

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 28th April 2015

Report of
Assistant Director, Planning,
Highways & Transportation

Contact Officer:
Andy Higham 020 8379 3848
Sharon Davidson 020 8379 3841
Ms Eloise Kiernan 020 8379 3830

Ward:
Cockfosters

Ref: 15/00588/HOU

Category: Householder

LOCATION: 73 Avenue Road, London, N14 4DD,

PROPOSAL: Two storey side extension and part single, part single, part 2 storey rear extension involving rear conservatory.

Applicant Name & Address:

Mr Daniel Pearce
73 Avenue Road
Southgate
Enfield
N14 4DD
United Kingdom

Agent Name & Address:

Mr Ian Eggleton
40 Blake Road
London
London
N11 2AE

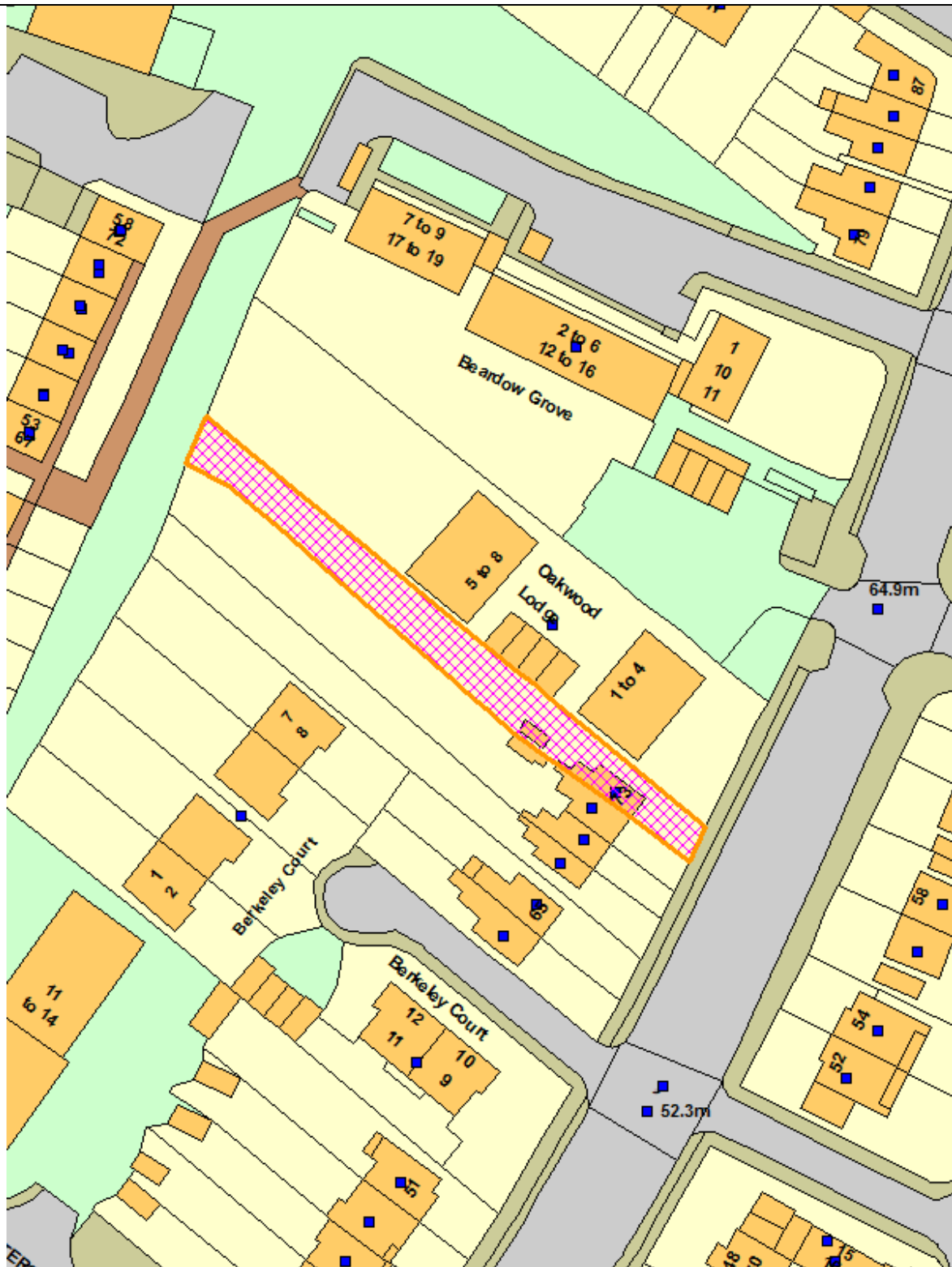
RECOMMENDATION:

It is therefore recommended that planning permission be **REFUSED** for reasons.

Note for Members:

Whilst this is an application that would normally be dealt with under delegated authority, the application is being reported to Planning Committee as the applicant is Cllr Daniel Pearce.

Ref: 15/00588/HOU LOCATION: 73 Avenue Road, London, N14 4DD,



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North



1. Site and Surroundings

- 1.1 The application site is situated on the north western side of Avenue Road on a rectangular shaped plot. The property comprises the end terrace of a terrace of four properties, of traditional brick construction with a hipped roof.
- 1.2 The surrounding area is residential in character and contains a number of flatted developments and dwellings of a varying design, age and character.
- 1.3 The site is not listed and does not fall within a Conservation Area

2. Proposal

- 2.1 The proposal is for full planning permission for the construction of a two storey side extension and part single/part two storey rear extension involving a rear conservatory.
- 2.2 The two storey side/rear extension would have dimensions of 1.2m in width from the front elevation extending to a maximum of 4.5m towards the rear section by 8.2m in depth (approximately 3.8m beyond the existing rear wall), to serve an enlarged hallway and dining area at ground floor level and bedrooms and bathroom at first floor level. The extension would be finished with a flat roof and be clad in timber.
- 2.4 The single storey element of the rear extension would project an additional 1m beyond the existing extension across the width of the property and flush with the existing rear projection at the attached property, no 71.
- 2.5 This application differs from a previously refused scheme as follows:
 - The design and size of windows to serve the double storey side extension have been altered
 - The roof design to the double storey side extension has been altered from a shallow pitch to a flat roofline

3. Relevant Planning Decisions

- 3.1 14/03616/HOU – Two storey side extension and rear conservatory – refused for the following reason:

The proposed two-storey side extension, by virtue of its scale, proportions and appearance would result in an incongruous form of development detrimental to the existing character and appearance of the dwellinghouse and the visual amenities of the streetscene, contrary to Policies (II) GD3 and (II) H12 of the Unitary Development Plan, CP30 of the Core Strategy, 7.4 of the London Plan and DMD14 and DMD37 of the Submission Version Development Management Document.

4. Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 None

4.2 Public response

4.2.1 Letters were sent to 14 adjoining and nearby residents. In addition a notice has been displayed on site. One response has been received, which raises the following concerns:

- Loss of privacy
- Noise disturbance
- Out of keeping with character of area – materials do not relate to the row of terraces
- Not enough detail provided on application

5 Relevant Policy

5.1 London Plan

7.4 Local character

7.6 Architecture

5.2 Core Strategy

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

5.3 Development Management Document

DMD6 Residential character

DMD11 Rear extensions

DMD13 Roof extensions

DMD14 Side extensions

DMD 37 Achieving High Quality and Design Led Development

5.4 Other relevant policy

National Planning Policy Framework

National Planning Practise Guidance

6. Analysis

6.1 Impact on Character of Surrounding Area

6.1.1 The proposed side extension would feature a flat roof, stepped back from the front elevation by approximately 5m (including bay window) and the flat roofline is level with the existing eaves height of the parent dwelling.

6.1.2 It is considered that the side extension, through its design, scale and proposed finishing materials would introduce an incongruous and disproportionate addition to the property and would have an awkward relationship with the parent dwelling. It is considered that the flat roof form would awkwardly relate to the original characteristics of the building and the wider terrace of which it forms a part. It is noted that other properties have extensions; however the proposed extension, as a consequence of its design and scale would detract from the overall character and appearance of the existing dwelling.

6.1.3 The proposed flat roof would be to the side of the building and thus would be visible within the Avenue Road street scene. The rear section of the extension would also be visible from Berkeley Court . The existing property forms part of a modest terrace of properties of traditional design, which whilst having been extended to the rear over the years, are still relatively small in scale in comparison to the original dwellings. The proposed extension would significantly increase the scale of extension to the property and the bulk of the flat roof two storey element to the rear. It is considered that this, taken with the design approach proposed, accentuates its impact on the existing dwelling and the wider area. It is therefore considered that the proposed extension would fail to relate appropriately to the character and appearance of the existing dwelling and visual amenities of the area, contrary to policies CP30 of the Core Strategy, 7.4 of the London Plan and Policies DMD11 and 14 of the Development Management Document.

6.1.4 Policy DMD14 also requires that there is a setback of 1m from the common boundary to maintain an adequate separation between dwellings within the street scene and avoid a terracing effect. The floor plans indicate that the two storey side extension would provide a separation of 1m from the common boundary and therefore the development would comply with this element of the policy.

6.2 Impact on Neighbouring Properties

6.2.1 The neighbouring properties most impacted on would be the adjoining terrace, no.71 and the adjacent flatted development at Oakwood Lodge.

6.2.2 Oakwood Lodge (1-4) projects substantially further to the rear of the existing dwelling and the proposed two storey element would be flush with this projection, thus a 30 degree line would be maintained from the nearest habitable window.

6.2.3 No 71 Avenue Road, immediately adjoins the site to the south. There is a window within the rear elevation of an existing flat roofed two storey rear projection at this property which serves a bathroom. A 30 degree line would be breached in relation to this window. However given that it serves a non-habitable room, on balance this relationship is considered acceptable. It is therefore considered that the extension would not be detrimental to neighbouring occupiers in regards to loss of sunlight/daylight or outlook, having regard to policy DMD11 of the DMD.

6.2.3 There are windows proposed at ground and first floor level in the flank elevation of the extension, facing Oakwood Lodge. At ground floor these serve a kitchen/dining area and would face the largely blank flank elevation of Oakwood Lodge. A condition could be imposed requiring the provision of a means of enclosure to a minimum height of 1.8m to the common boundary to ensure privacy is adequately maintained, were planning permission to be granted. The window at first floor level would serve a bathroom and therefore were permission to be granted a condition could be imposed requiring that this be obscure glazed.

6.2.4 The two storey extension would bring built development nearer to the flank elevation of Oakwood Lodge. However given the separation of approximately 2m, and as the windows in the flank elevation of this block serve non-

habitable rooms, it is not considered that this element of the proposal would give rise to unacceptable loss of sunlight/daylight or outlook.

- 6.2.5 DMD11 of the Development Management Documents seek to secure a common alignment of extensions. The ground floor rear extension would be in common alignment with an existing projection at no. 71 and therefore the proposed extension would have no undue impact on light or outlook to No.71's ground floor windows.
- 6.2.6 The single storey element would project approximately 1m beyond the existing rear wall of Oakwood Lodge. Given this minimal projection and the separation of 2 metres from the common boundary, a 45 degree line would be maintained from the nearest habitable window and therefore the extension would not be detrimental to neighbouring amenities in regards to loss of sunlight, daylight or outlook, having regard to policies CP30 of the Core Strategy and DMD11 of the DMD.

6.3 CIL

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

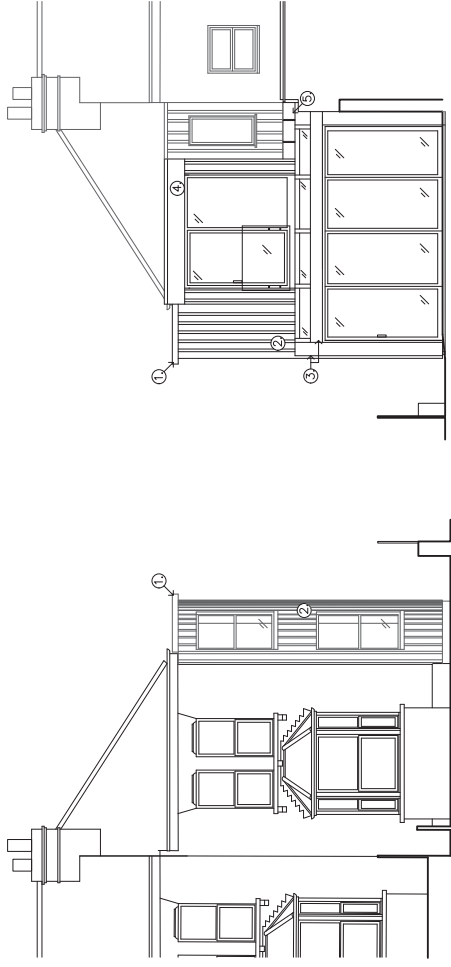
7. Conclusion

- 7.1 The proposed two-storey side extension, by virtue of its design, scale, proportions and appearance would result in an incongruous form of development, detrimental to the existing character and appearance of the dwellinghouse and the visual amenities of the streetscene. The proposal is thereby contrary to Policies CP30 of the Core Strategy, 7.4 of the London Plan and DMD 11 and 14 of the Development Management Document.

8. Recommendation

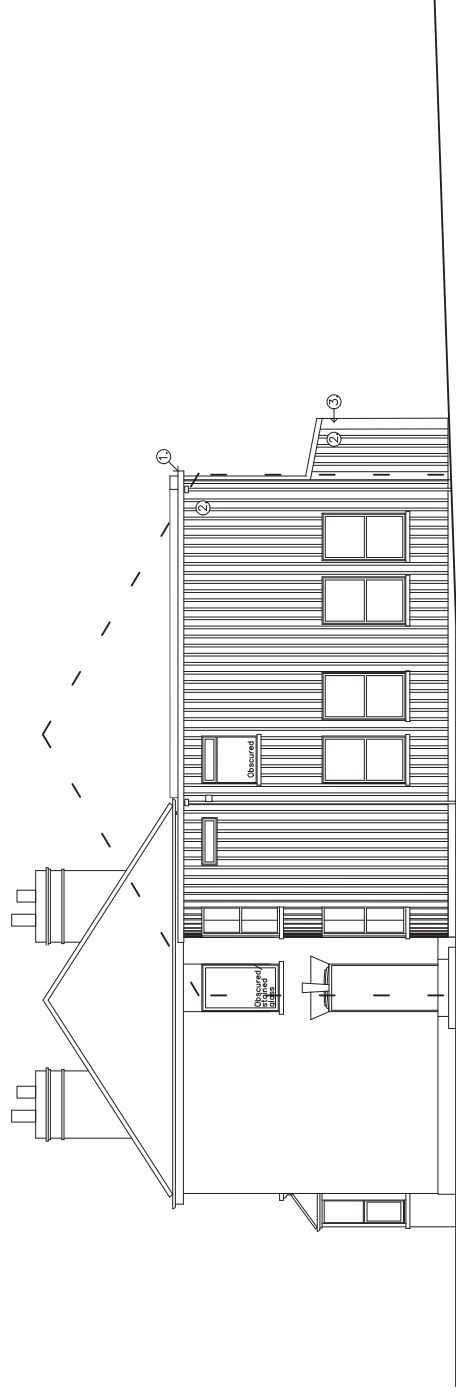
- 8.1 It is therefore recommended that planning permission be refused for the following reason:

The proposed two-storey side extension, by virtue of its design, scale, proportions and appearance would result in an incongruous form of development detrimental to the existing character and appearance of the dwellinghouse and the visual amenities of the streetscene, contrary to Policies CP30 of the Core Strategy, 7.4 of the London Plan and Policies DMD11 and 14 of the Development Management Document.



PROPOSED FRONT ELEVATION

PROPOSED REAR ELEVATION



outline of no.75 shown dashed

PROPOSED SIDE ELEVATION (partially obscured by neighbouring building)

DO NOT SCALE THIS DRAWING. USE REQUIRED DIMENSIONS ONLY.
 All dimensions to be checked on site prior to commencement of works.
 This drawing is to be read in conjunction with all relevant drawings, specifications and schedules.
 IF IN DOUBT, ASK.

MATERIALS:

1. Square profiled zinc gutter to define roof edge
2. Square profiled zinc gutter to define roof edge
3. Larch cladding
4. Slate-grey coloured render
5. Standing seam roofing

Windows to existing house to be replaced with timber-framed, white finish.
 All windows and external doors to extension timber-framed, natural finish,
 frame profiles to match existing houses.



Indicative board and batten cladding detail. Structure omitted for clarity.

D 12.2.15	Amended following Planning meeting. Issued for Planning.
C 12.5.14	Amendments as client's comments. Issued for Planning.
B 4.8.14	Amended following LA pre-Planning comments.
A 1.12.14	First issue for comment.
Rev.	Date Description

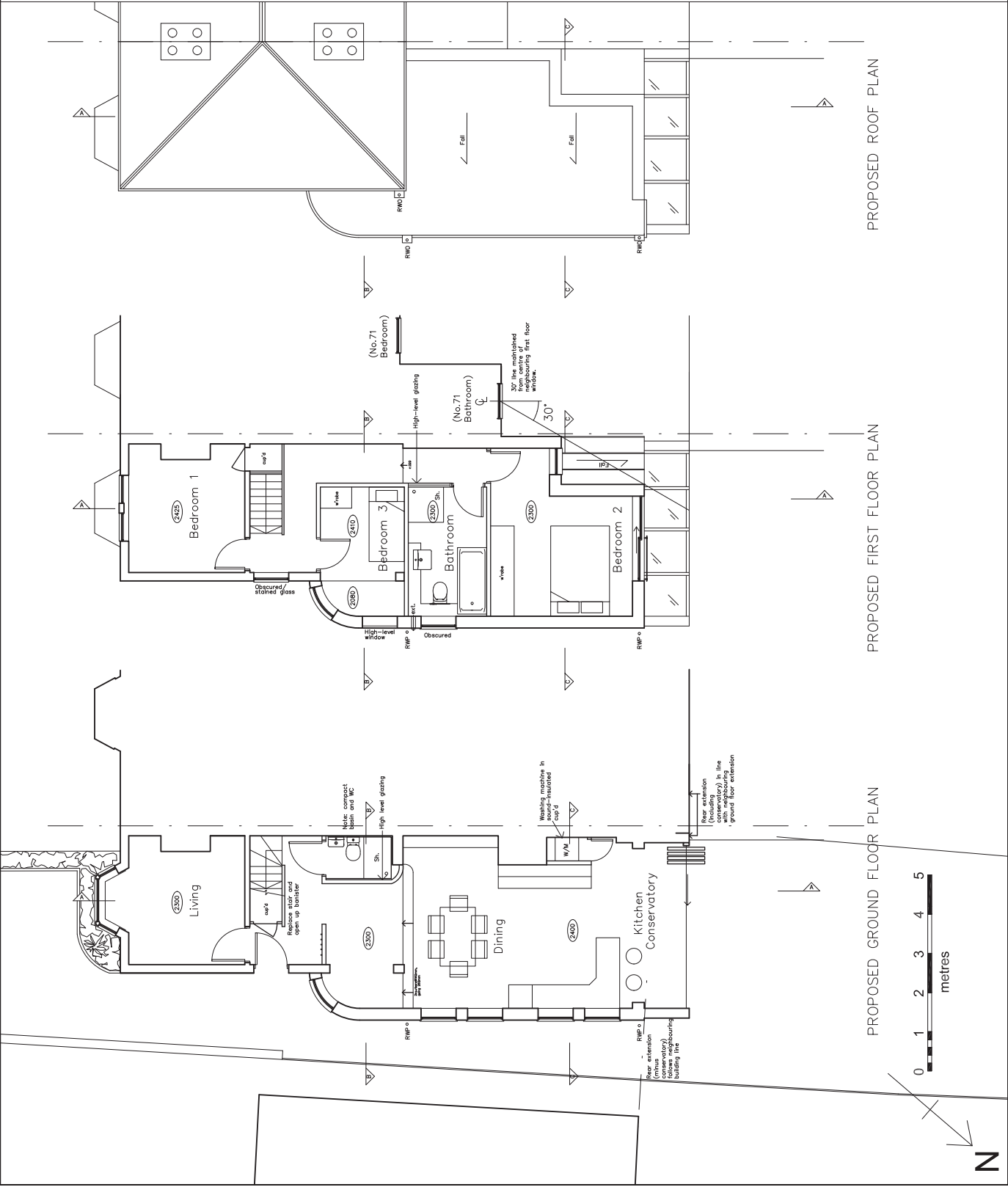
Drawing Status	Planning
Project	Extension and Remodelling 73 Avenue Road
Location	London N14 4DD
Client	Daniel Pearce
Drawing Name	Proposed Elevations
Drawing Number	006-07
Scale	1:100@A3
Date	May 2014
revision	D

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 This drawing is to be read in conjunction with all relevant drawings, specifications and schedules.
 IF IN DOUBT, ASK.

D 12.2.15 Amended following Planning meeting. Issued for Planning.
 C 12.9.14 First floor extended as client comments. Issued for Planning.
 B 4.8.14 Amended following LA pre-Planning comments.
 A 1.12.13 Amended following LA pre-Planning comments.
 - 16.5.14 First issue for comment.
 Rev. Date Description

Drawing Status	Planning
Project	Extension and Remodelling 73 Avenue Road
Location	London N14 4DD
Client	Daniel Pearce
Drawing Name	Proposed Plans
Drawing Number	006-05
Scale	1:100@A3
Date	May 2014
Revision	D

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 IF IN DOUBT, ASK.



A 12.9.14 Issued for Planning.
 - 6.6.14 First Issue for pre-planning.
 Rev. Date Description

Drawing Status	Planning
Project	Extension and Remodelling 73 Avenue Road
Location	London N14 4DD
Client	Daniel Pearce
Drawing Name	Location Plan
Drawing Number	006-04
Scale	1:1250@A3
Date	May 2014
Revision	A

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