

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

Date : 19<sup>th</sup> August 2014

**Report of**

Assistant Director, Planning,  
Highways & Transportation

**Contact Officer:**

Andy Higham 020 8379 3848  
Sharon Davidson 020 8379 3841  
Rajvinder Kaur 020 8379 1860

**Ward:**

Grange

Ref: P14-01677PLA

Category: Householder

**LOCATION:** 83, Old Park Ridings,, London, , N21 2ER,

**PROPOSAL:** Single storey side and rear extension involving demolition of garage.

**Applicant Name & Address:**

Nicholas Balnave  
83, Old Park Ridings,  
London,  
N21 2ER

**Agent Name & Address:**

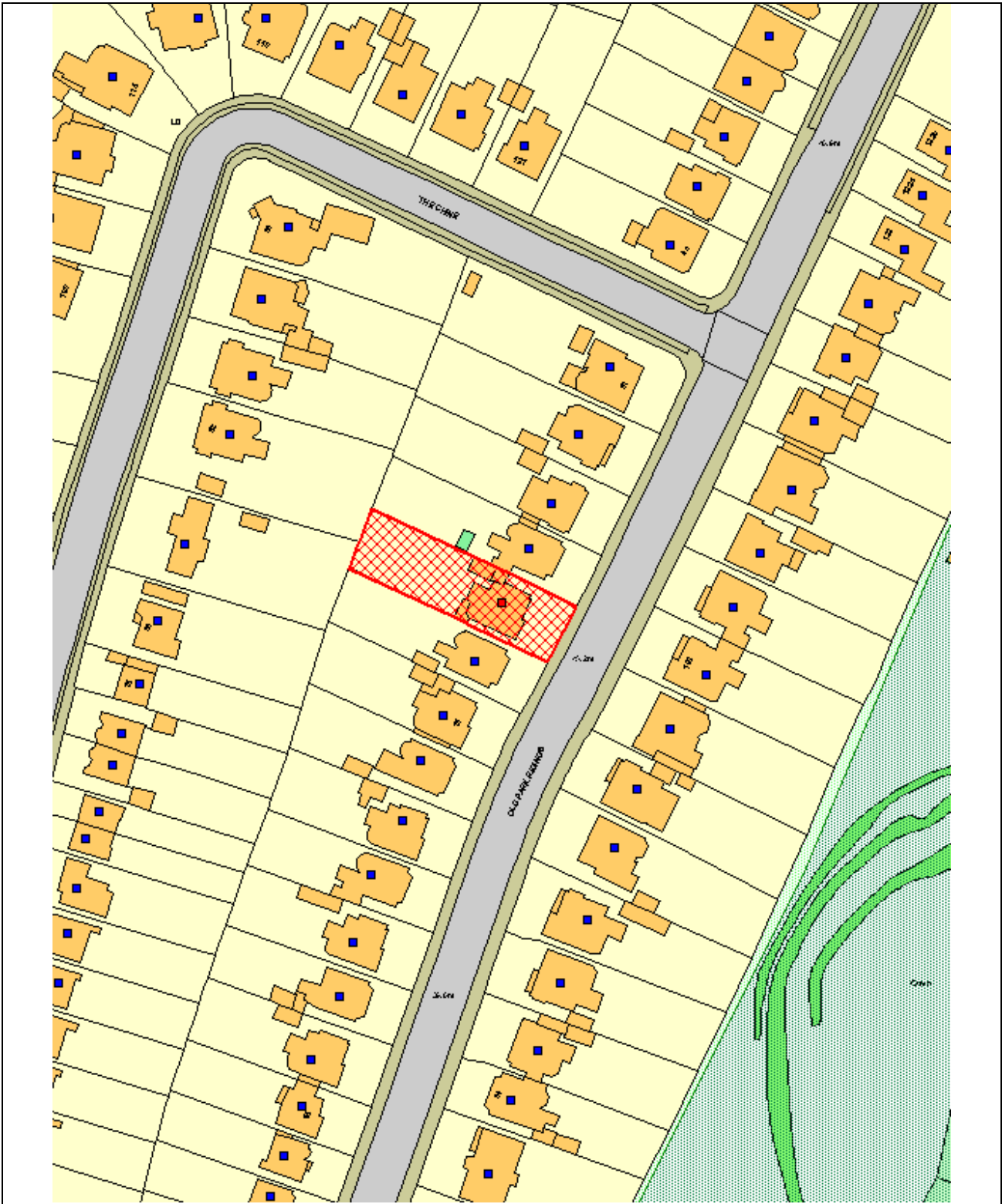
Peter Fisk Associates  
83, Old Park Ridings,  
London,  
N21 2ER

**RECOMMENDATION:**

Planning permission be **GRANTED** subject to conditions

**Note for Members**

Whilst such an application would normally be dealt with under delegated powers, the application is reported to Planning Committee as the agent is member of the Conservation Advisory Group, the application property is located within the Grange Park Conservation Area and objections have been raised to the proposed development.



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## **1. Site and surroundings**

- 1.1 The application site area comprises a two storey detached dwelling situated on the east side of Old Park Ridings. The site benefits from a front drive with two access points, a large rear garden and conservatory. There is a detached garage in the garden accessed via the side access.
- 1.2 The surrounding area is suburban in character, made up of detached residential properties. The neighbouring property to the north has an existing single storey side and rear extension.
- 1.3 The site is within the Grange Park Conservation Area and is covered by an Article 4 Direction restricting some of its permitted development rights. The Conservation Area Character Appraisal (CA) identifies the site as a key building built between 1897 and 1920. The older parts of the Conservation Area are at the southern and northern ends. The application site is sited at the northern end of the Conservation Area.

## **2. Proposal**

- 2.1 Planning permission is sought for the erection of a rear and side extension. It is to be 3.7m (depth) x 3.8m (width) x 3.5m (max height to pitched roof, 2.3m to eaves from patio level). It is to extend 1.08m to the side of the dwelling.
- 2.2 The existing garage will be demolished and the patio extended in the place of the garage to the same height as the existing patio. The materials will be to match the existing dwelling.

## **3. Relevant Planning Decisions**

TP/10/1055 – Installation of soil pipe to side elevation – Granted with conditions – 29<sup>th</sup> September 2010.

## **4. Consultation**

### **4.1 Statutory and non-statutory consultees**

#### Traffic and Transportation

No objection.

#### Grange Park Conservation Area Study Group

- 4.1.1 Objection to proposals. The site is recognised in the Conservation Area Character Appraisal. Despite the comments in the Design and Access statement, we do not agree that the proposed building will be more in keeping with the conservation area. It seems that the proposed building will be considerably forward from the existing garage.

#### Conservation Advisory Group

- 4.1.2 The Group considered the application at their meeting of 29th July 2014 and no objections were raised. The Group considered that the loss of the garage was not an issue. It is sub-standard in design when compared to the more traditional pitched roof examples in nearby properties. The Group noted the proposed extension would protrude into the area vacated by the garage by approximately 1m, thus leaving room for long views into the rear garden. Further, although not in the public domain, the proposed design of the rear extension would remove a very out of keeping kitchen window.

## **4.2 Public Response**

- 4.2.1 Letters were sent to 9 neighbouring properties and one notice was erected near to the site. 1 representation was received. The comments are summarised below:
- The demolition of the garage and the change to the front of the house will spoil the ambience of Old Park Ridings.
  - No.83 found cracking and structural movement within his property in 2006. As the proposed extension will most likely involve the excavations of foundations, concerned whether further subsidence could arise which could affect the property. The foundations are within 3m of No.81 and the Party Wall Act 1996 may have to be addressed.

## **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 27<sup>th</sup> March 2013 and has now been submitted for examination to the Secretary of State. Hearing sessions have now been completed for late April and the examination period is anticipated to run through the end of summer 2014. The DMD provides detailed criteria and standard based policies 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 London Plan (Including Revised Early Minor Alterations)
- |            |                                |
|------------|--------------------------------|
| Policy 7.1 | Communities and Neighbourhoods |
| Policy 7.4 | Local Character                |
| Policy 7.6 | Architecture                   |

## 5.5 Core Strategy

- CP30 Maintaining and improving the quality of the built and open environment
- CP31 Built and Landscape Heritage

## 5.6 Saved UDP Policies

- (II)GD3 High standard of functional and aesthetic design
- (II)H8 Maintain privacy and prevent overlooking
- (II)H12 Extensions
- (II)C27 Conservation Area Setting

## 5.7 Submission Version Development Management Document (Including Proposed Minor Modifications)

- DMD37 Achieving High Quality and Design Led Development
- DMD44 Preserving and Enhancing Heritage Assets

## 5.8 Other Relevant Policy

National Planning Policy Framework  
National Planning Practice Guidance  
Grange Park Conservation Area Character Appraisal

## 6. **Analysis**

### 6.1 Principle

- 6.1.1 Extensions to residential properties are in principle acceptable providing they do not have a detrimental impact to the character and appearance of the dwelling, the surrounding conservation area and neighbouring residential amenities.

### 6.2 Impact on the Character and Appearance of the Conservation Area

- 6.2.1 The Grange Park Conservation Character Appraisal (CA) describes the dwelling and surrounding properties at the northern end (nos. 67-97 odd and 94-120 even) as one of two broad types of design. *One has a gabled wing to one side and has heavy stone mullioned casement windows; the other has a hipped roof and sash windows with glazing bars, in groups of two or three.* It goes on to explain that there are many variations on these two types including *“hood moulds over windows, moulded architraves, small hips to the top of gables, various types of timber, tiled or stone porch, and either red brick, stock brick or roughcast for walling. Front doors are often paired double doors with glazed panels and many houses retain their leaded casements, which add greatly to the texture of the facades”* (p. 19).
- 6.2.2 It goes on to state that the northern end retains the Arts and Crafts influence, while the central part is of a later date, with designs more typical of inter-war speculative development. The Arts and Crafts dwellings are distinguished by high quality details and materials.

- 6.2.3 The application site is identified as a key building and the views from the top of the steep hill looking south are identified as a key view.
- 6.2.4 The proposed extension would be sited 7.1m back from the front elevation of the dwelling. The majority of the proposed extension would be sited to the rear of the property. The development will require the removal of the existing detached garage.
- 6.2.5 The bulk of the proposed extension is to the rear of the site and would not be visible from the Conservation Area. Only 1.08m of the brick faced, slate roofed side extension would be visible from the street. Whilst the garage is to be demolished, it is not identified within the Conservation Appraisal as a key feature. Moreover due to its siting, 7.1m back from the front elevation, it does not contribute to the key views of the conservation area and is not visible looking southwards from the top of Old Park Ridings.
- 6.2.6 The proposed extension will not introduce a dominant nor bulky addition to the street scene. Moreover its siting, well back from the front elevation, serves to lessen its visual impact. Additionally the materials will be in keeping with the existing dwelling.

### 6.3 Impact on the Neighbouring Residential Properties

- 6.3.1 The Unitary Development Plan states that single storey rear extensions should not exceed 2.8m in depth. However, the Submission Version Development Management Document (DMD) states that single storey rear extensions should not exceed 4m in the case of detached properties. The policy document follows permitted development allowances whereby a single storey rear extension can normally be built to a depth of 4m for a detached property. Appendix A1.8 of the UDP and DMD11 both state 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.
- 6.3.2 There would be no impact to the neighbouring property of No.81 Old Park Ridings due to the siting of the proposed extension, away from the boundary with No.81 and separated from it by an existing rear conservatory that is to be retained.
- 6.3.3 The neighbouring property of No.85 lies to the north of the site, on higher ground. No.85 has an existing side and rear extension that adjoins the existing garage at the application site. There is a window in the rear elevation of the extension. Whilst this is not an original window, regard has to be given to what exists on site at present. A 45 degree line taken from the mid-point of the nearest affected window will not be intercepted by the proposal. Moreover the proposal maintains a separation of 1.11m from the common boundary.
- 6.3.4 Taking the above into consideration the proposal will not unduly harm the outlook and light enjoyed by the occupiers of No.85 Old Park Ridings.

### 6.4 Loss of Garage

There is sufficient parking within the existing forecourt to the front of the property to accommodate off street parking. Accordingly, the loss of the garage is considered acceptable having regard to (II)H10 of the UDP.

## 6.5 CIL

- 6.5.1 The development will increase the floor area by 15.32m<sup>2</sup>. This is below the 100m<sup>2</sup> threshold for CIL liability and would therefore be exempt.

## 7. **Conclusion**

- 7.1 The proposed single storey side and rear extension, by virtue of its design, scale and siting would preserve the character and appearance of the surrounding conservation area, and would not cause undue harm to the amenities of neighbouring residential occupiers, in accordance with (II)GD3, (II)C27 of the Unitary Development Plan, CP30, CP32 of the Core Strategy and DMD37, DMD41 of the Development Management Document.

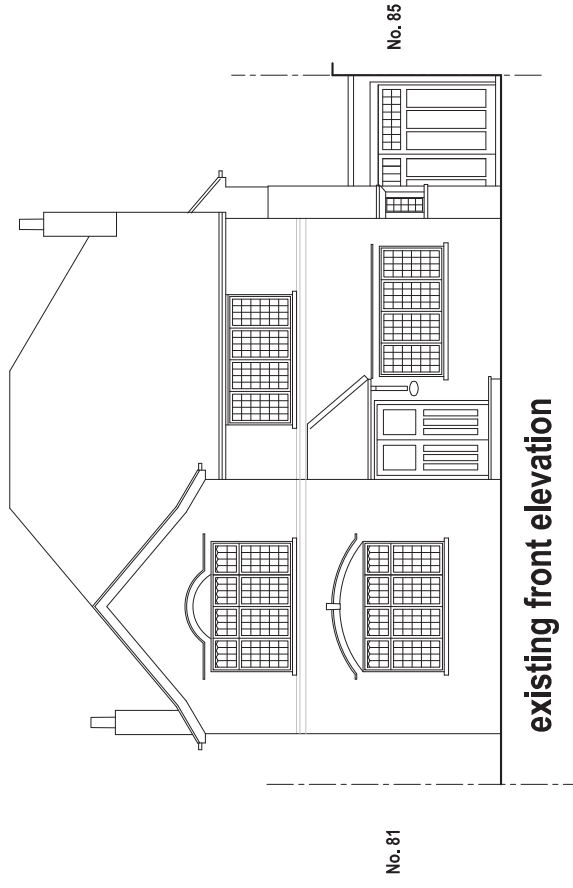
## 8. **Recommendation**

- 8.1 Planning permission be GRANTED subject to the following conditions:

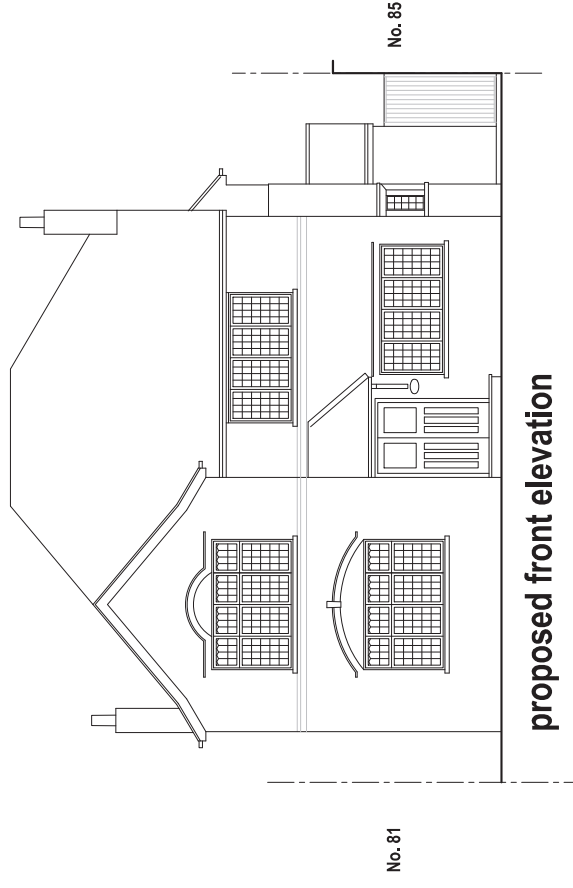
1. C60 Approved Plans
2. C51A Time Limited Permission
3. C08 Materials to Match
4. C25 No Additional Fenestration
5. C26 Restriction on the Use of Extension Roofs



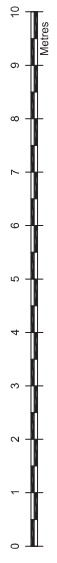




existing front elevation



proposed front elevation



<b>Peter Fisk Associates</b> Chartered Architects Suite 7 Galley House Moon Lane, Barnet EN5 5YL T: 020 8449 1066 F: 020 8449 9311 E: architects@peterfisk.co.uk	Project: <b>83 Old Park Ridings          Alterations and Extension</b>	Drawing Title: <b>Existing &amp; Proposed          Front Elevations</b>	Scale: <b>1:00 @ A3</b>
	Job No: <b>1163</b>	Drawing No: <b>P:02</b>	Date: <b>30.6.14</b>