

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

Date : 30th June 2015

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

**Contact Officer:**  
Andy Higham 020 8379 3848  
Sharon Davidson 020 8379 3841  
Mr Francis Wambugu 0208 379  
5076

**Ward:**  
Winchmore Hill

**Ref:** 15/01077/FUL

**Category:** Full Application

**LOCATION:** 34 Houndsden Road, London, N21 1LT,

**PROPOSAL:** Demolition of existing bungalow, subdivision of site and erection of 2 x 2-storey 3- bed semi-detached single family dwellings, rear dormers, 1 x vehicle access, off street parking and rear amenity space.

**Applicant Name & Address:**

Mr S O'Mahoney  
DPA London  
25 Tudor Hall  
Brewery Road  
Hoddesdon  
Hertfordshire  
EN11 8FP

**Agent Name & Address:**

Domenico Padalino  
DPA (London) Ltd  
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**RECOMMENDATION:**

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

**Note for Members**

Although an application of this nature would normally be determined under delegated authority, the application is reported to Planning Committee at the request Councillor Hurer on grounds of overdevelopment of the site and out of character with the rest of the street.

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Scale 1:1250

North



## **1.0 Site and Surroundings**

- 1.1 The subject property No. 34 Houndsden Road is a detached bungalow located on the south side of Houndsden Road.
- 1.2 Houndsden Road is characterised by predominantly large two storey single family dwelling houses of different architectural designs and styles. The application site is situated between two large properties. The current building provides two bedrooms with sitting room, dining and kitchen and an attached side garage.

## **2.0 Proposal**

- 2.1 The application proposes the demolition of the existing dwelling and the erection of a semi-detached building comprising of two x two storey dwellings with accommodation over three floors. Both dwellings would front onto Houndsden Road, and would maintain the existing building line.
- 2.2 Both dwellings would be on three floors, including rooms within the roof, and have three bedrooms each. Each dwelling would provide 119.6 sqm of gross internal area (GIA). Each house comprises a living room and kitchen on ground floor, two bedrooms and study on first floor and one additional bedroom in loft space.
- 2.3 One parking space will be provided for each dwelling on the forecourt. A new crossover is proposed off Houndsden Road to provide new access to one of the dwellings; the other would use the existing crossover.

## **3.0 Relevant Planning Decisions**

None

## **4.0 Consultations**

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

#### **4.1.1 Traffic and Transportation**

No objection following revisions to the scheme

#### **4.1.2 Thames Water**

No objection with a request that an informative be attached in event planning permission is granted.

### **4.2 Public**

- 4.2.1 Consultation letters were sent to 9 neighbouring properties. Six responses have been received raising objections to the proposal on the following grounds:

- Submitted plans do not adequately show the reduced tapering in the boundary between the front of no. 36.
- Plans are incorrect
- Proposal will create a terracing effect; three storey building out of keeping with locality and street scene; half hipped barn roof out of character with the hipped style on street; 2 metre set back should be made mandatory.
- Pressure on local schools
- Pressure on local roads and pavements; increase in traffic hazards
- Parking provision for 2 cars not realistic; no provision for off street turning and manoeuvring; impact on grass verge by visitors and occupants.
- No provision for waste and recycling storage
- Proposal close to adjoining properties
- Inadequate access; loss of grass verge
- Loss of light to nos. 32 and 36; overshadowing; loss of spaciousness
- Loss of privacy; overlooking and loss of amenity to neighbour
- Overdevelopment – excessive site coverage, much larger footprint than existing
- Development too high; blocking views
- Loss of 2 mature trees at the rear
- Affect local ecology
- Change to roof design will not improve outlook and overbearing height

4.2.2 In response to concerns raised, it is considered the plans submitted accurately show details of site as existing and as proposed, the grass verge would be retained with the exception of the area taken by the new access and that no mature trees would be affected as a result of the development. Other issues are discussed below in the planning assessment.

## **5.0 Relevant Policy**

### **5.1 The London Plan**

Policy 3.3	Increasing housing supply
Policy 3.4	Optimising housing potential
Policy 3.5	Quality and design of housing developments
Policy 3.8	Housing choice
Policy 3.9	Mixed and balanced communities
Policy 5.1	Climate change mitigation
Policy 5.2	Minimising carbon dioxide emissions
Policy 5.3	Sustainable design and construction
Policy 5.13	Sustainable drainage
Policy 5.14	Water quality and wastewater infrastructure
Policy 5.15	Water use and supplies
Policy 5.16	Water self-sufficiency
Policy 6.9	Cycling
Policy 6.10	Walking
Policy 6.12	Road network capacity
Policy 6.13	Parking
Policy 7.1	Building London's neighbourhoods and communities
Policy 7.2	An inclusive environment
Policy 7.4	Local character
Policy 7.6	Architecture
Policy 7.19	Biodiversity and access to nature

## Policy 8.2 Planning Obligations

### 5.2 Core Strategy

- CP2 Housing supply and locations for new homes
- CP4 Housing quality
- CP5 Housing types
- CP9 Supporting community cohesion
- CP20 Sustainable energy use and energy infrastructure
- CP21 Delivering sustainable water supply, drainage and sewerage infrastructure
- CP24 The road network
- CP25 Pedestrians and cyclists
- CP26 Public Transport
- CP30 Maintaining and improving the quality of the built and open environment
- CP31 Built and landscape heritage
- CP36 Biodiversity
- CP46 Infrastructure contributions

### 5.3 Development Management Document

- DMD2 Affordable Housing for development of less than 10 units
- DMD3 Providing a Mix of Different Sized Homes
- DMD6 Residential Character
- DMD8 General Standards for New Residential Development
- DMD9 Amenity Space
- DMD10 Distancing
- DMD37 Achieving High Quality and Design-Led Development
- DMD38 Design Process
- DMD45 Parking Standards and Layout
- DMD47 New Roads, Access and Servicing
- DMD49 Sustainable Design and Construction Statements
- DMD50 Environmental Assessment Methods
- DMD51 Energy efficiency standards
- DMD53 Low and zero carbon technology
- DMD54 Allowable solutions
- DMD56 Heating and cooling
- DMD58 Water efficiency
- DMD61 Managing surface water

### 5.4 Other Material Considerations

National Planning Policy Framework  
National Planning Practice Guidance  
London Housing SPG 2012

## 6.0 Analysis

- 6.1 The main issues for consideration are the integration of the development within the character and appearance of the area in terms of design and style, relationship to neighbouring properties and impact on their amenity, standard of resulting accommodation as well as access and parking considerations.

## 6.2 Principle

- 6.2.1 In broad terms, the proposal would be consistent with the aims of the Council's Core Policies 2 and 5 which seek to increase the Borough's housing stock and ensure that new developments offer a range of housing sizes to meet housing need.
- 6.2.2. The application site is sandwiched between the long established two storey residential dwellings fronting Houndsden Road to the east and west, with similar properties across the road to south. The current building on the site to be replaced being a bungalow, is different in terms of size and type from the predominant two storey character of the street. The principle of a 2 storey residential development would therefore be considered acceptable within this context.
- 6.2.3 The proposal must however be assessed for compliance against the relevant policies within the Local Plan, in particular with regard to protecting the residential amenities of the neighbouring occupiers, being in keeping and character with surrounding area, providing quality accommodation to London Plan standards, as well as having regard to highway safety.

## 6.3 Impact on character and appearance of surrounding area

- 6.2.1 Policy DMD6 of the Development Management Document states that proposed development must be of a density appropriate to the locality and be in accordance with recommendations set out in the London Plan density matrix and other relevant criteria.
- 6.2.2 The site has an area of 451.4 sqm and the proposal will result in 12 habitable rooms on the site. This would result in a density of 265.8 (hrph). With a PTAL rating of 1b, Policy 3.4 of the London Plan sets out a density range of 150-200 habitable rooms per hectare as appropriate for sites within such a suburban setting. The resulting density is therefore the density recommendations. However, it should be noted that a numerical assessment of density represents a limited appraisal and must not be the sole test of acceptability for development proposals.
- 6.2.3 In applying the density standards contained within The London Plan, consideration must also be given to the circumstances pertaining to the application site with regard to compatibility with the general streetscape in terms of scale and quantum of development, massing, setting and amenity space provision in reference to surrounding character and to other considerations of access/parking /servicing provision.
- 6.2.4 It is considered the proposals have been designed and well laid out on the site with ample rear gardens and forecourt, providing adequate separation distance from adjoining neighbours and in conformity with the established street building line, roof and streetscape. It is considered that the amount of development proposed is appropriate for the site and would not detract from the character of the wider surrounding area.

## 6.3 Impact upon the amenity of neighbouring properties.

### *Layout*

- 6.3.1 The proposed development is set in by 1 m from west boundary adjoining no. 36, between 1.7m to 1m from east boundary with no. 32 and 7m from the front boundary to the south. The dwelling is set back marginally from the building line of the existing dwelling. To the rear, the single storey rear element extends beyond the building line of adjacent dwellings but the two storey element would be recessed forward from the line of existing bungalow. Given the set in from side boundaries and that no windows are proposed on the flank wall of the proposed development, there would be no issues arising with regard to overlooking or loss of light to neighbouring property.

*Scale and Massing*

- 6.3.2 The proposed development would be two storeys with a hipped roof form and with a dormer feature to the rear. The scale and massing of the proposed development is similar to that of neighbouring and surrounding development, which comprises of predominantly hipped roofed dwellings. It is considered that the proposals would fit satisfactorily within this context with no undue harm.

6.4 Standard of resulting accommodation

*Floor areas and Internal Layouts*

- 6.4.1 Core Policy 4 of the Enfield Plan, Policy 3.5 of the London Plan and the London Housing SPG all seek to ensure that new residential development is of a high quality standard internally, externally and in relation to their context.

	Dwelling type (bedroom (b)/persons-bedspaces (p))	London Plan GIA (sq.m)	Proposed GIA Range
Houses	3b5p	96	119.6

- 6.4.2 London Plan Policy 3.5, as detailed in Table 3.3 “Minimum space standards for new development” and the London Housing SPG require the above shown minimum floor standards to be met.

- 6.4.3 The scheme proposes 2x3 bed – 5 persons houses. The Gross Internal Floor areas (GIA) of both houses is in excess of the minimum floorspace standards specified in Policy 3.5 of the London Plan as shown in the table above. In addition, the floor layouts are spacious and well-structured in terms of configurations; size and orientation with both houses being dual aspect and providing adequate natural lighting

*Amenity Space*

- 6.4.4 The amenity space provision for each dwelling would be approximately 95 square metres. Policy DMD9 of the Development Management Document requires 3b5p houses to be provided with a minimum of 35 sq.m of private amenity space. The proposed amenity space provision for both dwellings is well above policy requirement and is well configured. The provision complies with policy DMD 9 requirement.

## 6.5 Highways and Servicing

- 6.5.1 Policy 6.3 of the London Plan is relevant in “assessing the effects of development on transport capacity”. This policy seeks to ensure that impacts of transport capacity and the transport network are fully assessed and that development proposals should not adversely affect safety on the transport network. DMD policy 45 gives guidance on parking standards and layout, DMD policy 46 deals with vehicle crossovers and dropped kerbs

### *Car Parking*

- 6.5.2 The parking standards for residential, as set out in Table 6.2 of The London Plan would seek between 1 and 1.5 parking spaces for each dwelling. Each dwelling has been provided with 1 car parking space on the forecourt. The existing crossover is to be used for one dwelling and a new crossover is proposed to serve the other dwelling. Following revisions to reduce the number of car parking spaces, Traffic and Transportation have confirmed the arrangement as satisfactory.

### *Refuse and recycling storage*

- 6.5.3 Refuse and recycling storage provisions are not shown. It is recommended that a condition be imposed in event of a grant of planning person requiring details to be provided.
- 6.5.4 No cycle storage is proposed and this would be subject to condition.

### *Access*

- 6.5.5 It is proposed to access the site from the existing dropped kerb on Houndsden Road and with a new crossover being proposed alongside for the second dwelling. It is considered this arrangement would be acceptable subject to a condition requiring further details of levels and finishing materials.

## 6.6 Sustainability

- 6.6.1 The applicant has submitted a pre-assessment report on Code for sustainable homes prepared by Avalon Building Consultants and an energy statement by Sterling energy surveyors which concludes that use of solar photovoltaics has been chosen as the most suitable low carbon and renewable technology system providing a 10.9% saving in energy and a 30.81% saving in CO2 emissions.

## 6.7 S106 Obligations

- 6.7.1 On 28<sup>th</sup> November 2014 the Government introduced immediate changes to the National Planning Practice Guidance through a Written Ministerial Statement to state that contributions for affordable housing and tariff style planning obligations should not be sought for small scale and self-build developments containing 10 units or less with a gross area of no more than 1000sq.m. In the light of the implications for this for the Councils adopted DMD policy, a report was taken to the Local Plan Cabinet Sub Committee on 15<sup>th</sup> January 2015. At the meeting and in the light of guidance issued, Members agreed the approach set out below for dealing with planning



applications and as the basis for future consultation on the revised S106 SPD.

- 6.7.2 Education contributions will no longer be required for developments of less than 11 units.
- 6.7.3 Affordable housing contributions may still be sought for developments of 1-9 units in accordance with the following:
- Individuals and self-builders will be exempt from requiring to pay affordable housing contributions;
  - Contributions may continue to be required from other developers subject to viability testing, with a view to ensuring that contributions do not result in a disproportionate burden and an obstacle to the delivery of housing.

- 6.7.4 Since this resolution, an appeal decision has been made ( Southgate Office Village App/Q5300/A/14/2226587). The appeal decision letter states:

*"...The Written Ministerial Statement (WMS) does not seek to distinguish between sites of 10 units or less built by 'small scale developers' or 'large scale developers' – nor does it seek to define what a 'small scale developer' might be by reference to turnover or number of employees.*

*"The PPG itself, in referring to the WMS, states that contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sq.m ( gross internal area). Amendments made on 27<sup>th</sup> February 2015 to the PPG make it clear that the 10 unit threshold represents national planning policy, a matter reinforced through the written statement to Parliament by the Secretary of State for Communities and Local Government on 26<sup>th</sup> March 2015.*

*"Against this background I find that the in focussing on 'small scale developers', the Council's interpretation of the WMS is somewhat strained. The PPG is clear that it is the size of the development that governs whether or not a contribution should be sought. In this case I am clear that seeking a contribution towards affordable housing would directly contravene recent national planning policy, a matter that should be afforded very substantial weight in the overall planning balance."*

- 6.7.5 In the light of this decision , it has been agreed that affordable housing contributions will no longer be sought for developments of 10-units or less provided the floor area (GIA) does not exceed 1000,sq.m. The floor area of the development proposed is less than 1000sq.m and therefore no contribution towards affordable housing has been sought.

## 6.8 CIL contribution

- 6.8.1 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 square metre.

- 6.8.2 The proposed development is CIL Liable and with a floor area of 260sq.m the contribution would be  $(£20 \times 260\text{m}^2 \times 248/223 = £5,782.95)$
- 6.8.3 Should permission be granted, a separate CIL liability notice would need to be issued.

## 7.0. Conclusion

The proposal would contribute to meeting the need to increase housing stock in the borough and would not impact on the amenities of adjoining or nearby residential properties nor does it detract from the character and appearance of the surrounding area. Additionally the development would not give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highways

## 8.0 Recommendation:

- 8.1 That planning permission be **Granted**, subject to the following conditions:

1. C07 Details of materials
2. C09 Details of hardstanding
3. C10 Details of levels
4. C11 Details of enclosure
5. C17 Details of landscaping
6. C19 Details of refuse storage
7. C21 Details of construction area
8. C22 Details of wheel wash
9. Restriction on PD rights
10. C59 Cycle parking spaces

11. Following practical completion of works a final Energy Performance Certificate with accompanying Building Regulations compliance report shall be submitted to an approved in writing by the Local Planning Authority. Where applicable, a Display Energy Certificate shall be submitted within 18 months following first occupation.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, DMD51 of the Development Management Document, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

12. The development shall not commence until an 'Energy Statement' has been submitted and approved in writing by the Local Planning Authority. Submitted details will demonstrate the energy efficiency of the development and shall

provide for no less than a 35% improvement in total CO2 emissions arising from the operation of a development and its services over Part L of Building Regs 2013 utilising gas as the primary heating fuel. Should Low or Zero Carbon Technologies be specified as part of the build the location of the plant along with the maintenance and management strategy for their continued operation shall also be submitted. The Energy Statement should outline how the reductions are achieved through the use of Fabric Energy Efficiency performance, energy efficient fittings, and the use of renewable technologies.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, DMD51 of the Development Management Document, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

13. Evidence confirming that the development achieves a Code for Sustainable Homes (amended 2014 version or relevant equivalent if this is replaced or superseded) rating of no less than 'Code Level 4' shall be submitted to and approved in writing by the Local planning Authority. The evidence required shall be provided in the following formats and at the following times:

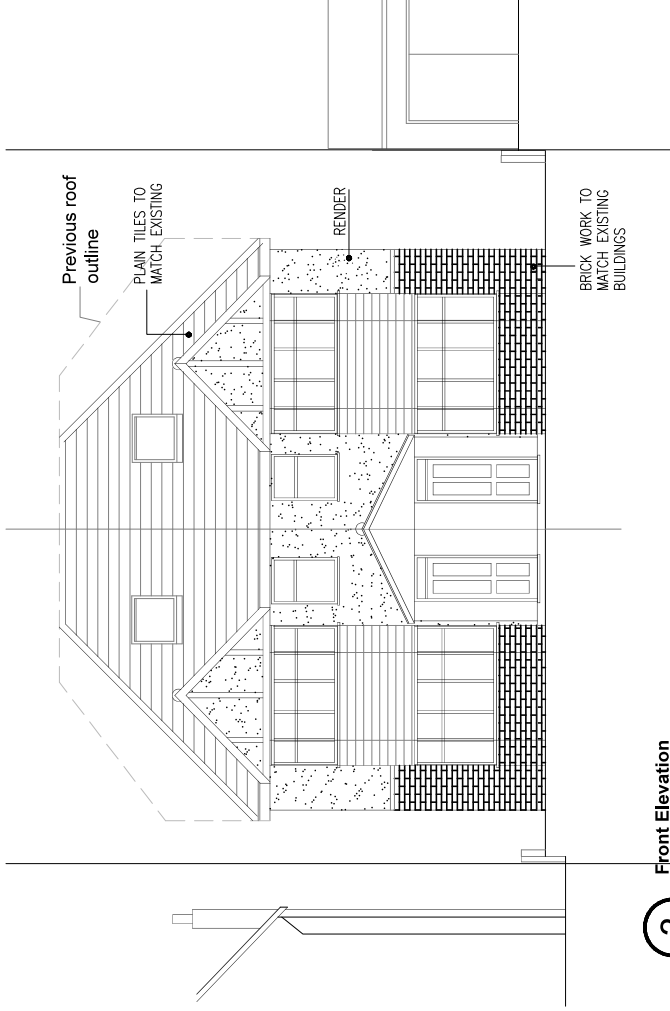
a. a design stage assessment, conducted by an accredited Code Assessor and supported by relevant BRE interim certificates for each of the units, shall be submitted at pre-construction stage prior to the commencement of superstructure works on site; and,

b. a post construction assessment, conducted by and accredited Code Assessor and supported by relevant BRE accreditation certificates for each of the units, shall be submitted following the practical completion of the development and within 3 months of first occupation.

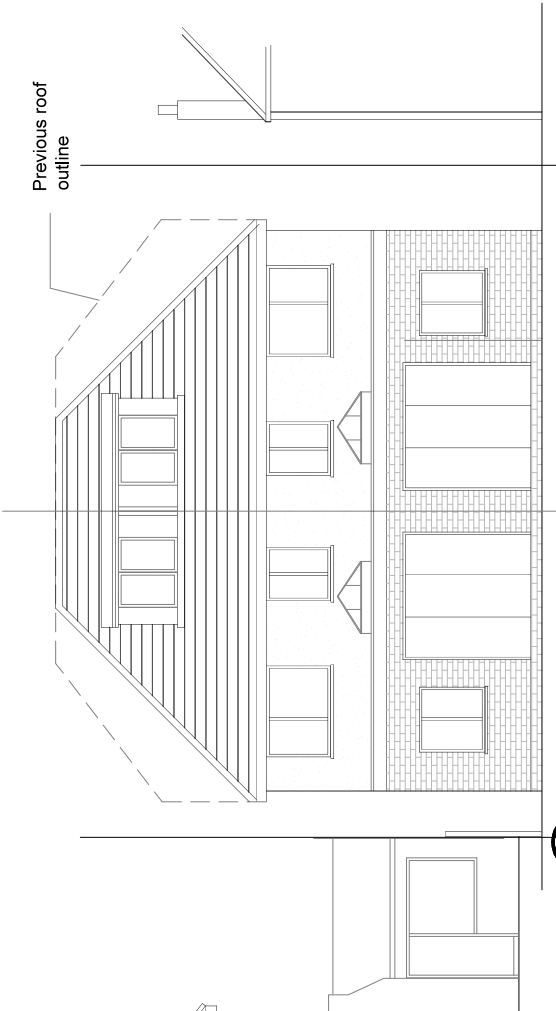
The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior approval of the Local Planning Authority.

Reason: In the interests of addressing climate change and to secure sustainable development in accordance with the strategic objectives of the Council and Policies 3.5, 5.2, 5.3, 5.7, 5.9, 5.12, 5.13, 5.15, 5.16, 5.18, 5.20 & 6.9 of the London Plan 2011 as well as the NPPF.

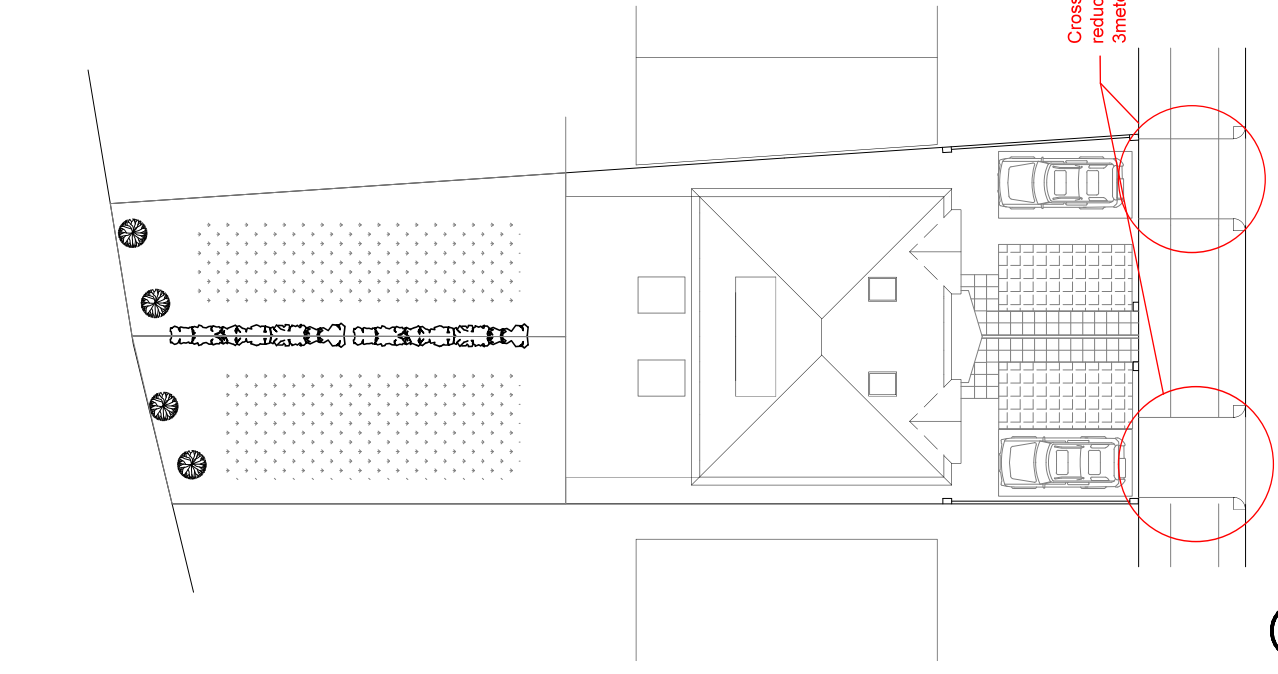
#### 14. C51A Time limit



**3** Front Elevation  
1:100



**3** Proposed Rear Elevation  
1:100



**1** Proposed Site Plan  
1:200



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Client	Mr Steve O'Mahoney
Site address	34 Houndsden Road London N21 1LT
Project Description	Ground and First Floor Extensions to create two townhouses.
Drawing Title	Proposed Site Plan and Elevations
Drawn	L.S.
Checked by	D.M.
Issued for	Planning Approval
Scale	As shown on A3
Drawing No.	1101-006
Date	March 2015

Revisions	C 2015.05.22 Crossovers reduced to 3 meters as per Highway's comments
	B 2015.05.11 Off street car parking reduced to 1 space per dwelling as per Highway's comments.



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**Site address**  
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**Project Description**  
 Ground and First Floor  
 Extensions to create two  
 townhouses.

**Drawing Title**  
 Proposed Loft and Roof Plan

**Drawn**  
 L.S.

**Checked by**  
 D.P.

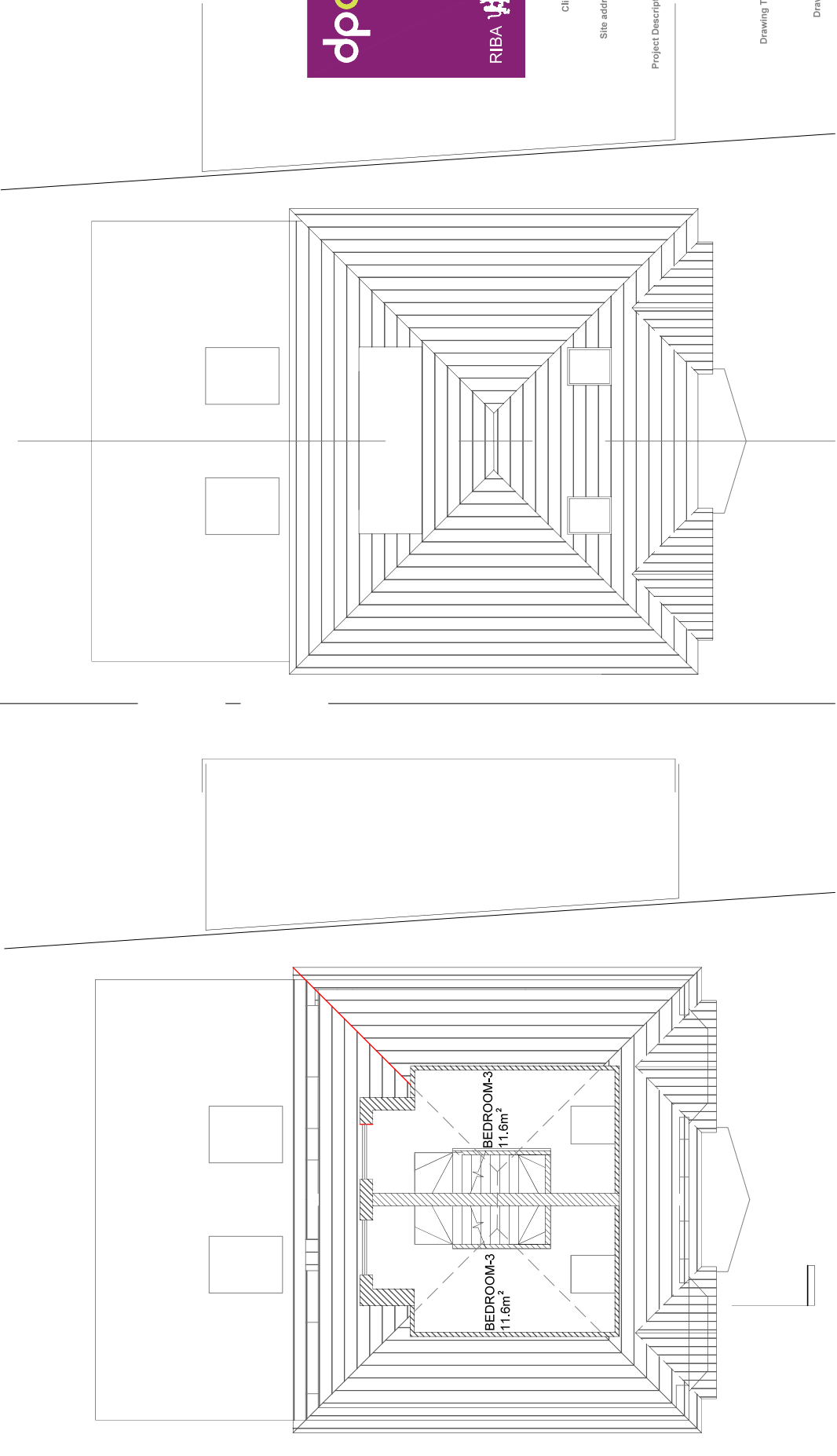
**Issued for**  
 Planning Approval

**Scale**  
 As shown on A3

**Drawing No.**  
 1101-005

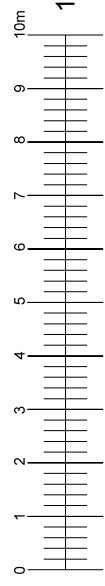
**Date**  
 March 2015

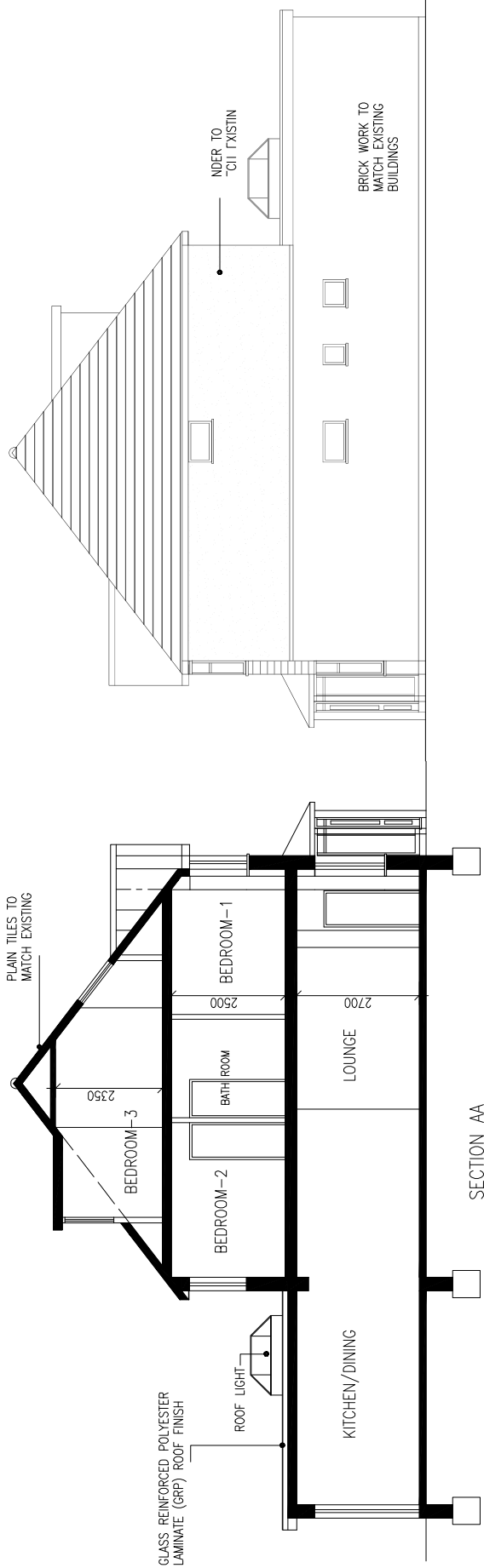
**Revisions**  
 A 2015.04.30  
 Roof design revised as per  
 planner's comments



**1** Loft Floor Plans  
 1:100

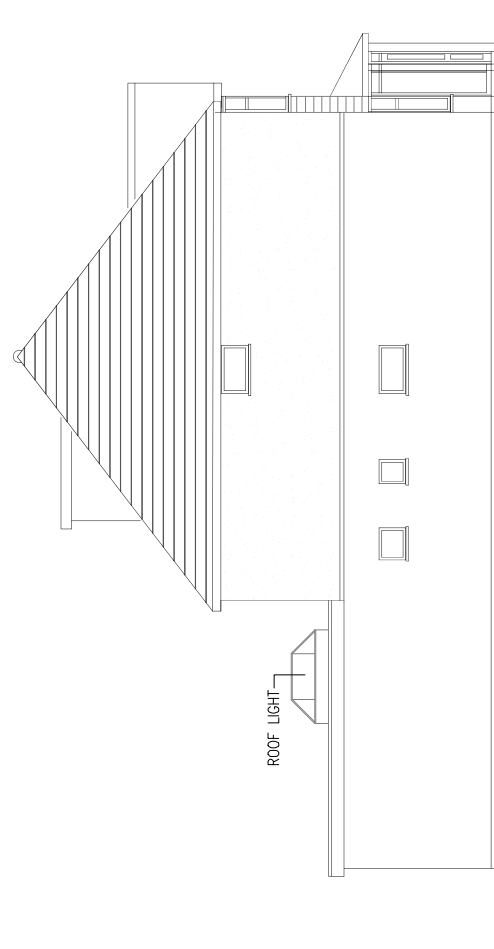
**2** Roof Plan  
 1:100





**1** Proposed Section A/A  
1:100

**2** Proposed Side Elevation  
1:100



**3** Proposed Side Elevation  
1:100



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Client	Mr Steve O'Mahoney
Site address	34 Houndsden Road London N21 1LT
Project Description	Ground and First Floor Extensions to create two townhouses.
Drawing Title	Proposed Side Elevations and Section
Drawn	L.S.
Checked by	D.M.
Issued for	Planning Approval
Scale	As shown on A.3
Drawing No.	1101-007
Date	March 2015
Revisions	A.2015.04.30 Roof design revised as per planner's comments

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