

# 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  
Mr Sean Newton 020 8379 3851

**Ward:**

Highlands

Ref: 14/02591/HOU

Category: Householder

**LOCATION:** 20 Drapers Road, Enfield, EN2 8LU,

**PROPOSAL:** Single storey rear extension.

**Applicant Name & Address:**

Mr & Mrs Richard & Mary Hillier  
20 Drapers Road  
Enfield  
EN2 8LU

**Agent Name & Address:**

Mr Nicholas Papalexandrakos  
20 Drapers Road  
Enfield  
EN2 8LU

**RECOMMENDATION:**

That the application should be **GRANTED** subject to conditions.

**Note for Members:**

Whilst such an application would normally be dealt with under delegated powers, this application is reported to Planning Committee as the applicant is a member of staff within the Regeneration and Environment Directorate



## **1 Site and Surroundings**

- 1.1 The application site comprises of a two-storey, end of terrace dwelling house located on the western side of Drapers Road.
- 1.2 No 22 Drapers Road, sited to the north, benefits from a single storey rear extension with a flat roof and parapet. To the south is No.18. This dwelling has a detached garage at the side/ rear along the common boundary with No.20.
- 1.3 The dwelling is of brick construction coated in concrete render. The roof has retained its hipped roof form in line with neighbouring properties.
- 1.4 The dwelling benefits from an existing extension to the rear utility which at 4m in width and a depth of 3 m, extends to beyond midway along the rear elevation, but 4m from the neighbouring property (no. 22).

## **2 Amplification of Proposal**

- 2.1 Permission is sought for a single storey rear extension.
- 2.2 The proposed L shaped extension will be approximately 7m deep near to the common boundary with No.18, approximately 3.2m deep along the boundary with No.22 and will occupy the entire rear wall of the dwelling. The proposed extension will have a maximum height of approximately 4m to the top of a pitched roof and 2.8m to the top of two flanking walls.
- 2.3 A raised patio, approximately 300m is proposed. At its nearest point, it will be 3.5m from the common boundary with No.22.

## **3 Relevant Planning Decisions**

- 3.1 On 22<sup>nd</sup> May 2001, planning permission was granted with conditions for a two storey side and single story rear extension (TP/01/0453).

## **4 Consultations**

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

- 4.1.1 None required.

### **4.2 Public response**

- 4.2.1 Letters were sent to the occupiers of 2 neighbouring properties and any comments received will be reported at Committee.

## **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. Hearing sessions were undertaken at the end of April however the examination period is anticipated to run through to the end of summer of 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 The London Plan

Policy 6.3	Assessing the effects of development on transport capacity
Policy 6.13	Parking
Policy 7.4	Local character
Policy 7.6	Architecture

5.5 Local Plan – Core Strategy

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

5.6 Saved UDP Policies

(II)GD3	Aesthetics and functional design
(II)GD6	Traffic
(II)GD8	Site access and servicing
(II)H8	Privacy
(II)H9	Amenity Space
(II)H12	Residential Extensions

5.7 Submission version DMD

DMD6	Residential Character
DMD9	Amenity Space
DMD11	Rear Extensions
DMD37	Achieving High Quality Design-Led Development
DMD45	Parking Standards

5.8 Other Relevant Policy Considerations

None

**6. Analysis**

6.1 Principle

6.1.1 Whilst the principal of extensions to a dwelling is accepted, the proposed development must still be assessed in accordance with all material planning

considerations, such as the impact on the character and appearance of the dwelling and the street scene, the impact on neighbouring amenity, and any potential highway safety concerns.

## 6.2 Impact on Character of Surrounding Area

6.2.1 The proposed extension will only be viewed from the immediate rear of the adjacent properties. The overall design is considered acceptable and will not detract from the character and appearance of the dwelling house or the surrounding area having regard to Policies 7.4 & 7.6 of the London Plan, Core Policy 30 of the Core Strategy, Policies (II)GD3 & (II)H12 of the Unitary Development Plan, and Policies DMD 6, 11 & 37 of the Submission Version DMD.

## 6.3 Impact on Neighbouring Properties

### *Loss of Outlook / Light*

6.3.1 At 7m in depth near to the common boundary with No.18, the extension projects further than the normally permitted 3m and would compromise a 45-degree line taken from the nearest affected window. However, having regard to the close proximity of the garage of No.18 to the rear of that dwelling house, it is considered that the rearward projection will not unduly harm the existing amenity of that adjoining occupier in terms of loss of outlook. Moreover, the proposed extension would not project beyond the rear of that adjacent garage. In relation to loss of light, No.18 is sited to the south of No.20, therefore there will not be any undue loss of light.

6.3.2 In relation to No.22, at 3.2m in depth along the common boundary, the proposed extension will be in common alignment with an existing extension at that adjoining property. There will therefore not be any impact in terms of loss of outlook and light.

### *Loss of Privacy*

6.3.3 The proposed extension includes a single obscured glazed window serving a toilet on the flank elevation facing No.18 and therefore does not lead to any additional overlooking and loss of privacy for those adjoining occupiers. A condition is suggested to restrict the provision of any further fenestration to ensure that the privacy of the adjoining occupiers is maintained and a further condition is proposed to ensure that the glazing is obscured.

6.3.4 Whilst the proposed extension will include fenestration (a patio door and a window) facing No.22, there is a distance of 7m to the common boundary with No.22. It is therefore considered that there would not be any undue overlooking or loss of privacy to those adjoining occupiers.

6.3.5 The raised patio is sited at a sufficient distance to not lead to any direct overlooking and loss of privacy to the occupiers of No.22. Moreover, at 300mm in height, it would comply with Class A of the GPDO (1995)(as Amended), and therefore does not require planning permission.

6.3.6 Having regard to all of the above, the proposed development will not unduly harm the existing amenities of the occupiers of adjoining properties in terms of loss of light, outlook or privacy and in this respect complies with Policy 7.6

of the London Plan, Core Policy 30 of the Core Strategy, Policies (II)GD3, (II)H8 & (II)H12 of the Unitary Development Plan and Policies DMD 6, 11 & 37 of the Submission Version DMD.

#### 6.4 Highway Considerations

- 6.4.1 The proposed development would not have any impact in relation to parking and would not lead to conditions prejudicial to the free flow and safety of traffic on the adjoining highway having regard to policy 6.13 of the London Plan, Policy (II)GD6 of the Unitary Development Plan and Policy DMD 45 of the Submission Version DMD.

#### 6.5 Mayoral CIL

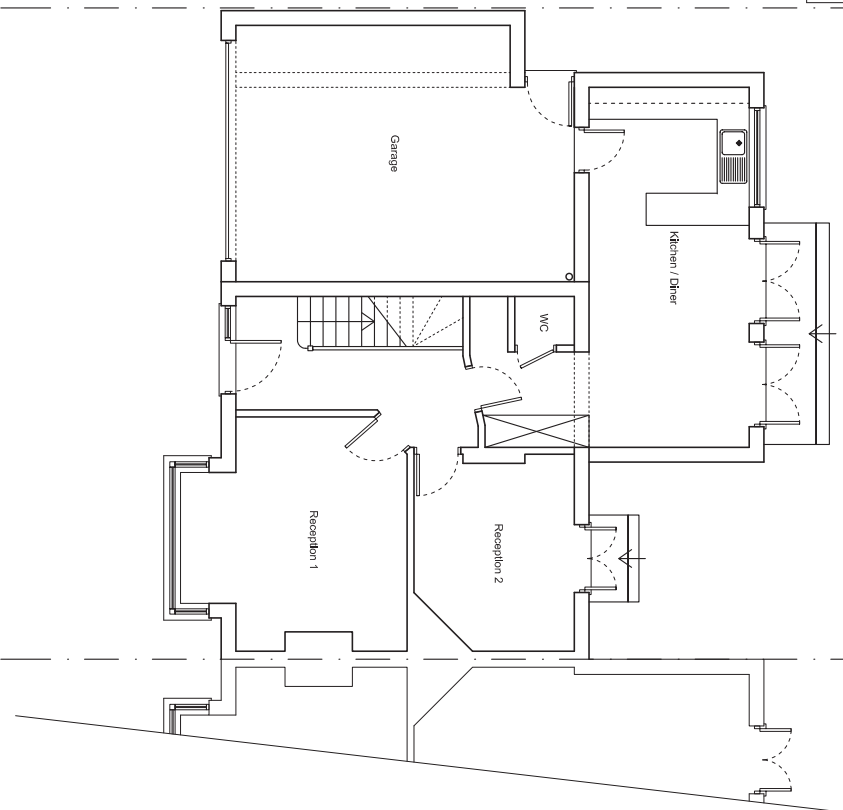
- 6.5.1 The Mayoral CIL is collected by the Council on behalf of the Mayor of London. The levy is only applicable where additional dwellings are created or there is an increase in floor area of 100sqm or greater. The proposed development will not increase the size of the dwelling by more than 100sqm and is therefore not liable for the Mayoral CIL.

### **7 Conclusions**

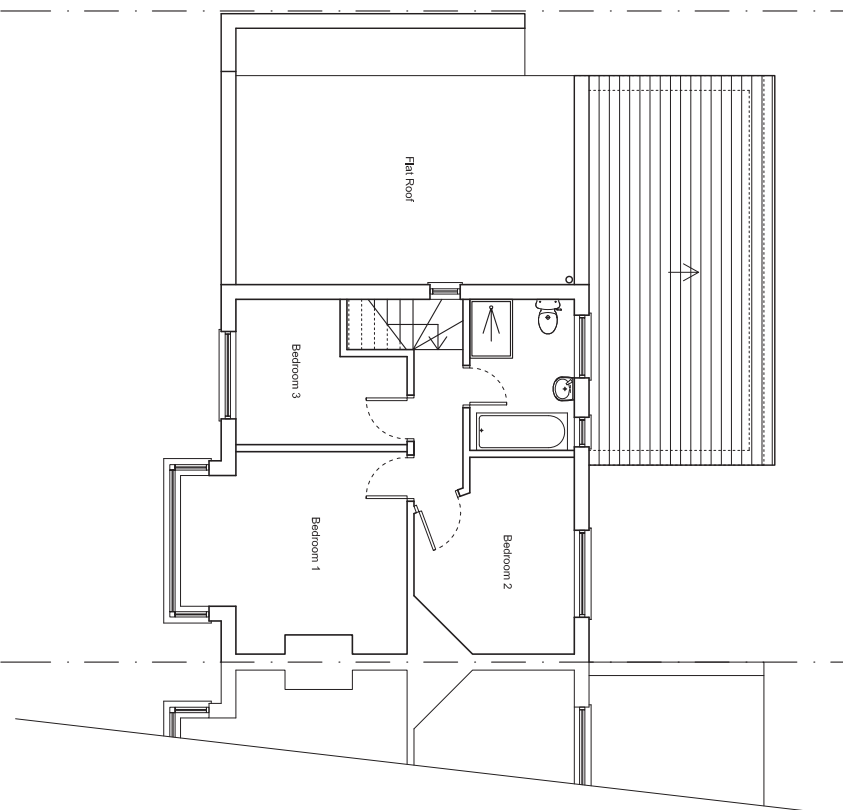
- 7.1 Having regard to all of the above, it is considered that the application should be granted subject to the following conditions:

1. C60 Approved Plans
2. C08 Materials to Match
3. C24 Obscured Glazing
4. C25 No Additional Fenestration
5. C51A Time Limited Permission

Neighbouring  
Garage







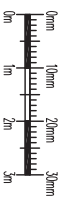
Ground Floor Plan  
as Existing



First Floor Plan  
as Existing

Key:

- Existing Solid Walls 
- Proposed Blockwork 
- Proposed Insulation 
- Proposed Partition 



Rev.	Date	Note

Client:  
Mr & Mrs Hillier

Site:  
20 Drapers Road  
Enfield  
EN2 8LU

Title:  
Floor Plans as Existing

Scale: 1:100 | Dwg. Size: A3

Drawn: NP | Dwg. No. 096\_02

Date: May, 2014 | Rev. #

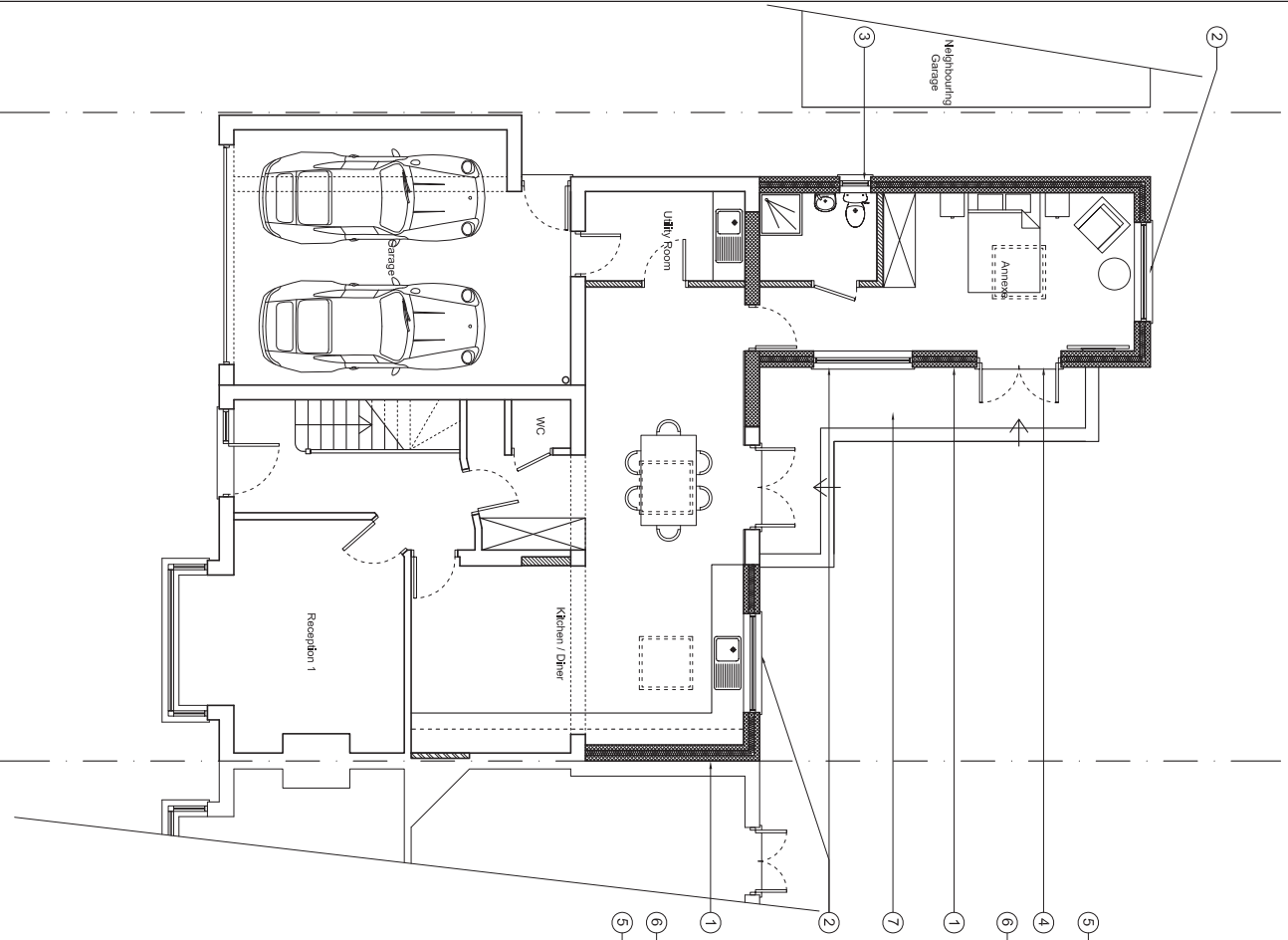


58 Pine Grove  
Brookmans Park  
Herts  
AL9 7BW

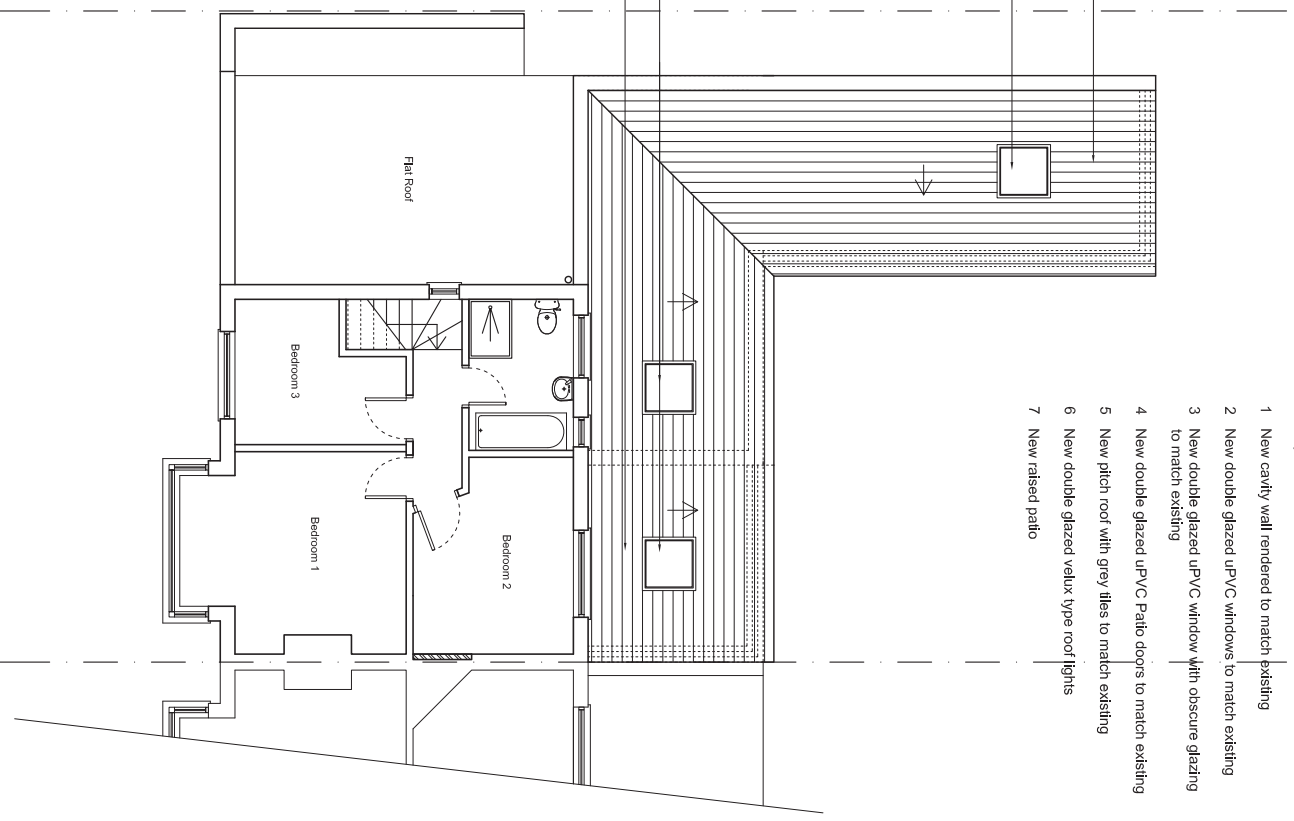
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Ground Floor Plan  
as Proposed

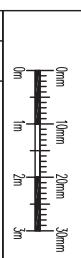


First Floor Plan  
as Proposed



- Key:
- 1 New cavity wall rendered to match existing
  - 2 New double glazed uPVC windows to match existing
  - 3 New double glazed uPVC window with obscure glazing to match existing
  - 4 New double glazed uPVC Patio doors to match existing
  - 5 New pitch roof with grey tiles to match existing
  - 6 New double glazed velux type roof lights
  - 7 New raised patio

- Key:
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Title:  
Floor Plans as Proposed

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1:100

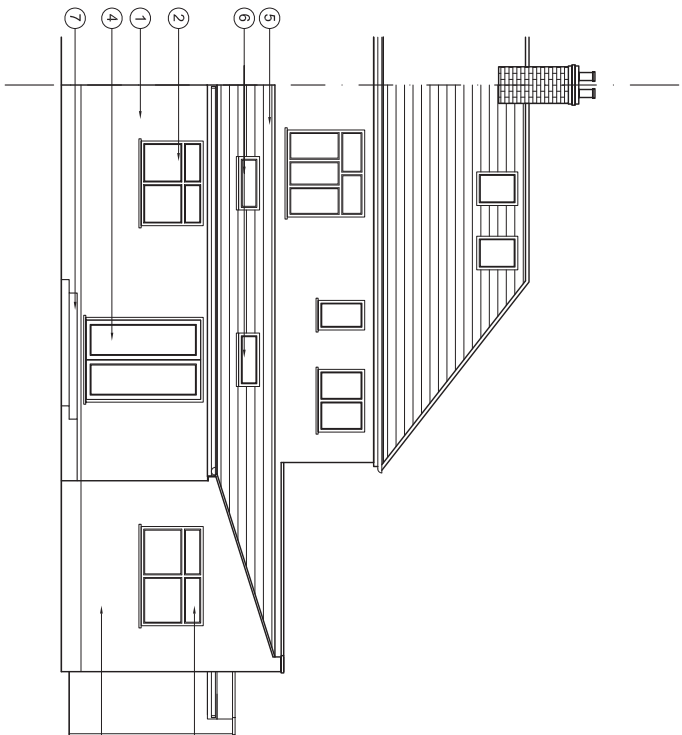
Drawn:  
NP

Date:  
May, 2014

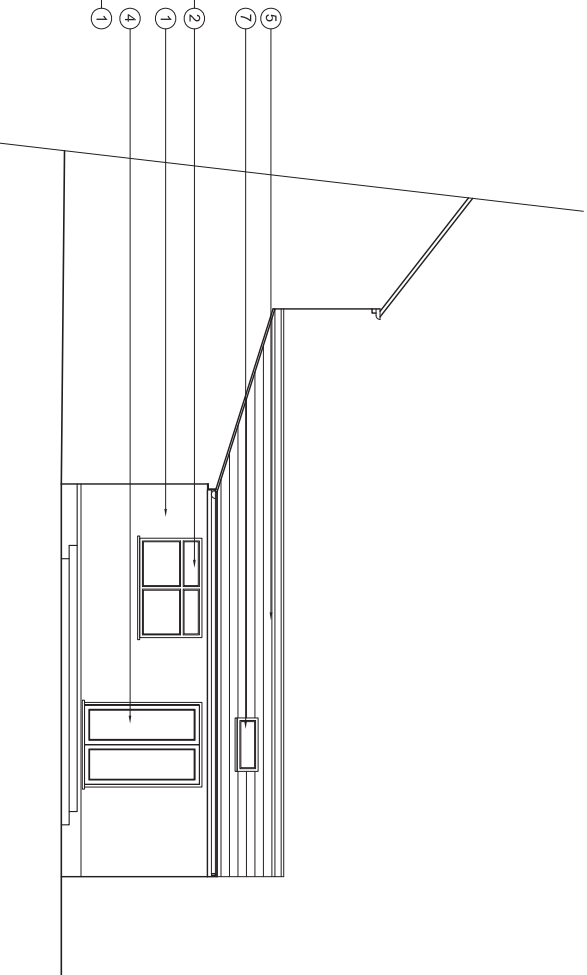


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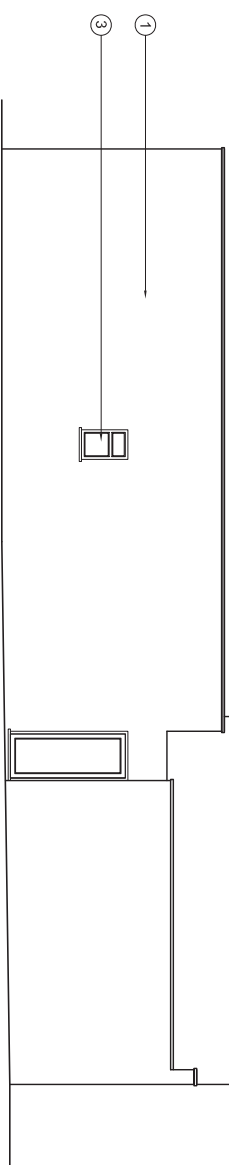




Rear Elevation  
as Proposed



Flank Elevation  
as Proposed



Flank Elevation  
as Proposed

- Key
- 1 New cavity wall rendered to match existing
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Rev.	Date	Note

Client:  
Mr & Mrs Hillier

Site:  
20 Drapers Road  
Enfield  
EN2 8LU

Title:  
Elevations as Proposed

Scale: 1:100 | Dwg. Size: A3

Drawn: NP | Dwg. No. 096\_05

Date: May. 2014 | Rev. #

**PPLX**  
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