

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
Mrs Jennie Rebaire 020 8379 3822

Ward:

Southgate Green

Ref: 14/04324/HOU

Category: Householder

LOCATION: 15 Selborne Road, London, N14 7DD,

PROPOSAL: Single storey rear extension.

Applicant Name & Address:

Mrs Majella Campbell
15 Selborne Road
London
N14 7DD
United Kingdom

Agent Name & Address:

Mr David Williams
22 Broadleaf Avenue
Bishops Stortford
Herts
CM23 4JY
United Kingdom

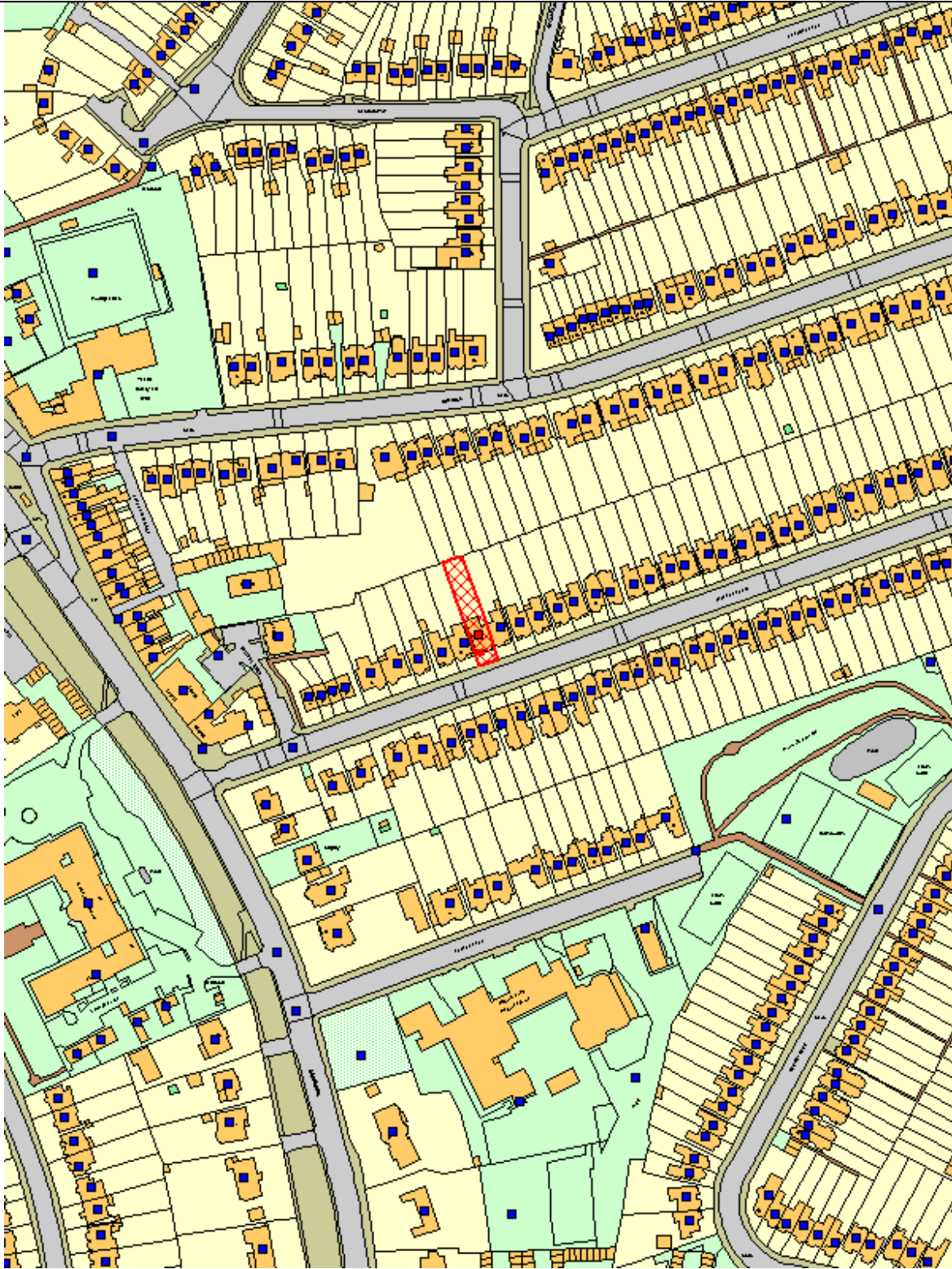
RECOMMENDATION:

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

Note for Members:

This application is brought to the Planning Committee on the request of Cllr Anderson in light of the planning history on the site and neighbouring objections.

Ref: 14/04324/HOU LOCATION: 15 Selborne Road, London, N14 7DD,



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Scale 1:1250

North



Site and Surroundings

- 1.1 The subject comprises a semi-detached property on the northern side of Selborne Road. The properties on this section of Selborne Road are two storeys to the front of the property, three storeys at rear, with a two storey rear return that is original to the property.
- 1.2 The surrounding area is predominantly residential and characterised by semi-detached properties. The adjoining property No. 17 has an existing rear extension which abuts the common boundary.

2.0 Proposal

- 2.1 The application seeks planning permission for a single storey rear extension.
- 2.2 Amended drawings have been received that reduces the depth of the rear extension by 282mm, the bay by 250mm and insets the projecting bay 250mm from the common boundary with No. 17 by 250mm.
- 2.3 The proposed single storey rear extension would be sited on the boundary with No. 17 measuring 4.5 metres in depth with a projecting bay at its furthest point being 5.15 metres, 3.1 metres in width and 3.26 metres in height with a flat roof over. A roof lantern with a depth of 3.1 metres, a width of 1.8 metres and 650mm in height will sit centrally on the flat roof.
- 2.4 The extension sits alongside the existing original rear projection, projecting 500mm beyond, infilling the recessed area.

3.0 Relevant Planning History

- 3.1 P14-01231PRH - Single storey rear extension 6m deep x3.75m high 2.95m (high to eaves). Refused, May 2014.

14/02286/HOU – Single storey rear extension – Refused – 31/07/14. This application proposed an extension 5.8m in depth.

4.0 Consultation

4.1 Statutory and non-statutory consultees

- 4.1.1 None

4.2 Public

- 4.2.1 Letters were sent to 6 adjoining and nearby residents. One letter of objection was received and the objections raised can be summarised as follows:-

No. 17 Selborne Road – new proposal is not materially different from previous refusal – does not comply with relevant planning policy detailed in earlier report – extension exceeds 2.8m contrary to Policy – extension exceeds a line taken from the original dwelling – depth is excessive and will prejudice amenities through loss of light and outlook – rear extension is chamfered to avoid 45-degree line – extension should be judged from the bay – selective interpretation

of policy and guidance – 0.75m rule is not policy – height overbearing leading to sense of enclosure – beyond rear building line of original projection not subordinate, resulting in an incongruous and discordant form of development – policy criteria apply from the original dwelling – roof lantern excessive resulting in light spillage – bay is a dominant feature resulting in a cluttered rear elevation – property sits north east to south west and not north as stated in the application – extension projects well beyond existing houses affecting both sunlight and daylight – impact on amenities of original building and neighbouring properties – proposed is virtually as large as and intrusive as previous refusals.

4.2.2 Further consultation has been undertaken following the receipt of revised plans. Any further observations will be reported at the meeting.

5.0 Relevant Planning Policy

5.1 London Plan

Policy 7.4 - Local Character

5.2 Core Strategy (adopted November 2010)

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

5.3 Development Management Development (adopted November 2014)

DMD11 - Rear Extensions

DMD37 - Achieving High Quality and Design-Led Development

5.5 Other Policy

National Planning Policy Framework (NPPF)

National Planning Practise Guidance

Residential Extensions: Guidance on How we assess single storey rear extensions

6.0 Analysis

6.1 Principle

6.1.1 The key issues for analysis in determining the application are the character and appearance of the existing property, surrounding area and the impact on the residential amenities of neighbouring properties Nos. 13 and 17, Selborne Road having regard to Local Plan Policies CP30 and Development Management Document DMD11 and DMD37.

6.2 Impact on Character of Surrounding Area

6.2.1 The proposed extension including roof lantern will only be viewed from the immediate rear of the adjacent properties. The overall design is considered acceptable reflecting the character of the existing dwelling and whilst projecting marginally beyond the existing original rear projection will not detract from the character and appearance of the dwelling house or the

surrounding area having regard to Local Plan Policy CP30, Development Management Document DMD11 and DMD37 and London Plan Policies 7.4.

6.3 Impact on Neighbouring Properties

6.3.1 Policy DMD11 states that single storey rear extensions:

- should not exceed 3m in the case of terrace or semi-detached properties;
- 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; or
- should secure a common alignment of rear extensions.

6.3.2 This policy is similar to that which existed in the former Unitary Development Plan. Following a series of appeal decisions, against the Council's refusal of planning permission based on the UDP policy, where Inspector's were not always supportive of the Council's decisions when assessing the issue of harm, a practise note was produced which sought to ensure consistency in decision making , particularly when considering the issue of harm to the amenities of adjoining residents. This practise note remains relevant in considering the issue of harm and advises that in circumstances where common alignment with a neighbours extension is not achieved, a proposed extension should not project more than 750mm beyond the rear wall of an existing neighbouring extension.

6.3.3 In this instance, the proposed extension would exceed 3m in depth and would not secure common alignment with the existing neighbouring extension at No.17, which has a depth of 3.75m with a boundary parapet wall projecting a further 282mm beyond the rear extension. However, unlike the previous refusals of planning permission, the extension now proposed would not project more than 750mm beyond the rear wall of the neighbours extension. Given this, the proposed extension would comply with the guidance given in the practise note. Moreover, given this limited projection beyond the neighbours extension it is considered that the proposed extension would not result in harm to the amenities of the occupier of No.17 through a loss of light, outlook or increased sense of enclosure.

6.3.4 DMD11 seeks to ensure that proposed development should not chamfer the edges of proposed extensions in an attempt to avoid the requirements of policy. The proposed extension does include a rear bay window. This is reflective of the bay window that exists on the existing back addition. The proposed bay is well designed, set in from the edge of the extension by 250mm matching the design of the original bay within the original projection and is not considered to be trying to avoid policy.

6.3.5 The extension has a flat roof height of 3.26 metres, with a roof lantern situated centrally. The height of the extension is not considered excessive with the majority of the extension siting behind the parapet wall. The proposed roof lantern sits centrally within the flat roof not projecting rear of the extension at No. 17.

6.3.6 There is to be no impact to the neighbouring property of No.13 Selborne Road due to the siting of the proposal siting alongside the existing original 2-storey projection

6.3.7 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 significant loss of light or outlook to the neighbouring residential properties having regard to the relevant policies.

6.4 CIL

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 extension is considered to be sympathetic to the character and appearance of the existing dwelling and surrounding area and not considered to adversely impact on the residential amenities of the two adjoining neighbours Nos. 13 and 17 Selborne Road.

8.0 Recommendation

That planning permission GRANTED subject to the following conditions:

1. (C61 Revised 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.

2. (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.

3. (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.

4. (C26 Restrictions on flat roofs) - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any amending Order, no balustrades or other means of enclosure shall be erected

on the roof of the extension(s). No roof of any part of the extension(s) shall be used for any recreational purpose and access shall only be for the purposes of the maintenance of the property or means of emergency escape.

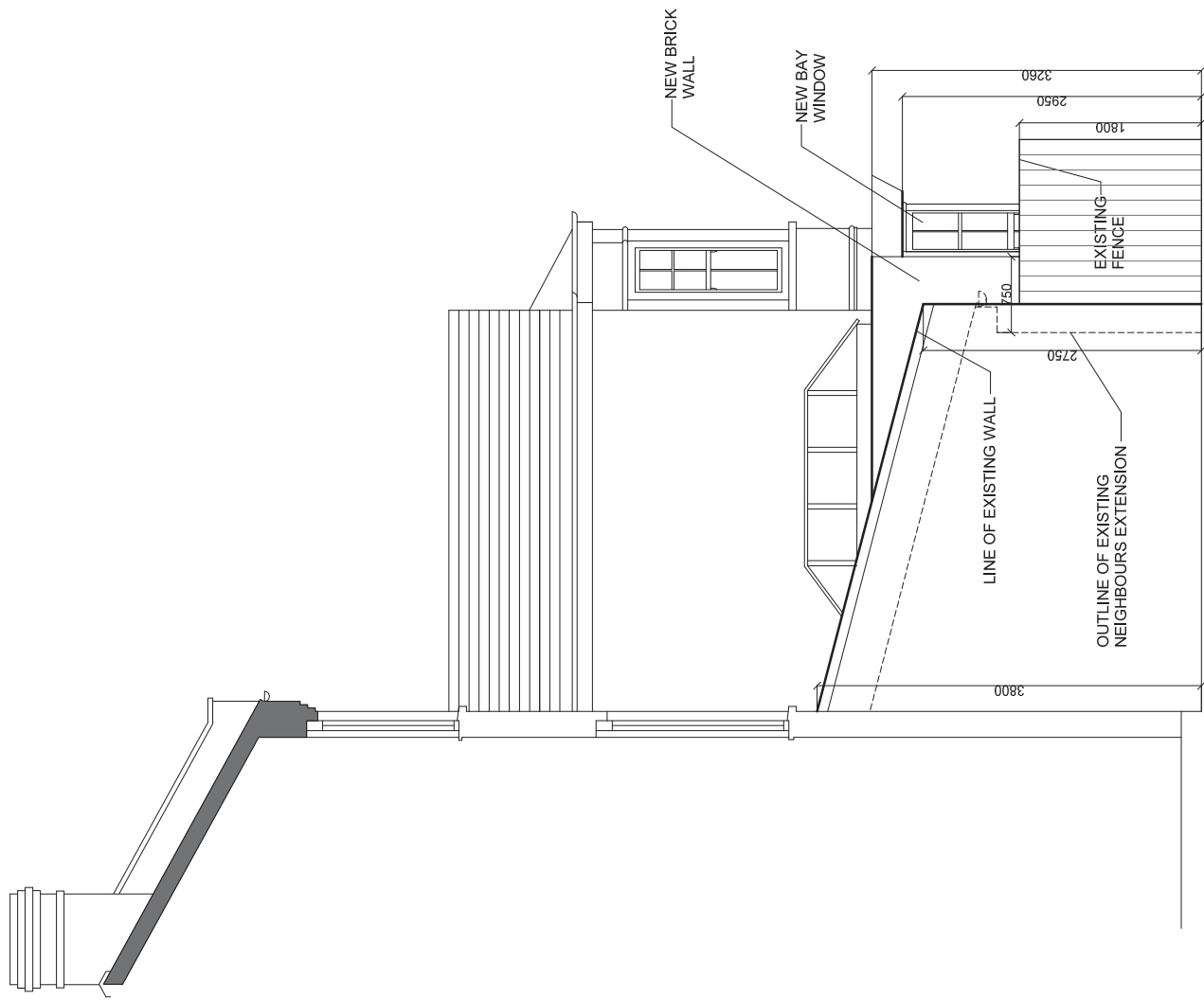
Reason: To safeguard the privacy of the occupiers of adjoining properties.

- 5 (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.



REAR ELEVATION



SIDE ELEVATION

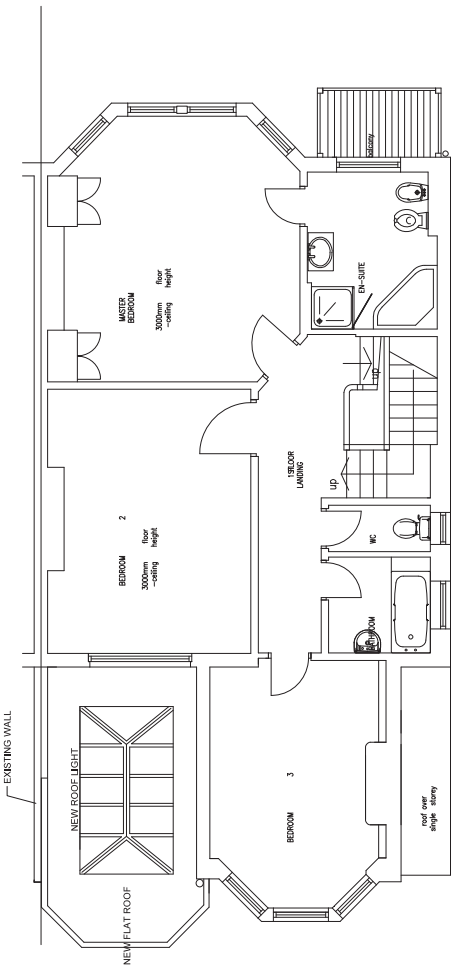
Client
J & M CAMBELL

Project
**15 SELBORNE ROAD
LONDON N14 7DD**

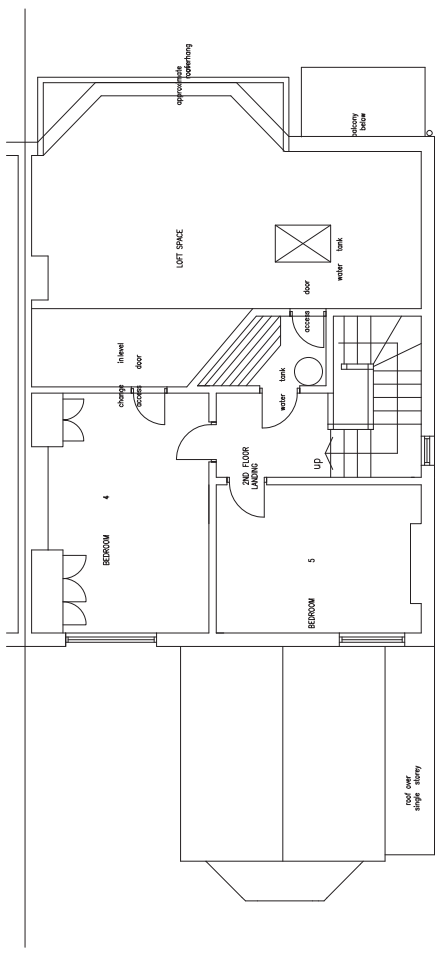
Drawing
**PROPOSED
REAR ELEVATION**

DRWG. NO. 04F
SCALE 1:50 @ A3

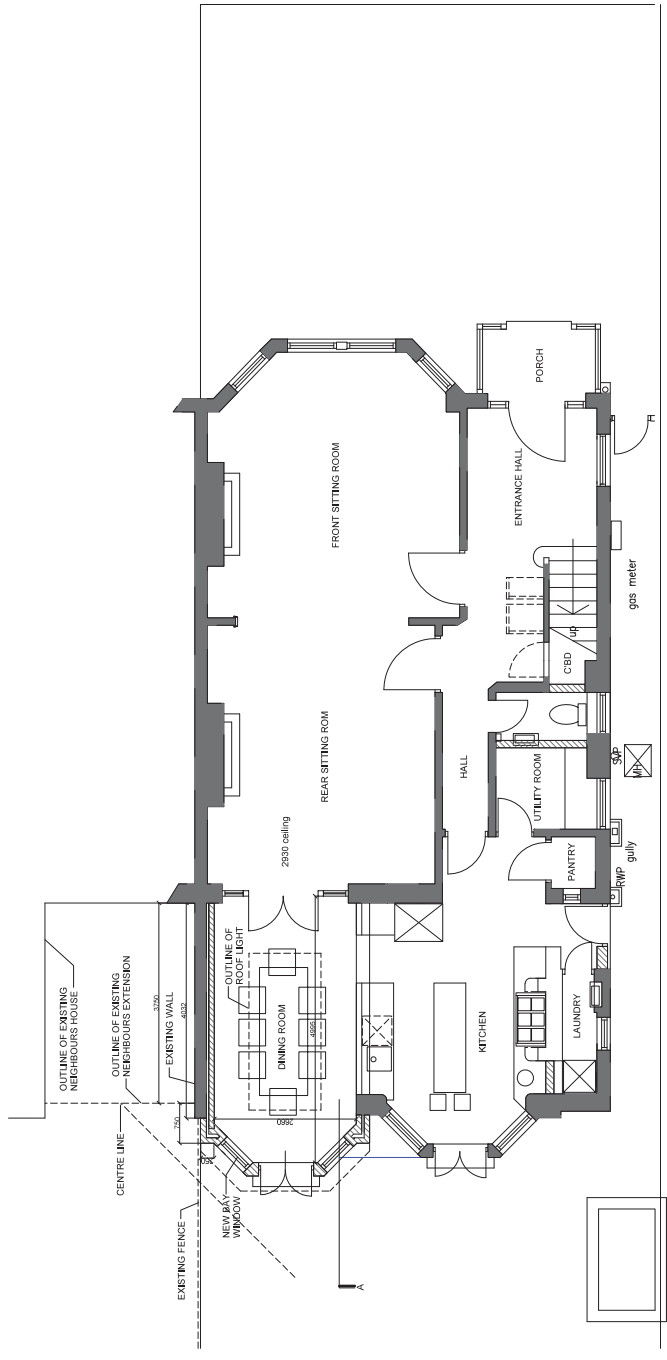
DAVID WILLIAMS
ARCHITECT
22 BRISBANE AVENUE, BRISBANE QLD 4000
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FIRST FLOOR
(no change to internal layout)

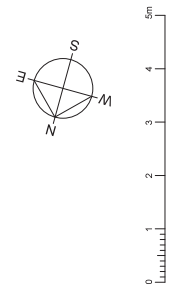


SECOND FLOOR
(no change to internal layout)



GROUND FLOOR

DAVID WILLIAMS ARCHITECT	
22 BROADLEAF AVENUE, BRISGOPS STATION, HERTS CB23 4JY TEL: 07768 873 427 - EMAIL: davidwilliamsarch@gmail.com	
Client	J & M CABBELL
Project	15 SELBORNE ROAD LONDON N14 7DD
DRAWING PROPOSED FLOOR PLANS	
SCALE	1:100 @ A3
DRAWING NO.	03F
DATE	30.10.2014



Site Plan of 15 Selborne Road



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