

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 24th March 2015

Report of
Assistant Director, Planning,
Highways & Transportation

Contact Officer:
Andy Higham 020 8379 3848
Sharon Davidson 020 8379 3841
Mr Cuma Ahmet 020 8379 3926

Ward:
Winchmore Hill

Ref: 14/03322/FUL

Category: Full Application

LOCATION: 2A Farm Road, N21 3JA, ,

PROPOSAL: Erection of a second floor extension to existing flat.

Applicant Name & Address:
Mr Peter Tasker
2A Farm Road
N21 3JA

Agent Name & Address:
Mr Trevor Morgan
Warlies Gardens
Horseshoe Hill
Upshire
Waltham Abbey
Essex
EN9 3SL

RECOMMENDATION:

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

Ref: 14/03322/FUL LOCATION: 2A Farm Road, N21 3JA, ,



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Scale 1:1250

North



1. Site and Surroundings

- 1.1 The site comprises a detached two storey flat roofed building with offices at ground floor and a one bed residential flat on the first floor, located at the road junction of Ford's Grove and Farm Road in the Winchmore Hill ward of the Borough. The site is triangular in shape narrowing to the front. Mature street trees planted within the road border the site to its northern side, with further tree cover at the rear to the south. The New River bounds the rear of the property to its southern edge. The site has no off street parking.
- 1.2 The site is located on the fringe of the Winchmore Hill/Broadway Local Centre. It is not within a conservation area and is not a listed building.

2. Proposal

- 2.1 Permission is sought for a second floor extension to the existing first floor flat, approximately 46.5m² in area. The extension would be on the same footprint providing 2 additional bedrooms (one with ensuite bathroom), including extended living accommodation.
- 2.2 The ground floor office would remain. The existing rear entrance staircase serving the first floor flat would be extended to serve the second floor.
- 2.3 Amendments to the original scheme have been submitted which remove the access door off the staircase, as well as further clarification of the intended uses of each room.

3. Relevant Planning Decisions

- 3.1 There are two decisions that are of particular relevance summarised below:
- 3.1.1 TP/05/0167 - Construction of first floor to provide 1 x 1-bed self-contained flat, single storey front extension to provide additional office space and new enclosed stairs to rear. (Revised scheme) - granted 31.8.05
- 3.1.2 TP/04/2287 - Construction of first and second floor to provide 2 x 1-bed self-contained flats, single storey front extension to provide additional office space together with an external staircase at rear and vehicular access from Fords Grove - refused 22.12.04 (height and design resulting in a visually incongruous building in streetscene, impact on street trees, poor vehicular access, lack of car parking, cycle parking & turning and manoeuvring)

4. Consultations

4.1 Statutory and non-statutory consultees

Traffic and Transportation

- 4.1.1 No objections.

Environmental Health

- 4.1.2 No objections.

4.2 Public response

4.2.1 Letters were sent to 13 adjoining and nearby residents including the Winchmore Hill Residents Association (WHRA). Re-consultation was carried out in light of amendments to the original submitted scheme. One response has been received, from the WHRA, raising the following objections:

- Inadequate parking provision;
- Over development; and
- Similar application for a two storey extension was refused.

5 Relevant Policy

5.1 London Plan

3.5 - Quality and Design of Housing
6.9 - Cycling
6.11 - Smooth Traffic Flow and tackling Congestion
6.13 - Parking
7.4 - Local character
7.6 - Architecture

5.2 Core Strategy

CP30 – Maintaining and improving the quality of the built environment

5.3 Development Management Document

DMD6 - Residential character
DMD8 - General standards for new residential development
DMD9 - Amenity space
DMD10 - Distancing
DMD13 - Roof extensions
DMD 37 - Achieving high quality and design-led development
DMD 45 - Parking standards and layout

5.4 Other Material Considerations

National Planning Policy Framework
National Planning Practice Guidance

6. Analysis

6.1 The main issues are as follows:

- i. Impact on parent building and wider townscape;
- ii. Quality of internal layout, design and amenity provision
- iii. Impact on neighbouring residential amenities
- iv. Impact on trees
- v. Parking and servicing

6.1 Impact on parent building and wider townscape

- 6.1.1 The proposals involve an extension to the roof of an existing residential flat and therefore Policy 13 of the DMD is most relevant. Policy 13 requires that roof extensions are appropriate in size and location relative to the existing roof plane, be in keeping with the character of the property and not dominant when viewed from its surroundings.
- 6.1.2 The proposed extension has been designed so that its physical footprint and height including style and appearance match the existing building. Therefore in this particular instance, the impact on the integrity of the parent building is considered acceptable. It is recommended that external finishes are controlled by planning condition to ensure a consistent appearance is secured.
- 6.1.3 In terms of the impact on the existing townscape and its surroundings, an assessment of the building in long and short views is considered necessary.
- 6.1.4 The existing two storey building is currently set back from Green Lanes at the intersection of Farm Road and Ford's Grove. The building heights vary considerably, with 3 storey development located on Green Lanes falling to between 2 and 2½ storeys to the south and beyond. It was also noted from a site inspection that the application site together with No.792 and Watermead Lodge -1 Farm Road act as a terminus between the commercial activities in Green Lanes and the residential uses to the south.
- 6.1.5 The Council's previous objection to the addition of a second storey to the building in this location (refer TP/04/2287) was precipitated by its concerns that the additional unit created as a result could not be sustained by the lack of parking and amenity space provision as well as the deficiency in meeting the required internal floor space standards.
- 6.1.6 When the context of the proposals are considered in the short and/or near views, it is common to expect that the building would be more visually amplified. However, given the buildings peripheral/boundary siting and the 2 and 2 ½ storey buildings nearest to its boundaries, it is considered that the resulting building would not be visually dominant such that it would harm the established street scene.
- 6.1.7 Overall, taking into account the above considerations, it is considered that the size, siting and design of the extension would have a sympathetic impact on the existing building and the established townscape and is therefore acceptable in accordance with adopted local planning policies.
- 6.2 Quality of internal layout, design and amenity provision
- 6.2.1 The layout is identical to the existing floor below (existing 1 bed flat) and would be accessed via the same staircase. The new floor provides additional living accommodation, and two further bedrooms, one of which has an ensuite bathroom. Adequate light and outlook is facilitated via the provision of generous sized windows. Overall the quality of additional accommodation is considered to be satisfactory.

6.2.2 Officers have noted that the layout could easily be separated and occupied as a single dwelling. In these circumstances, this would constitute development and would therefore require another planning permission.

6.2.3 With regard to amenity provision. The existing flat does not benefit from any on site amenity space. A larger flat could generate additional occupants, possibly children. However, having regard to the existing situation and given the site's close proximity to existing public amenity spaces such as Barrowell Green (to the south) and Firs Farm Playing Fields (to the west), it is considered that this would meet the active recreational needs of the occupiers.

6.3 Impact on neighbouring residential amenities

6.3.1 The nearest affected residential neighbours would be the occupiers of Watermead Lodge -1 Farm Road.

6.3.2 The eastern side of Watermead Lodge overlooks the application site from the west across Farm Road and at its nearest would be approximately 13.3 metres. Mutual overlooking and overshadowing is considered to be limited by virtue of the siting, separation and orientation of the buildings respectively.

6.3.3 Overall, the impact on neighbouring amenities having regard to overlooking and loss of privacy, including overshadowing and loss of sunlight is considered to be acceptable.

6.4 Impact on trees

6.4.1 The previous objection relating to adverse impact on trees was occasioned by the lack of a tree impact assessment. Whilst this scheme does not provide a tree impact assessment, the Council's arboricultural officer is satisfied that the street trees to the northeast boundary of the application site are unlikely to be harmed by this development, either through their proximity or disturbance to their root protection zone.

6.5 Parking and servicing

6.5.1 The application site currently provides no parking off street for the existing flat and commercial use at ground floor. Given that this application seeks to extend the existing residential accommodation and not create a separate self-contained unit, the requirement to provide parking off street would not be reasonable or justifiable in planning terms.

6.5.2 London Plan policy 6.9 and DMD policy 45 requires that at least two cycle parking spaces must be provided for a 2 bedroom dwelling. DMD 8 requires adequate refuse provision to be made and contained within the site in a manner that does not have a detrimental impact on the streetscene. No details for cycle parking, waste and recycling storage are indicated on submitted plans although both matters can be secured by planning conditions.

6.6 Community Infrastructure Levy

- 6.6.1 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 floorspace 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 sqm. 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. Conclusion

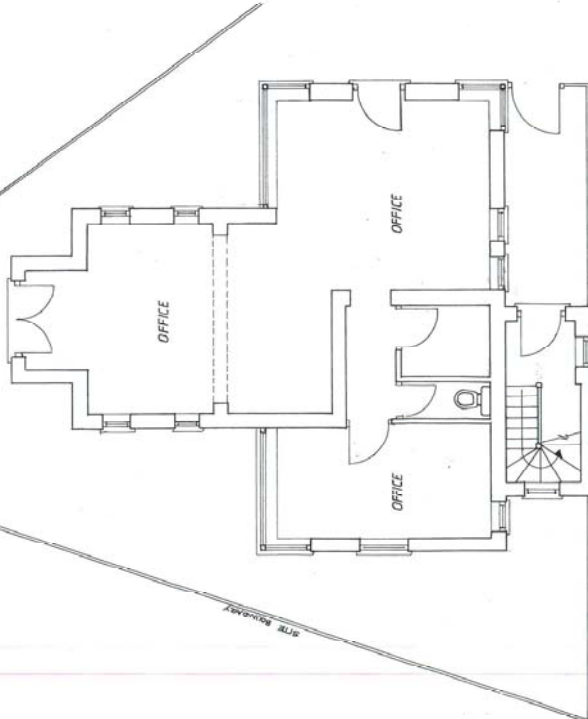
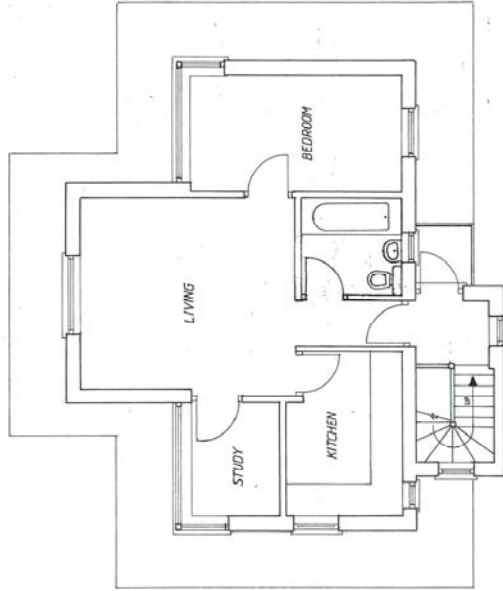
- 7.1 The proposed addition of second storey to provide improved accommodation for the existing one bed flat onsite is acceptable in principle. The proposed design of the second floor is also considered to be sympathetic to the scale and appearance of the parent building and would be compatible with its wider surroundings. Overall, the proposals are considered acceptable having regard to the aforementioned planning policies.

8. Recommendation

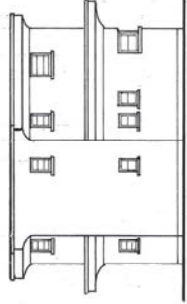
- 8.1 That planning permission be granted subject to the following conditions:

1. Time limit
2. Approved plans (revised)
3. Materials to match
4. Details of cycle provision
5. Details of refuse and recycling storage
6. No further windows
7. No amenity use of roof

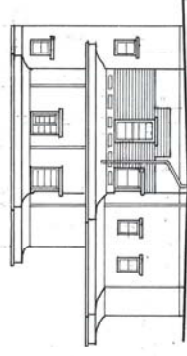
FIRST FLOOR EXISTING



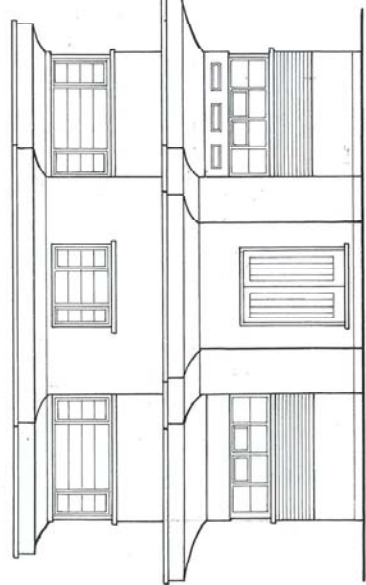
GROUND FLOOR EXISTING



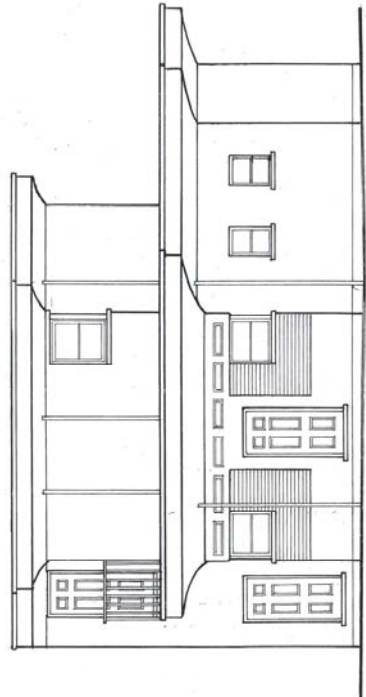
REAR ELEVATION EXISTING



SIDE ELEVATION EXISTING



FRONT ELEVATION EXISTING



SIDE ELEVATION EXISTING

14 103322/FULL

PROPOSED SECOND FLOOR EXTENSION
 TO EXISTING FLAT
 2 Farm Road
 Winchmore Hill N 21

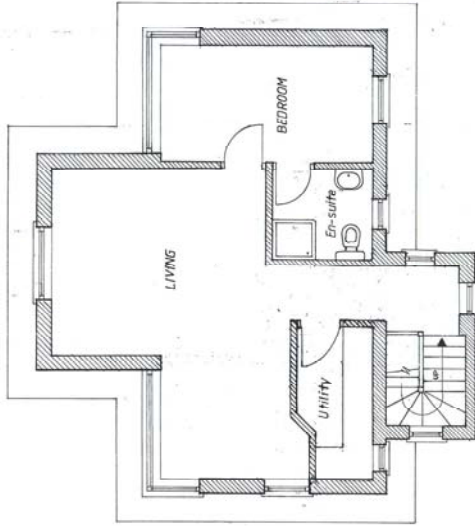
SCALE 1:50 & 1:100
 EXISTING DETAILS

MAY 2014

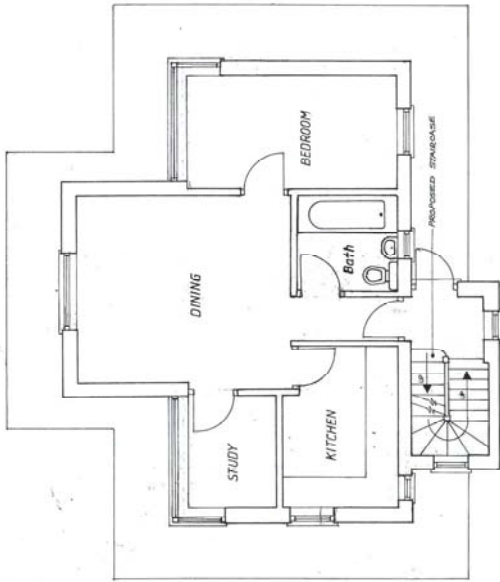
DRG. NO. 770/17

ADAMS Chartered Surveyors
 TEL. 0208 350 9984

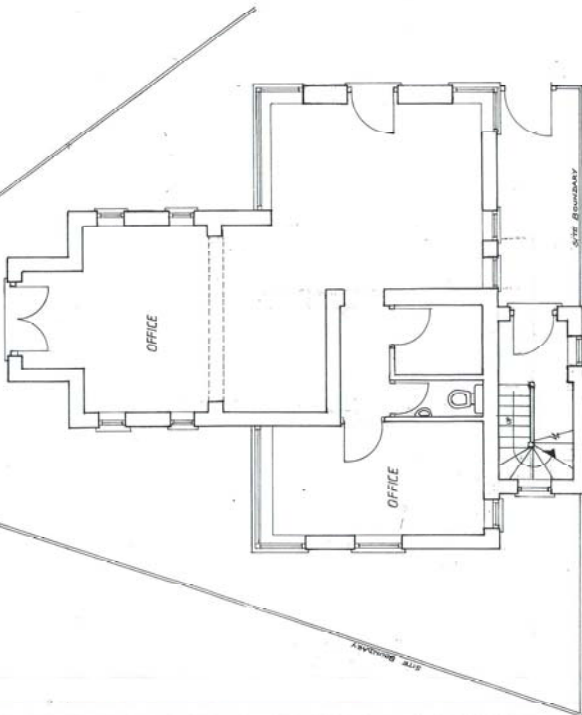
SECOND FLOOR PROPOSED



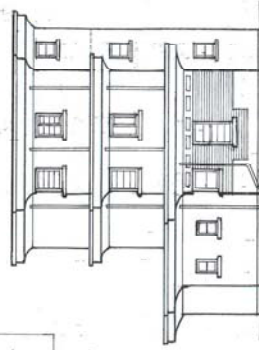
FIRST FLOOR PROPOSED



GROUND FLOOR AS EXISTING

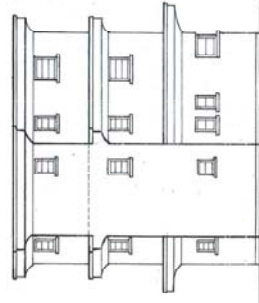


proposed second floor extension



SIDE ELEVATION PROPOSED

Approved
29/11/14



REAR ELEVATION PROPOSED



SIDE ELEVATION PROPOSED



FRONT ELEVATION PROPOSED

REV. A. Second Floor Extension

14/03/2014 J.L.L.

PROPOSED SECOND FLOOR EXTENSION
TO EXISTING FLAT
2 Farm Road
Winchmore Hill London N21

SCALE 1:50 & 1:100
PROPOSED DETAILS

LONDON BOROUGH OF ENFIELD
29 DEC 2014

DEVELOPMENT SERVICES

MAY 2014
DRG. NO. 770/2
REV. A.
ADAMS Chartered Surveyors
Tel. 0208 360 9984