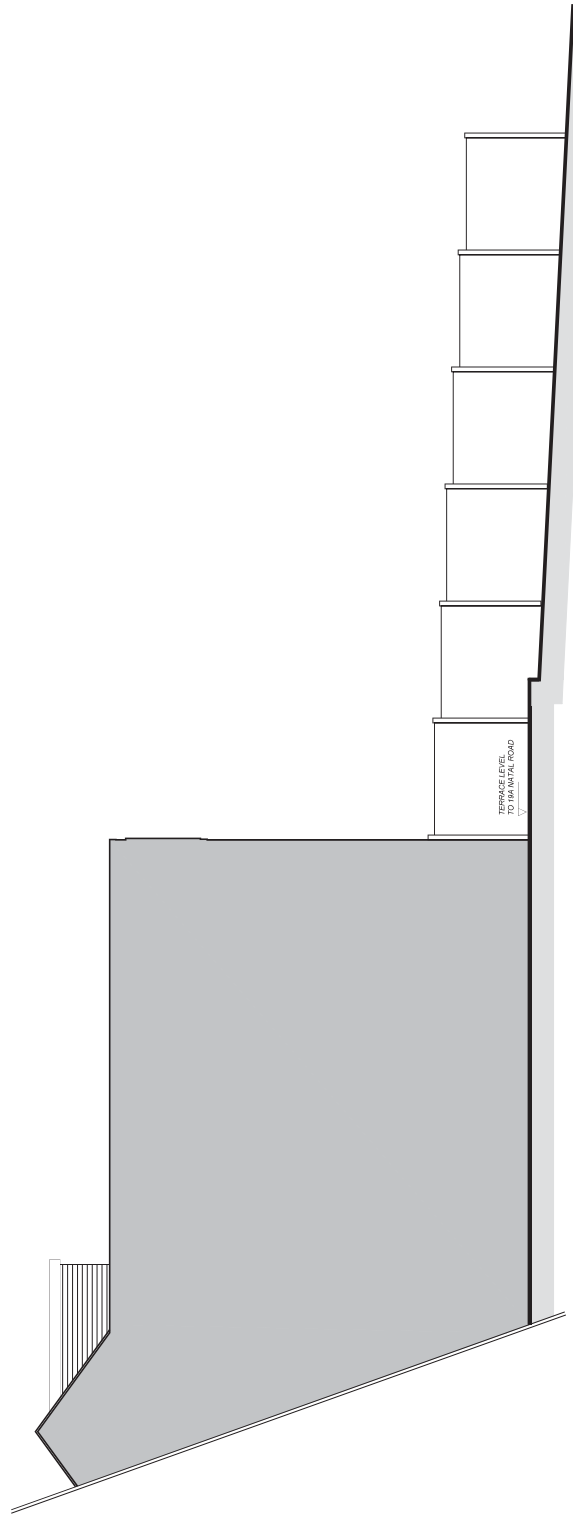
NO.	DATE	REVISIONS	BY



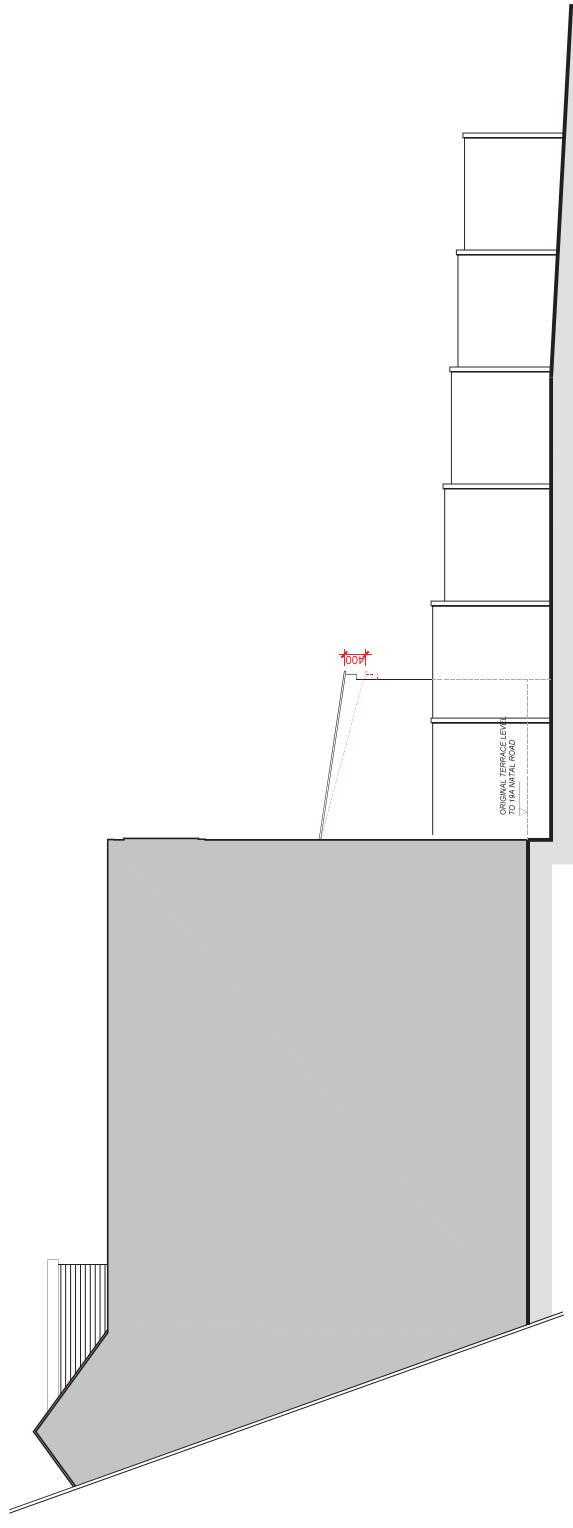
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UNIT 51 OCEAN HOUSE, BENTLEY WAY,
NEW BARNET, HERTFORDSHIRE, EN5 5FP
0800 030 4330 020 8374 9443
www.msksdesign.co.uk info@msksdesign.co.uk
Registered company number: 6044594

CLIENT	Yanko
PROJECT	Ground Floor Extension 19A Natal Road London N11 2HU
DRAWING TITLE	Existing and Proposed Side 2 Elevations
PROJECT REF	DATE
SCALE@A1	1:50
SCALE@A3	1:100
SCALE@A4	1:200
DRAWN BY	CHECKED BY
DWG. NO.	REV.
/EL-212	B



1
EXISTING
SIDE 2 ELEVATION
EL-212 SCALE@A3 1:100



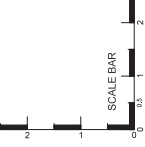
2
PROPOSED
SIDE 2 ELEVATION
EL-212 SCALE@A3 1:100

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APPROVED FOR PLANNING APPLICATION UNDER
REF: P13/02758/PLA

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 NEW BARNET, HERTFORDSHIRE, EN5 5FP
 0800 030 4330 020 8374 9443
 www.msksdesign.co.uk info@msksdesign.co.uk
 Registered company number: 6044594

CLIENT	Yanko		
PROJECT	Ground Floor Extension 19A Natal Road London N11 2HU		
DRAWING TITLE	Existing and Proposed Ground and First Floor Plans		
PROJECT REF	DATE	SCALE	CHECKED BY
SCALE@A1	19.08.2013	SCALE@A3	
1:50		1:100	
DRAWN BY	CHECKED BY		
DWG. NO.	/GA-100		REV. B

