

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

**Date :** 27th January 2015

**Report of**  
Assistant Director, Planning,  
Highways & Transportation

**Contact Officer:**  
Andy Higham 020 8379 3848  
Sharon Davidson 020 8379 3841  
Ms Claire Williams 02083794372

**Ward:**  
Grange

**Ref:** 14/04218/HOU

**Category:** Householder

**LOCATION:** 46 Old Park Ridings, London, N21 2ES,

**PROPOSAL:** Conversion of garage into habitable room involving alterations to front elevation and single storey rear extension.

**Applicant Name & Address:**

Mr Andy Milne  
46 Old Park Ridings  
London  
N21 2ES  
United Kingdom

**Agent Name & Address:**

Mr Cos Ioannou  
65 Rose Glen  
Romford  
Essex  
RM7 0SL  
United Kingdom

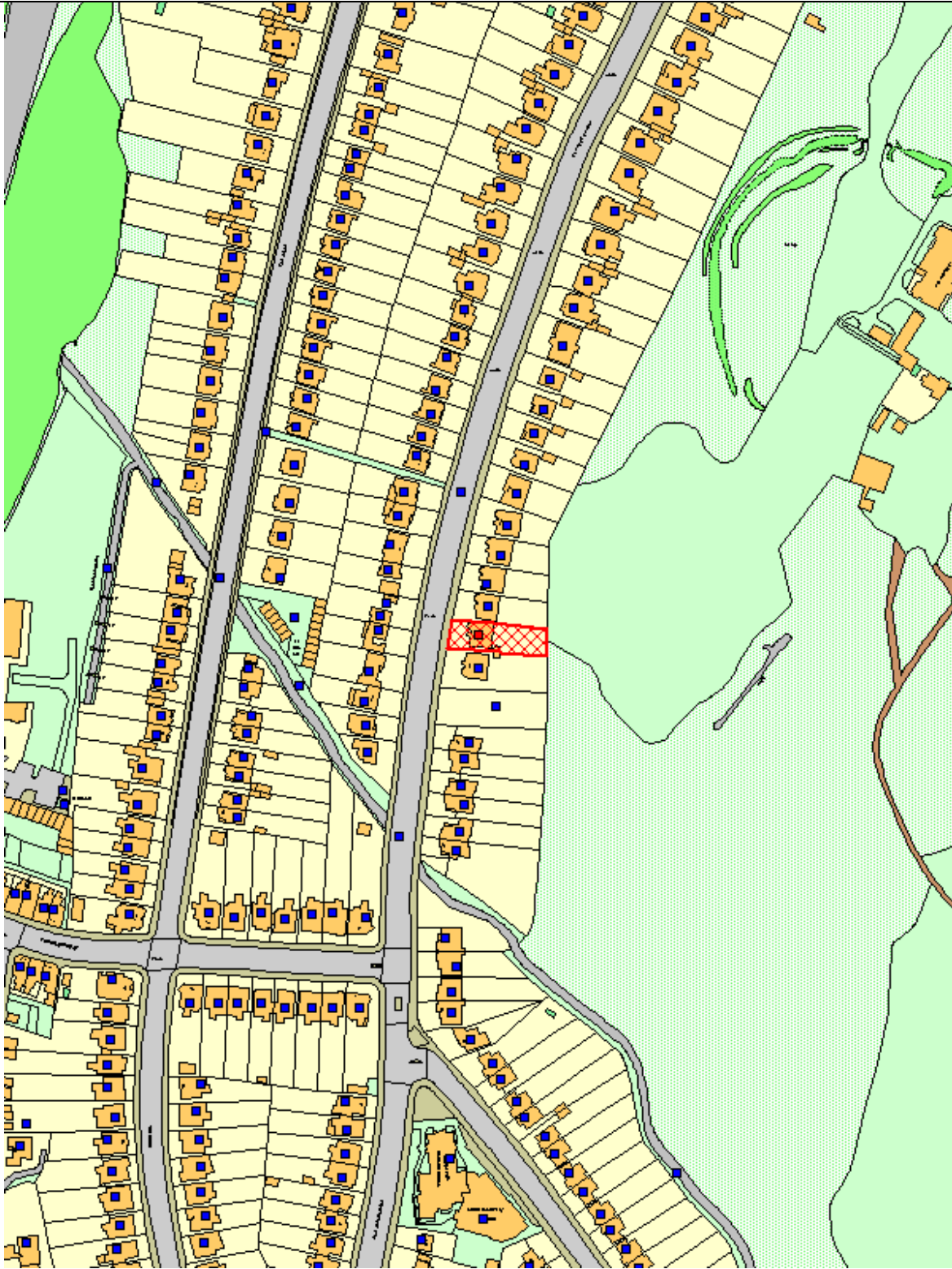
**RECOMMENDATION:**

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

**Note for Members:**

This application is brought to the Planning Committee as the applicant is Councillor Milne.

Ref: 14/04218/HOU LOCATION: 46 Old Park Ridings, London, N21 2ES,



Reproduced by permission of Ordnance Survey on behalf of HMSO. ©Crown Copyright and database right 2013. All Rights Reserved. Ordnance Survey License number 100019820

Scale 1:1250

North



## **Site and Surroundings**

- 1.1 The application site comprises a two storey detached dwelling located on Old Park Ridings within the Grange Park Conservation Area and an Archaeological Priority Area. There is a slope in the road so that No.44 is set at a lower ground level than the application dwelling and No.48 is set at a higher ground level. There are also staggered building lines so that No.No.48 is set back from the front building line of the application dwelling and No.44 is set forward of the front building line of the application dwelling.
- 1.2 There is a carriage driveway that provides parking for at least 3 cars. There is also an integral single garage. The rear garden measures approximately 265 square metres, rises to the rear of the site and is enclosed with close boarded fencing. The site adjoins the golf course to the east. There is an existing conservatory sited centrally within the rear elevation of the house. There is also a detached outbuilding with a mono pitched roof built up to the common boundary with No.44 which abuts a single storey rear extension with a flat roof and a parapet wall implemented at No.44.

## **2.0 Proposal**

- 2.1 The application seeks planning permission for the conversion of a garage into a habitable room involving alterations to the front elevation and a single storey rear extension.
- 2.2 Amended drawings have been received that reduces the depth of the rear extension by 1 metre and sets the roof of the converted garage down below the first floor window cill.
- 2.3 The proposed single storey rear extension would be sited towards No.44 and measure 4 metres in depth, 6.2 metres in width and 4 metres in height. Rooflights would be sited within the side roofslopes.
- 2.4 The existing garage doors would be replaced with windows. The existing flank kitchen window and garage door would be blocked up, and the existing flank garage windows would be replaced with slightly larger windows. A rooflight would be inserted within the roof of the garage.

## **3.0 Relevant Planning History**

- 3.1 TP/08/1894 - New vehicular access – Approved 27.11.2008.

## **4.0 Consultation**

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

#### English Heritage

- 4.1.1 The proposal is unlikely to have a significant effect on heritage assets of archaeological interest. No further assessment or conditions necessary.

#### Conservation Officer

- 4.1.2 No objection to the proposal, however the roof of the garage should be amended to be set below the first floor cill level.

#### Conservation Advisory Group

- 4.1.3 The Group raised concerns with the loss of the garage resulting in front garden parking and the form of the roof over the proposed converted garage. The group agreed to leave these points to be resolved between the Conservation Officer and the case officer.

#### 4.2 **Public**

- 4.2.1 Letters were sent to 6 adjoining and nearby residents, a site notice was posted on 18 November 2014 and a press notice was published on 19 November 2014. No comments were received from neighbouring occupiers. However, the Grange Park Conservation Area Study Group have commented:

- The loss of the existing garage to a habitable room would not accord to the Conservation Area Management Plan which states that paving over front gardens for parking should be resisted. Although the proposal does not seek to increase the extent of paving within the front curtilage, the removal of the garage would result in the loss of the opportunity to park a car.
- The proposed design of the front of the house does not enhance the conservation area.
- No objection to the rear extension.

### 5.0 **Relevant Planning Policy**

#### 5.1 London Plan

Policy 6.13 – Parking

Policy 7.1 - Building London's Neighbourhoods and Communities

Policy 7.4 - Local Character

Policy 7.6 - Architecture

#### 5.2 Core Strategy (adopted November 2010)

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

CP31 – Built and Landscape Heritage

#### 5.3 Development Management Development (adopted November 2014)

DMD9 - Amenity Space

DMD11 - Rear Extensions

DMD13 – Roof Extensions

DMD37 - Achieving High Quality and Design-Led Development

DMD44 – Preserving and Enhancing Heritage Assets

DMD45 – Parking Standards and Layout

DMD81 - Landscaping

#### 5.4 Other Policy

National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)  
Grange Park Conservation Area Character Appraisal (adopted November 2008)

### 6.0 **Analysis**

#### Impact on Heritage Assets and Street Scene

- 6.1 Policy CP30 of the Core Strategy requires new development to be of a high quality design and in keeping with the character of the surrounding area. Policy DMD8 of the Development Management Document seeks to ensure that development is high quality, sustainable, has regard for and enhances local character and can meet the existing and future needs of residents. The application site is located within the Grange Park Conservation Area and therefore Policy DMD44 is applicable which states that applications for development that fail to conserve and enhance the special interest, significance or setting of a heritage asset will normally be refused.
- 6.2 The proposed extension would be sited to the rear of property and would barely be visible from the public realm. Given its size, siting and design, which is reflective of the existing dwelling, it is considered it would cause no harm to the character or appearance of the Conservation Area.
- 6.3 The proposed changes to the roof of the existing garage and the new windows to replace the existing garage doors would respect the character and appearance of the dwelling and are considered acceptable.
- 6.4 The concerns regarding the loss of the garage to habitable accommodation are noted. However its loss would not be a valid reason to refuse the application. The Conservation Area Appraisal sets out that the main change to the character and appearance of the Conservation Area has been through the hard surfacing of front gardens. In addition future front garden parking needs to be controlled and more planting encouraged to soften the effect of parking areas. The front garden already consists of hard standing that is available for the parking of cars. The loss of the garage would not increase the extent of hard standing and therefore there would be no further harm to the Conservation Area.
- 6.5 Although the application site is located within an Archaeological Priority Area, due to the small scale nature of the development it is unlikely that there would be any significant effect on heritage assets of archaeological interest.
- 6.6 Overall it is considered that the proposed development would not appear prominent within the street scene and would not harm the character and appearance of the existing dwelling and the Grange Park Conservation Area.

#### Impact on Neighbours

- 6.7 Policy DMD11 requires that single storey rear extensions to detached dwellings do not exceed 4 metres in depth from the original rear wall of the dwelling. For pitched roofs, extensions should not exceed 4 metres in height when measured from the ridge and 3 metres at the eaves. Amended drawings have been received that reduces the depth of the extension to 4 metres. The proposed extension would measure 3 metres at eaves

level and have an overall height of 4 metres and would therefore be in accordance with Policy DMD11.

- 6.8 The proposed extension would not result in any demonstrable harm to the residential amenity of the adjacent residents because it would be single storey, set in from the flank boundaries, comprise no windows within the flank walls and not be excessive in scale.
- 6.9 The proposed changes to the front elevation of the house would have no impact on the amenities of adjoining occupiers.
- 6.10 Overall it is considered that the proposed development would be of a scale and design which would ensure that it would not result in any undue loss of light or privacy to the neighbouring residential properties. The proposal is considered acceptable and complies with relevant policies of the London Plan and the Enfield Local Plan.

#### Parking/ Amenity Space

- 6.11 The rear garden amenity space and parking space requirement for the dwelling would remain unchanged as there is no proposal to increase the size of the dwelling by adding bedrooms. There is also ample hard standing within the front curtilage. The proposed extension would not be of a scale that would reduce significantly the rear garden space enjoyed by the occupants of the application dwelling.

#### Trees/Landscape

- 6.12 The proposed scheme is unlikely to have any significant effect on trees as there are no trees within the vicinity that are of particular significance to the wider amenity of the area.

#### CIL

- 6.13 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 development is not CIL liable.

### **7.0 Conclusion**

- 7.1 The proposed development would not result in any demonstrable harm to the character and appearance of the dwelling, the Grange Park Conservation Area or the residential amenity of the neighbouring residents to warrant refusal of the application. The development is considered acceptable with relevant planning policies of the London Plan and the Enfield Local Plan.

### **8.0 Recommendation**

That planning permission be GRANTED subject to the following conditions:

- C1 (C51 Time Limit) - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

- C2 (C60 Approved Plans) - The development hereby permitted shall be maintained 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.

- C3 (C08 Materials to Match) - The external finishing materials shall match those used in the construction of the existing building.

Reason: To ensure a satisfactory appearance.

- C4 (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.

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

THIS ELECTRONIC INFORMATION IS CONFIDENTIAL AND THE COPYRIGHT OF A JONES + CO ARCHITECTURAL SOLUTIONS. IT IS NOT TO BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF A JONES + CO ARCHITECTURAL SOLUTIONS. ANY UNAUTHORIZED USE, REPRODUCTION, OR DISSEMINATION OF THIS INFORMATION IS STRICTLY PROHIBITED. THIS INFORMATION AND DESIGN OF THE FILES CONSTITUTE ACCEPTANCE OF THESE TERMS.

1. VERIFY ALL SITE DIMENSIONS AND LEVELS PRIOR TO CONSTRUCTION.
2. FENCE IN CONSTRUCTION WITH ALL OTHER CONTRACT OCCUPANCIES PRIOR TO MANUFACTURING CONSTRUCTION.
3. BRING ANY APPLICABLE OBSERVANCE TO THE ATTENTION OF THE C.A.



**1 SITE LOCATION PLAN**  
1:1250

SCALE 1:1250  
20m 40m

**Job Title**  
**46 OLD PARK RIDINGS  
GRANGE PARK  
LONDON  
N21 2ES**

**Rev. Date Description Rev./Date By**

**a jones+co architectural solutions**

a jones+co architectural solutions  
65 RIVER GLEN ROAD/PO BOX 8017  
TEL: 01783 770000  
WWW.AJONESCO.COM

**Title**  
**SITE LOCATION PLAN**

**Drawing Status**  
**PLANNING**

**Drawn By**  
**Q1**

**Checked By**

**Scale**  
**1:1250 (A3)**

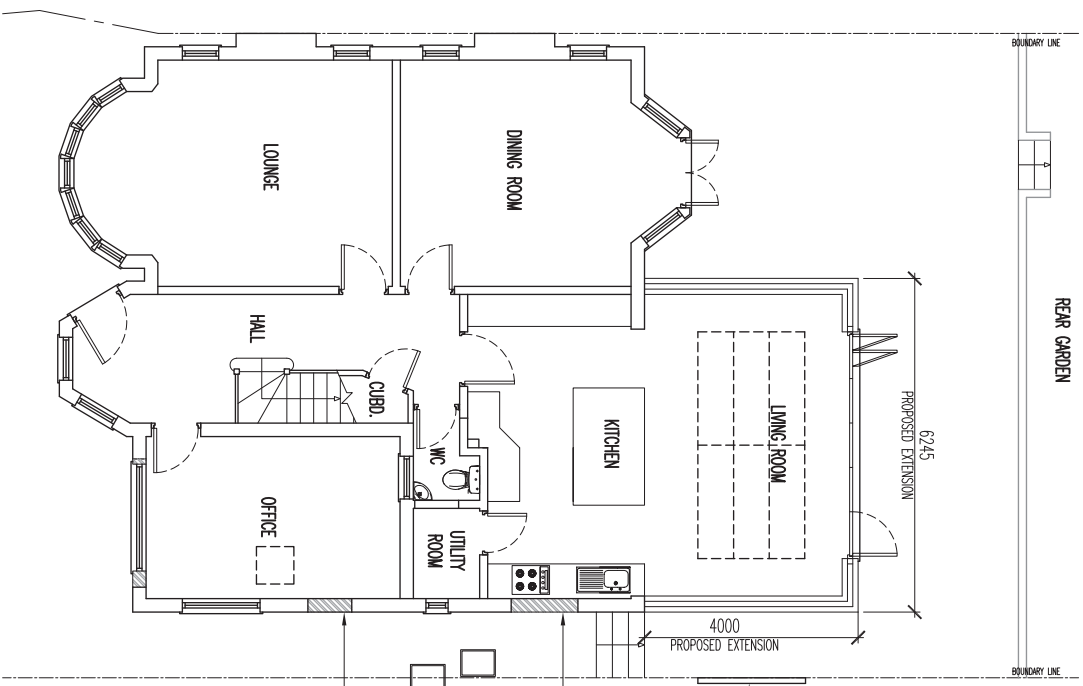
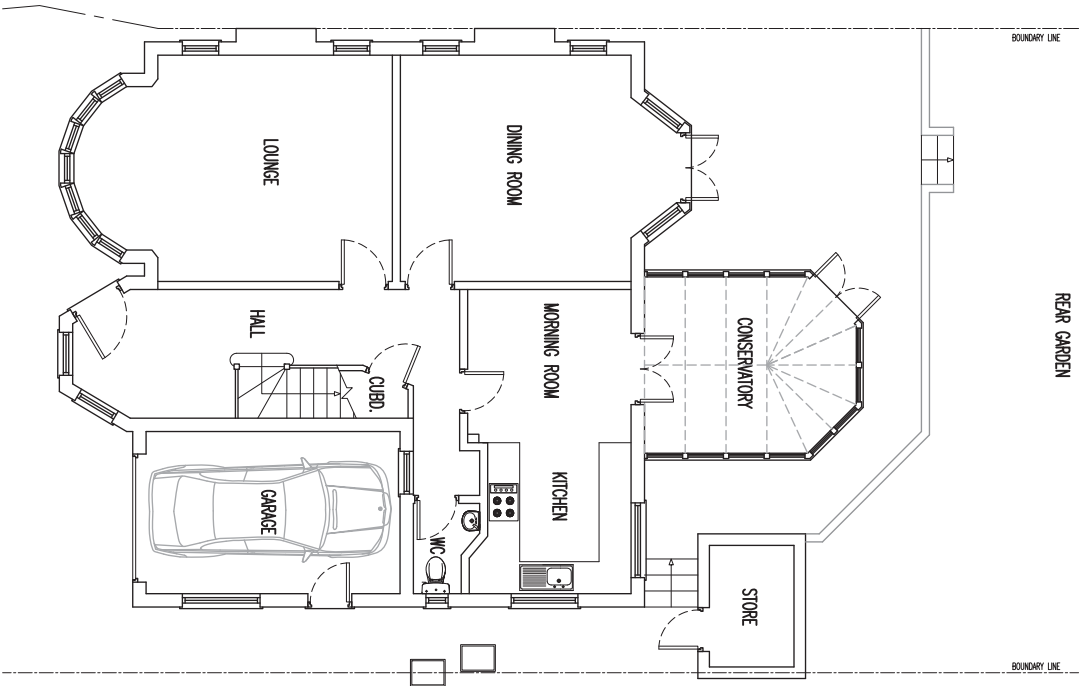
**Date**  
**24.01.14**

**Project No.**  
**AJC-1184**

**Drawing No.**  
**01**

PROGRESS 24.07





BOUNDARY LINE

REAR GARDEN

BOUNDARY LINE

BOUNDARY LINE

REAR GARDEN

BOUNDARY LINE

1  
EXISTING GROUND FLOOR PLAN  
1:100

2  
PROPOSED GROUND FLOOR PLAN  
1:100

SCALE 1:100  
1m 2m 3m

© A JONES + CO ARCHITECTURAL SOLUTIONS  
THIS ELECTRONIC INFORMATION IS CONFIDENTIAL AND THE COPYRIGHT OF A JONES + CO ARCHITECTURAL SOLUTIONS. NO PART OF THIS INFORMATION IS TO BE REPRODUCED, COPIED, DISCLOSED OR PASSED ON TO ANY OTHER PARTY IN ANY FORM IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF A JONES + CO ARCHITECTURAL SOLUTIONS. THE ORIGINAL INFORMATION IS THE HARD COPY WHICH WILL BE SPECIFICALLY SHOWN ON THE HARD COPY. WE ACCEPT NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS INFORMATION UNLESS SPECIFICALLY SHOWN ON THE HARD COPY. YOUR RECEIPT OF THIS INFORMATION AND PRINTING OF THE FILES CONSTITUTE ACCEPTANCE OF THESE TERMS.  
CONSTRUCTION NOTES:  
1. VERIFY ALL SET DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF CONSTRUCTION.  
2. FEED IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTATION PRIOR TO MANUFACTURE/CONSTRUCTION.

| Rev. | Date     | Description                     | Rev./Date By |
|------|----------|---------------------------------|--------------|
| A    | 15.12.14 | ISSUE OF DRAWING SUBJECT TO A/E | D            |

**a jones+co** architectural solutions  
a jones+co architectural solutions  
65 Reser Glen Roadford RD7 5SL  
Tel: 01780 773300  
www.a-jones.co.uk

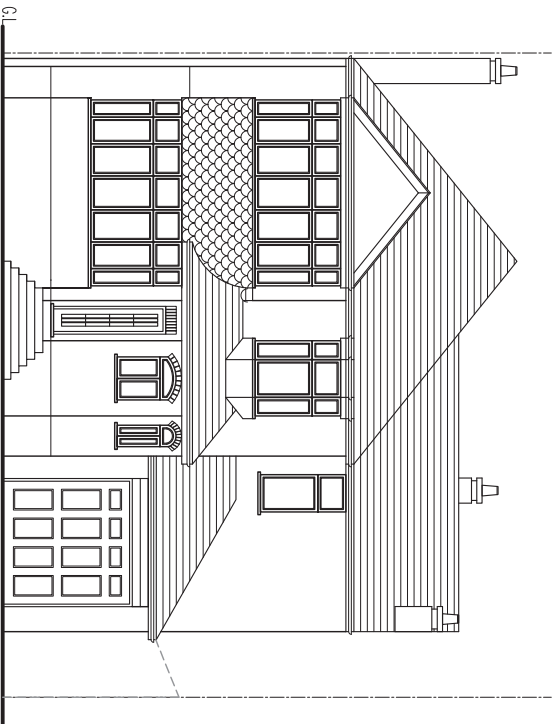
Job Title:  
**46 OLD PARK RIDINGS  
GRANGE PARK  
LONDON  
N21 2ES**

Title:  
**EXISTING & PROPOSED  
GROUND FLOOR PLAN**

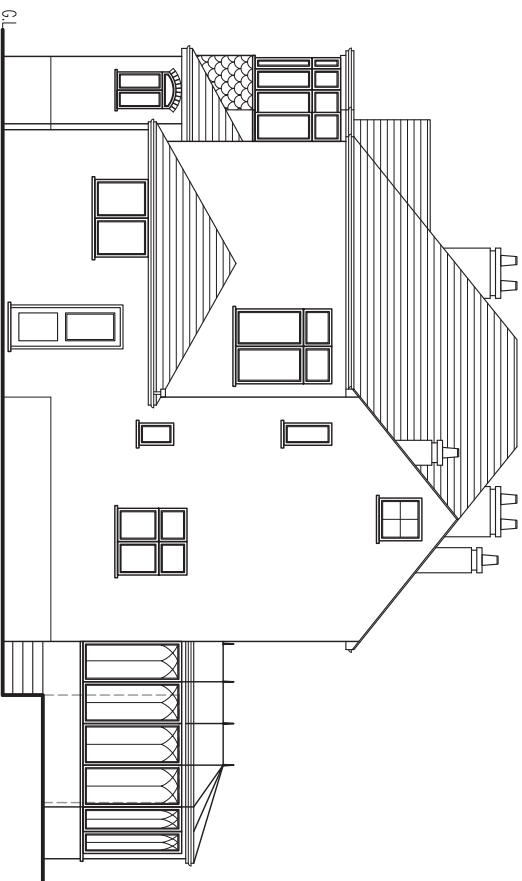
Drawing Status:  
**PLANNING**

Drawn By: **Q**  
Checked By:  
Date: **24.01.14**  
Project No.: **02**  
Drawing No.: **A**  
Rev.: **A**

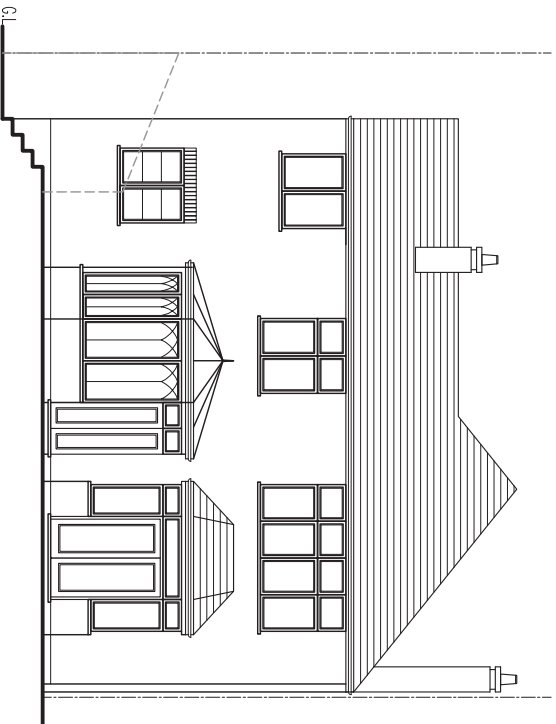
Project No.: **AJC-1184**



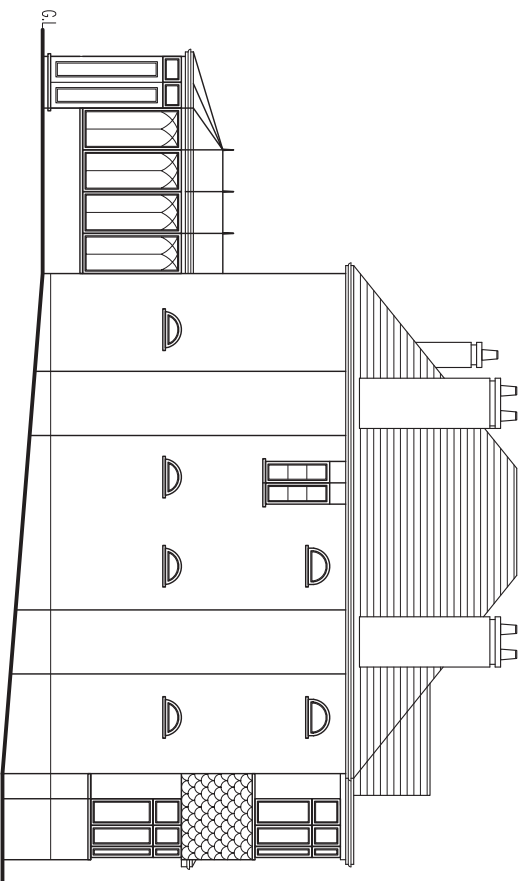
1 EXISTING FRONT ELEVATION  
1:100



3 EXISTING SIDE ELEVATION  
1:100



2 EXISTING REAR ELEVATION  
1:100



4 EXISTING SIDE ELEVATION  
1:100

© A JONES + CO ARCHITECTURAL SOLUTIONS  
THIS ELECTRONIC INFORMATION IS COPYRIGHTED AND THE COPYRIGHT OWNER'S CONSENT IS REQUIRED FOR REPRODUCTION OR TRANSMISSION IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THIS INFORMATION AND DRAWINGS ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE DATA IS SUPPLIED ELECTRONICALLY FOR CONVENIENCE ONLY. THE ORIGINAL DRAWING OR PRINTING IS THE ONLY VALID COPY. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT EXTEND TO ANY OTHER MATTER. YOUR ACCEPTANCE OF THIS INFORMATION AND DRAWINGS CONSTITUTES ACCEPTANCE OF THESE TERMS.  
CONSTRUCTION NOTES  
1. VERIFY ALL SITE CONDITIONS AND TESTS PRIOR TO COMMENCEMENT OF WORK.  
2. FURNISH ALL NECESSARY PERMITS AND OBTAIN APPROVAL PRIOR TO COMMENCEMENT OF WORK.  
3. BRING ANY APPLICANT'S CONCERNS TO THE ATTENTION OF THE CLIENT PRIOR TO COMMENCEMENT OF WORK.

PROGRESS 08.09

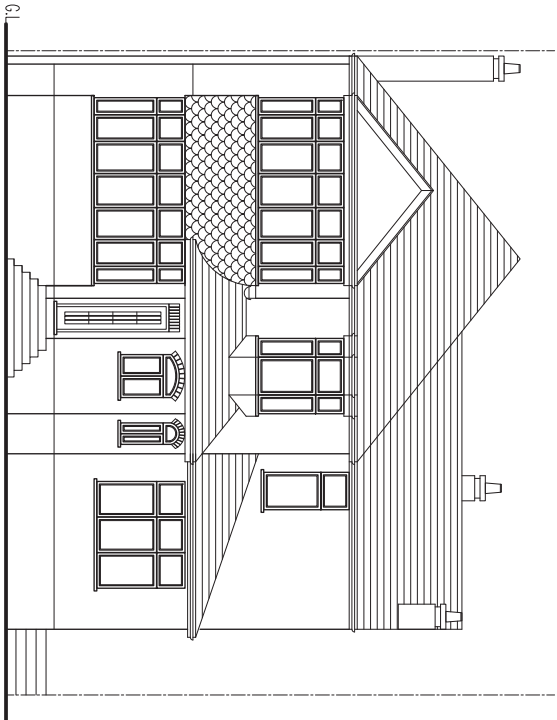
Rev. Date Description  
a jones + co archi- tectural solutions  
Tel: 01783 754444  
www.a-jones.co.uk

Job Title  
46 OL PA K RIDINGS  
G AWG3 PARK  
LONDON  
N21 2ES

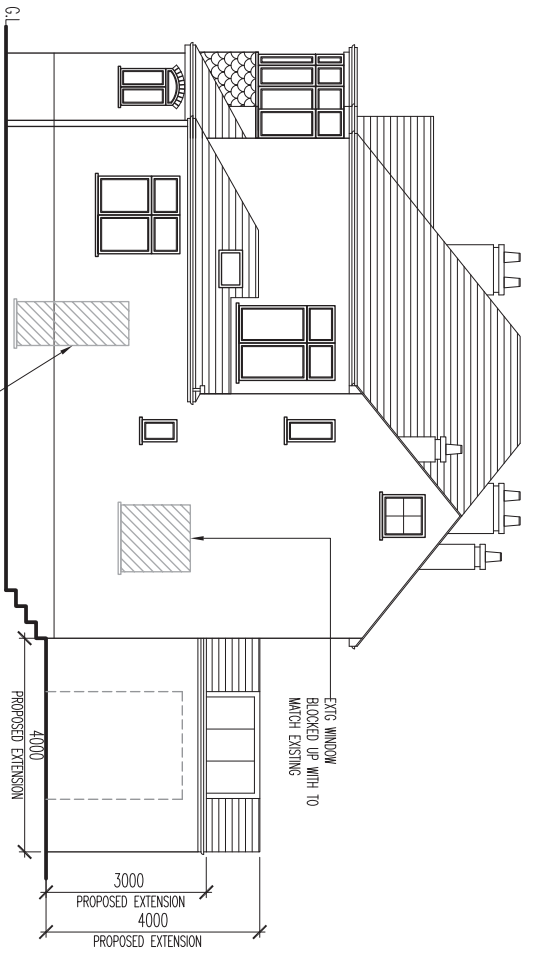
EXISTING ELEVATIONS

Drawing Status  
PLANNING  
Drawn By  
Checked By  
Scale  
1:100 (A3)  
Project No.  
A/C-1184  
Date  
24.01.14  
Rev.

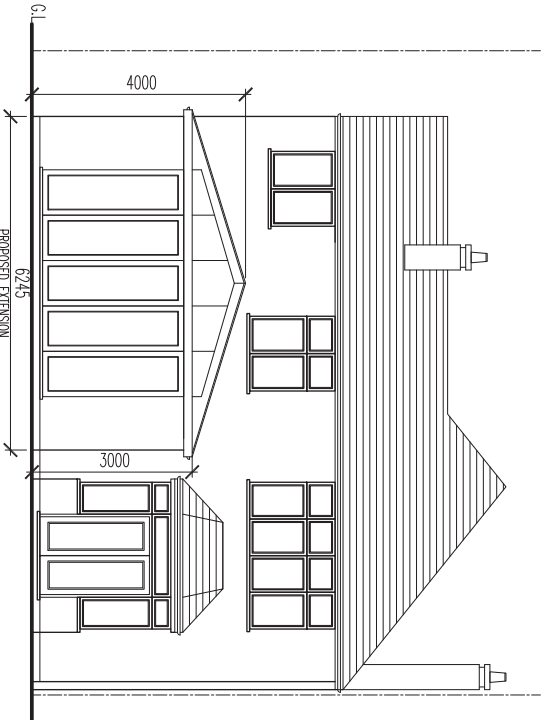
SCALE 1:100  
1m 2m 3m



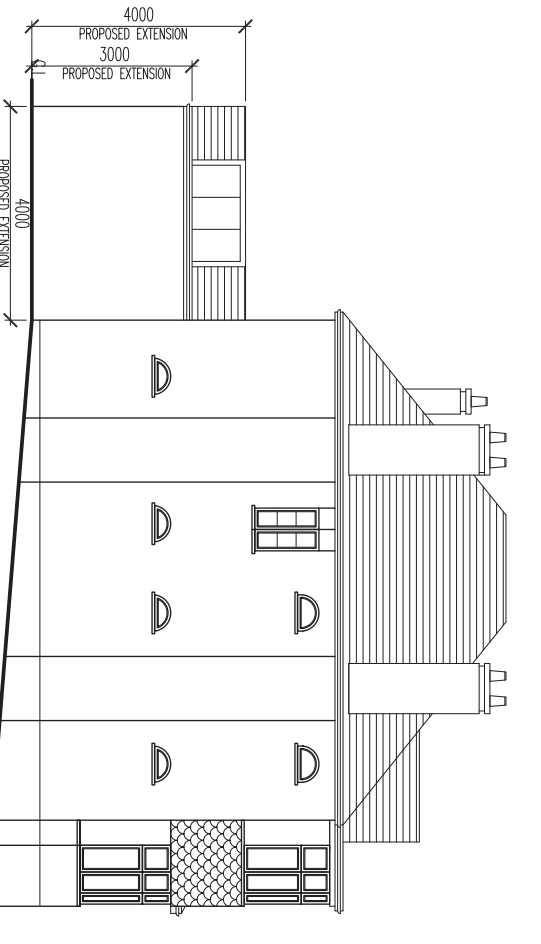
**1**  
PROPOSED FRONT ELEVATION  
1:100



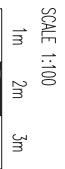
**3**  
PROPOSED SIDE ELEVATION  
1:100



**2**  
PROPOSED REAR ELEVATION  
1:100



**4**  
PROPOSED SIDE ELEVATION  
1:100



SCALE 1:100

© A JONES + CO ARCHITECTURAL SOLUTIONS  
THIS ELECTRONIC INFORMATION IS CONFIDENTIAL AND THE COPYRIGHT OWNER'S CONSENT IS REQUIRED FOR ANY REPRODUCTION OR DISSEMINATION OF ANY INFORMATION CONTAINED HEREIN. ANY UNAUTHORIZED REPRODUCTION OR DISSEMINATION OF ANY INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN PERMISSION OF A JONES + CO ARCHITECTURAL SOLUTIONS IS STRICTLY PROHIBITED. THE DATA IS SHIPPED ELECTRONICALLY FOR CONVENIENCE ONLY. THE ORIGINAL INFORMATION IS THE HARD COPY WHICH WILL BE SPECIFICALLY SHIPPED ON THE HARD COPY. WE ACCEPT NO LIABILITY FOR ANY EFFECT ON THE INFORMATION OR USE OF THIS DATA. TO ANY DEFECT, VIBES OR ANY OTHER MATTER, YOUR ACCEPTANCE OF THIS INFORMATION AND PRINTING OF THE FILES CONSTITUTE ACCEPTANCE OF THESE TERMS.  
CONSTRUCTION NOTES:  
1. VERIFY ALL SET CONDITIONS AND LEVELS PRIOR TO  
2. BEGIN ANY CONSTRUCTION WITH ALL OTHER CONTRACT OCCUPANCY  
3. BRING ANY APPARENT DISCREPANCY TO THE ATTENTION OF THE C.A. PRIOR TO MANUFACTURING/CONSTRUCTION.

| Rev. | Date     | Description   | Rev./Date By |
|------|----------|---|--------------|
| A    | 15.12.14 | REAR ELEVATION REAR DOORS BLOCKED TO AN EXISTING WINDOW | REV/CLK BY   |
| B    |          | REAR ELEVATION REAR DOORS BLOCKED TO AN EXISTING WINDOW | REV/CLK BY   |

**a jones + co** architectural solutions

a jones+co architectural solutions  
65 Essex Glen Road, Essex, Essex, Essex, Essex  
Tel: 01788 732222  
www.a-jones.co.uk

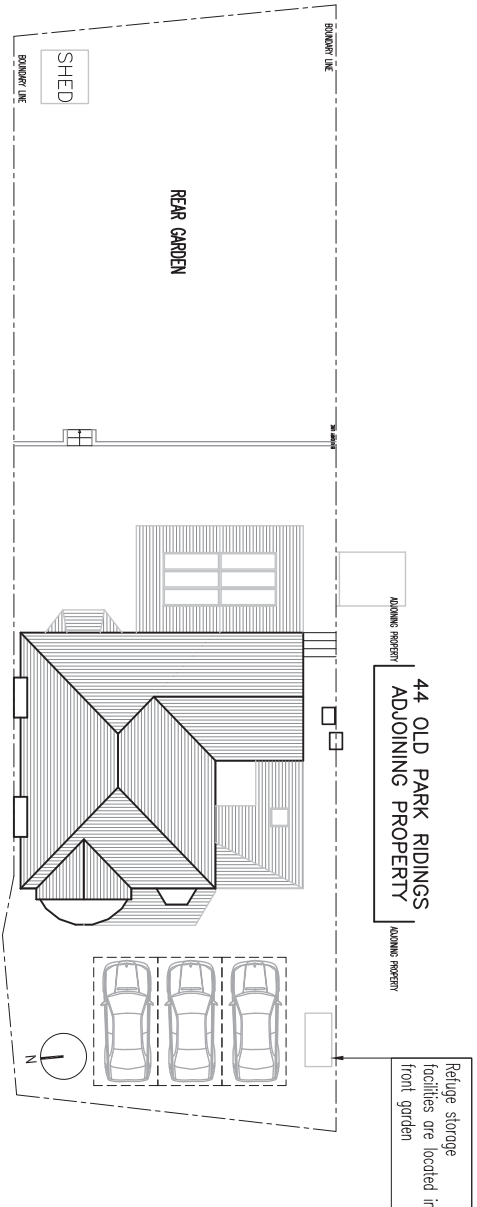
**46 OLD PARK RIDINGS**  
**GRANGE PARK**  
**LONDON**  
**N21 2ES**

**PROPOSED ELEVATIONS**

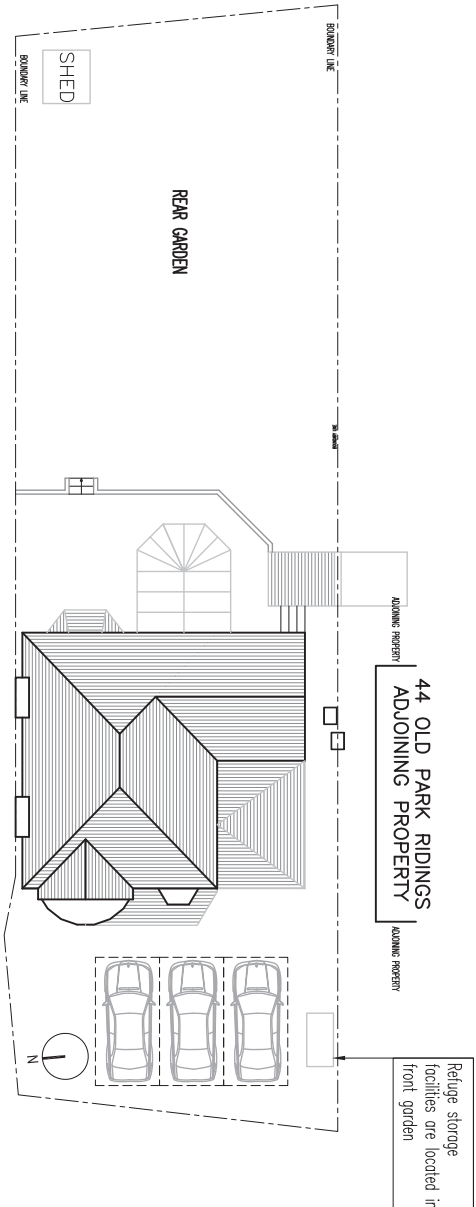
| Drawing Status  |                   |
|-----------------|-------------------|
| Drawn by        | <b>PLANNING</b>   |
| Checked by      | <b>A</b>          |
| Scale           | <b>1:100 (A3)</b> |
| Date            | <b>24.11.14</b>   |
| Project No.     | <b>Rev.</b>       |
| <b>AJC-1184</b> | <b>04</b>         |
|                 | <b>A</b>          |

THIS ELECTRONIC INFORMATION IS CONFIDENTIAL AND THE COPYRIGHT OWNER'S CONFIDENTIALITY RIGHTS ARE RESERVED. NO PART OF THIS INFORMATION IS TO BE REPRODUCED, COPIED, DISCLOSED OR PASSED ON TO ANY OTHER PARTY IN ANY FORM IN WHOLE OR IN PART WITHOUT THE DATA IS SUPPLIED ELECTRONICALLY FOR CONVENIENCE ONLY. THE ORIGINAL INFORMATION IS THE HARD COPY WHICH WILL BE SPECIFICALLY SIGNED ON THE HARD COPY. WE ACCEPT NO LIABILITY FOR ANY EFFECT FROM THE TRANSMISSION OR USE OF THIS DATA OR ANY INFORMATION FROM THIS INFORMATION. THE INFORMATION IS TO ANY OTHER PARTY OR ANY OTHER MATTER, YOUR RECEIPT OF THIS INFORMATION AND PRINTING OF THE FILES CONSTITUTES ACCEPTANCE OF THESE TERMS.

- CONSTRUCTION NOTES:
1. VERIFY ALL SET DIMENSIONS AND LEVELS PRIOR TO
  2. BEGIN ANY CONSTRUCTION WITH ALL OTHER CONTRACT OCCUPANCY
  3. BRING ANY APPARENT DISCREPANCY TO THE ATTENTION OF THE C.A. PRIOR TO MANUFACTURE/CONSTRUCTION.



**2** PROPOSED SITE PLAN  
1:200



**1** EXISTING SITE PLAN  
1:200



**a jones + co** architectural solutions

3 Jones+co architectural solutions  
65 Rees Glen Road  
Grange Park, London N21 2ES  
Tel: 01783 772222  
www.a-jones.co.uk

**46 OLD PARK RIDINGS  
GRANGE PARK  
LONDON  
N21 2ES**

**EXISTING & PROPOSED  
SITE PLANS**

Job Title: \_\_\_\_\_

Drawing Status: **PLANNING**

Drawn By: **Q** Checked By: \_\_\_\_\_

Scale: **1:200 (A3)** Date: **24.11.14**

Project No.: **05** Drawing No.: **AJC-1184** Rev: **A**