

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 21st October 2014

Report of
Assistant Director, Planning,
Highways & Transportation

Contact Officer:
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Ward:
Cockfosters

Ref: 14/02747/HOU

Category: Householder

LOCATION: 2 Parklands Close, Barnet, EN4 0AB,

PROPOSAL: Single storey side extension and part first floor, part gable extension to front.

Applicant Name & Address:
Mr J Chadwick-Jones
2 Parklands Close
Barnet
EN4 0AB

Agent Name & Address:
Miss Debra Fabricius
2 Parklands Close
Barnet
EN4 0AB

RECOMMENDATION:

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

Note for Members:

This application would normally be dealt with under delegated powers but it is referred to Planning Committee for consideration at the request of Councillor Pearce due to local objection.

1.0 Site and Surroundings

- 1.1 The subject property comprises a two storey detached property at the end of Parklands Close which is a residential cul-de-sac in the Cockfosters ward of the borough and the plot of land was previously host to Parkfield House nursing home.
- 1.2 The subject property has an existing single storey rear projection which is approximately 2.2 metres deep and sited on the eastern edge of the properties rear elevation.
- 1.3 The site's neighbouring properties consist of the adjacent number 1 and 3, both of which are detached properties which share the same building line as the subject property, however, it should be noted that the adjacent number 3 is set at an angle to the subject property, it does not project beyond the subject properties rear elevation.
- 1.4 The site is not location within a Conservation Area.

2.0 Proposal

- 2.1 The application seeks planning permission for a single storey side extension; a part first floor, part gable extension to front.

3.0 Relevant Planning Decisions

- 3.1 TP/11/0213 Single storey rear extension – Granted 21/04/2011
- 3.2 TP/08/1570 Rear dormer windows and window to existing front gable – Granted 07/10/2008
- 3.3 TP/92/0047 Change of use of Parkfield House from residential nursing home to single family dwellinghouse and erection of 3 x five-bedroom detached houses with garage on land adjoining Parkfield House – Granted 22/04/1992

4.0 Consultations

Public

- 4.1 Six neighbouring properties consulted. One comment has been received raising an objection to the proposal on the following grounds:
 - Significant concerns raised over proposed side extension stating that it would have a noticeable and detrimental impact on the street scene and character of Parklands Close, citing issues that the extension would not be parallel with the flank walls but would be at an angle; that the extension would 'infill the entire western side garden' and would also project forward of the front elevation by 3.0m; notes that no separation of 1.0m to the adjacent boundary is proposed which is contrary to policy DMD14 of the Development Management Document Submission Version
 - Notes that the set-back location of the wall was chosen by the original developers to provide a sense of separation between the properties. This would be removed and replaced with a bulk projecting forward of the main original building line and above the brick wall and create a terracing effect at ground level perceived when in the Close. This is considered to be contrary to policy DMD 14 as no separation from the boundary is proposed where a minimum of 1m should be maintained.

- Considers that the 17m extension along the Western boundary is excessive and would have a detrimental impact on the neighbouring garden of the adjoining property.
- Considers that the removal of the catslide feature at the front of the property and its replacement with a full height additional storey would unbalance the composition and create an overly dominant extension that would compete with the host building.
- Notes that a tree within a rear garden, which provides visual screening, is to be removed and that no replacement is proposed.
- Arboriculture report has not been submitted just for the loss of the tree and no ecological survey either.

External

Duchy of Lancaster – No objection

Internal

None

5.0 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 and has now successfully been through examination. It is expected that the document will be adopted at full Council in November 2014. The DMD provides detailed criteria and standard based policies by which planning applications will be determined, and is considered to carry significant weight.

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

- 7.1 Building London's Neighbourhoods and communities
- 7.4 Local character
- 7.6 Architecture

5.5 Local Development Framework

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

5.6 Saved UDP Policies

- (II) GD3 High standard of functional and aesthetic design
- (II) H8 Maintain privacy and prevent overlooking
- (II) H12 Home Extensions

5.7 Development Management Document Submission Version

DMD11	Rear Extensions
DMD13	Roof Extensions
DMD14	Side Extensions
DMD37	Achieving High Quality and Design-Led Development

5.8 Other Relevant Policy

National Planning Policy Framework
National Planning Policy Guidance

6.0 **Analysis**

6.1 For an application for residential extensions such as this, the most relevant material planning considerations are the impact of the proposed development upon the character and appearance of the subject dwelling itself, impact of the proposed development upon the character and appearance of the wider surrounding area and the impact of the proposed development upon the residential amenities of neighbouring occupants.

6.2 Character and appearance and residential amenity

6.2.1 It is noted that subject dwelling is of a significant size and has been extended on a number of occasions. This application would result in a further addition to the dwelling consisting of a single story side to rear extension, and a part first floor, part gable extension to front.

6.2.2 The side to rear extension would follow the angled line of the adjacent boundary fence and so be wider at the back than at the front. It is noted that the extension would be relatively deep and so would form a not insignificant addition to the property, and that concerns about its size and its impact upon the character of the area have been raised in an objection from adjacent occupier.

6.2.3 It is accepted that the proposed side to rear extension would not be set in by 1.0m from the boundary. Whilst DMD policy reference a 1m separation to the boundary, this is in the context of preventing a terracing effect and given the nature and the character of the properties in this area, it is not considered that this impact would result in this instance. Whilst it is acknowledged that the extension would be large, especially in terms of its depth, this must be considered in the context of the size of the existing property, which as referred to above, is itself relatively large. The proposed side to rear extension would of course increase this size further, but in this context is itself relatively modest. In terms of its depth beyond the rear wall of the main dwellinghouse, this is approximately 4.5m. There are no habitable room windows on the ground floor flank elevation of the adjacent property and given the juxtaposition of the subject dwelling and the adjacent property to the west, it is considered that no harm would result in terms of loss of light or overbearing impact. The proposed development would not breach the 45° angle from the neighbours nearest window.

- 6.2.4 Whilst the extension would protrude further than the bulk of the main dwellinghouse at the front, this already occurs with two other projecting elements, and so this proposal would add a third. Again, given the size of the property and that these characteristics already exist, the design approach followed in this case is considered to be acceptable. The objection received in terms of the impact on the street scene is noted, but given the modest width that the extension would infill in this area, it is considered that any such impact could not be considered to be of such significant weight to warrant the refusal of planning permission.
- 6.2.5 The proposed part first floor, part gable extension to the front would be visible from the public highway, but would be modest in scale and size in relation to the proportions of the existing dwellinghouse. The part first floor, part gable extension to the front would mimic the character and style of the existing front gables and would not create an unsympathetic development in this regard.
- 6.2.6 Comments regarding the loss of a tree are noted, but this is not covered by a Tree Preservation Order and the site is not within a Conservation Area, and therefore there are no restrictions on the applicant removing it.

6.3 Community Infrastructure Levy

- 6.3.1 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.
- 6.3.2 The development is not liable for CIL.

7.0 Conclusion

- 7.1 Overall, owing to the siting of the proposed development in conjunction with its scale, it is considered that it would not cause undue harm to the character and appearance of the subject dwelling itself or the wider surrounding area, nor have an impact on the amenities of the adjacent occupiers, in accordance with Policies 7.4 and 7.6 of the London Plan, Policy CP30 of the Enfield Plan Core Strategy, Policy (II)GD3 of the Unitary Development Plan and Policies DMD11, 14 and 37 of the Submission Version of the Development Management Document.

7.0 Recommendation:

- 7.1 That planning permission be GRANTED subject to the following conditions:
1. 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.

2. 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.

3. 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.

4. 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.

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