

## LONDON BOROUGH OF ENFIELD

### PLANNING COMMITTEE

**Date :** 30th June 2015

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

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

**Ward:** Southgate  
Green

**Application Number :** 15/01076/FUL

**Category:** Minor All Other

**LOCATION:** 5A, ST. GEORGES ROAD, LONDON, N13 4AT

**PROPOSAL:** Extension to roof comprising side dormer incorporating rear hip to gable formation with glazed double doors and balustrading and 3 rooflights to the side.

**Applicant Name & Address:**

Mr & Mrs D & A Greenwood  
5A, St. Georges Road,  
London,  
N13 4AT

**Agent Name & Address:**

Angelo Montalto,  
CONNAUGHT PARK ASSOCIATES  
8 Connaught Court  
13 Connaught Avenue  
Chingford  
E4 7AG

**RECOMMENDATION:**

That planning permission be **REFUSE**.

**Note for Members**

Although an application of this nature would normally be determined under delegated authority, due to the history attached to this property and for an open and fair decision making process, it is considered appropriate for the application to be determined by the Planning Committee

Ref: 15/01076/FUL LOCATION: 5A St Georges Road, London, N13 4AT,



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Scale 1:1250

North



## **1.0 Site and Surroundings**

- 1.1 No. 5A St George's Road is a first floor flat situated within a converted semi-detached dwelling house. The area is predominately residential and is characterised by terraced properties.
- 1.2 The original roof form of the property remains intact and largely unaltered. Number 1 to 11 (odd numbers only) St George's Road have similarly designed original roofs compared to the remaining houses along St George's Road.
- 1.3 Numbers 7, 9 and 11 St. George's Road have side dormers. Number 11 also has a rear dormer. Given no planning history is available on these roof extensions, it is assumed they must have been built under permitted development.
- 1.4 The site is not listed nor is it within a Conservation area.

## **2.0 Proposal**

- 2.1 Permission is sought for an extension to the roof comprising a side dormer incorporating rear hip to gable formation with glazed double doors and balustrading and 3 rooflights to the side.
- 2.2 The proposals would result in the creation of an en-suite bedroom (28.75 sq.m floor area) within the loft area; a patio door facing to the rear with 1.1m high metal balustrades and with 3 roof lights to the side roof slopes (2 rooflights to the north and 1 to the south side)
- 2.3 One rooflight on the north facing side which serves the staircase would be larger and slightly raised above the roof plane by 120mm. A side dormer would be located on the south facing roof plane; no windows are proposed within the dormer.

## **3.0 Relevant Planning Decisions**

- 3.1 15/01088/FUL – Extension to roof at rear from hipped to form a rear gable with balustrades and patio doors, 3 rooflights to side and a bulge on roof over stairs. This is a current planning application reported elsewhere on this agenda.
- 3.2 14/04219/FUL This application proposed a rear dormer. Planning permission was refused on 28.1.15 on grounds that the proposed roof extension would introduce an incongruous roof shape, which by reason of its size, siting and design, would be over dominant and detrimental to the original roof form, detrimental to the visual amenities of St. George's Road street scene and due to its close proximity to the flank bedroom windows at No.7 St George's Road it was considered it would result in poor outlook from this habitable room, harmful to the amenities of the occupiers. An appeal has been lodged against this refusal and a decision is awaited (Appeal ref: 15/00044/FUL).
- 3.3 TP/10/0532 - External staircase at rear with glazed balustrade and new entrance to first floor – granted 15.06.10

3.4 Enforcement case for alleged external staircase at rear not in accordance to TP/10/0532

#### **4.0 Consultations**

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

None

##### 4.2 Public

27 consultation letters were sent to neighbouring properties. 3 letters of objection have been received raising the following concerns:

- Plans vague in all respects, not enough information; no measurement/dimensions.
- No updated proposed street scene drawings; there is need for new drawings after roof was raised.
- No proper assessment done prior to design
- Extraordinary large window facing no.7 double to what is allowable under 'PD'
- Not adequate headroom in loft for staircase
- Overlooking between 5A and no.7
- Development excessively large can accommodate 2 or 3 bedrooms
- Noise nuisance to neighbouring properties
- Incongruous, over-dominant and out of keeping
- Will lead to loss of irreplaceable original Edwardian design of one of 3 remaining.
- Juliet balcony will result in overlooking and overhearing
- Blocking of sunlight into neighbours patio and rear garden.
- Staircase detail not adequately supported
- Will result in increased number of occupants on property.
- No landlord consent, trespass during construction.
- Property is not semi-detached but linked terrace
- Proposals un-implementable
- No consideration given to ground floor flat regarding dirt, dust, inconvenience, noise, nuisance etc
- History of subsidence at property
- Impact from nearby trees
- Inaccuracies in the submitted plans

##### 4.3 Petition

A petition in support of the application has been received containing the signatures of 54 local residents

#### **5.0 Relevant Policy**

##### 5.1 Core Strategy

Core Policy 30 - Maintaining and improving the quality of the built and open Environment

##### 5.2 Development Management Document

DMD8 - General Standards for New Residential Development  
DMD13 – Roof Extensions  
DMD37 - Achieving High Quality and Design-Led Development

### 5.3 London Plan (including Further Alterations to the London Plan)

Policy 7.4 Local character  
Policy 7.6 Architecture

### 5.4 Other Relevant Policy

National Planning Policy Framework  
London Housing SPG 2012

## **6.0 Planning Analysis**

6.0.1 The application seeks planning permission for an extension to the roof comprising a side dormer incorporating rear hip to gable formation, with glazed double doors and balustrading, and 3 rooflights to the side. One roof light over staircase involves a slight lifting of the roof in the form of a bulge to create adequate headroom for stairs.

6.0.2 The key issues to consider in assessing this application are; the impact of the proposals on the character and visual amenities of the street scene and the surrounding area, the impact on adjoining residents and the quality of the resulting accommodation.

### 6.1 Background

6.1.1 Some proposals to extend or add to the roof of an existing dwelling house are considered to be permitted development, not requiring an application for planning permission as long as certain conditions are met. These 'permitted development' rights are however not extended to flats or converted properties.

6.1.2 This proposal relates to a converted dwelling and would therefore not benefit from permitted development.

6.1.3 The current proposals for an extension to the roof must be assessed with regard to compliance with relevant planning policy and other material considerations with particular regard to their impact on the character and visual amenities of the street scene and the surrounding area, the impact on the amenities of adjoining residents and the resulting accommodation.

6.1.4 The relevant policies in determining these proposals include Core Policy 30, Policies DMD 8, 13 and 37 of the Development Management Document, Policy 3.5 of the London Plan as well as the London Housing Supplementary Planning Guide (SPG) 2012.

6.1.5 Policy DMD 13 stipulates that roof extensions to residential properties will only be permitted if they are of appropriate size and location within the roof plane and, in the case of roof dormers, inset from the eaves, ridge and edges of the roof (insets should normally be between 500-750 mm); be in keeping with the character of the property, and not dominant when viewed from

surrounding area. Roof extensions to the side of a property must not disrupt the character or balance of the property or pair or group of properties of which the dwelling forms a part.

6.1.6 Core Policy 30 requires all developments and interventions in the public realm to be of high quality and have regard to their context whilst Policy 37 of Development Management Document requires that development be suitable for its intended function and be appropriate to its context having regard to its surroundings

6.1.8 Policy DMD 8 of the Development Management Document and Appendix 4 sets out minimum floor space standards for new residential development in line with The London Plan Policy 3.5, as detailed in Table 3.3 “Minimum space standards for new development”

6.1.9 The London Policy 7.4 requires development to have regard to the form, function and structure of an area and should build on the positive elements that can contribute to establishing an enhanced character. The London Plan Policy 7.6 stipulates that architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape incorporating design appropriate to its context.

## 6.2 Roof bulge over stairs

6.2.1 The key issue to determine on this element is whether the proposed alteration to the roof in form of a bulge over the staircase would be visually intrusive when viewed from the street scene and the surrounding area.

6.2.2 The proposed alteration would be on the north facing roof plane. The proposals have been revised since first submission and the applicant has provided additional details on this element. The applicant indicates that the bulge on the roof slope is necessary to allow proper fitting of the roof light. The revised detail shows the maximum height of the roof window to be 120mm above the existing roof line having been reduced from 150mm as originally proposed and would be continuous and contained with the roof light area. The rooflight is specified obscure glazed, together with the other two proposed roof lights. Under permitted development, roof lights would be allowed to protrude above the roof slope to a maximum of 150mm.

6.2.3 The proposed bulge would be modest in size and scale and given its siting centrally on the roof plane, it is considered that it would not be dominant in the street scene and the surrounding area and would not result in any undue harm to the neighbouring properties nor would it impact on the character of the host dwelling and the surrounding area. No objection is therefore raised on this element having regard to Core Policy 30 and Policies 13 and 37 of the Development Management Document.

## 6.3 Side Dormer

6.3.1 The proposed side dormer would be located on the south facing roof plane. The dormer would be set in by 500mm from the ridge and 650 from the rear side. It does not provide any set in from the eaves contrary to Policy DMD 13 requirement.



- 6.3.1 There are existing side dormers to some of the properties on the street, at Nos. 7, 9 and 11 St. Georges Road; there is no dormer on the adjoining pair at No.3. Although it is noted that there are side dormers on neighbouring properties, there is no planning history on any of the developments. Indeed, it would appear these dormers may have been constructed under permitted development and therefore are afforded limited weight in the assessment of the current proposal. In any case, the proposed dormer would not satisfy the criteria set for dormers under permitted development as it does not leave the required 200mm set in from the eaves.
- 6.3.2 The existing dormers at neighbouring properties project a haphazard arrangement when viewed from the street scene thereby negatively impacting on the otherwise consistent pattern and rhythm of the continuous gable streetscape. The proposed dormer would exacerbate this situation by disrupting the streetscape and would also disrupt the balance of the pair of semis no. 5A is a part of , given it would be the only dormer on this dwelling. This would be contrary to Policy DMD 13.
- 6.3.3 The proposed side dormer does not leave the required 500-700mm set in from the eaves and in this regard would be considered to be in conflict with Policy DMD 13.
- 6.3.4 By failing to provide the required inset from the eaves and by extending beyond the chimney stack, the dormer would appear overly dominant within its context when viewed from the street scene and surrounding development. Furthermore, whilst the existing dormers at nos. 7, 9 and 11 are smaller in size and with insets of approximately 1m from the side boundaries, the proposed dormer being larger would be an incongruous addition out of keeping and character with the existing side dormers on the street in terms of scale, size and siting. It is therefore considered unacceptable having regard to Core Policy 30, Policies DMD 13 and 37 of the Development Management Document as well as Policies 7.4 and 7.6 of the London Plan.

#### 6.4 Hip to gable roof alteration and patio door with balustrades

- 6.4.1 It is proposed to alter the existing rear facing hipped roof element to a gable with the new gable roof being in alignment with existing roof at the ridge and eaves. A new patio door would be installed facing the rear garden area of no. 5 St Georges Road and with balustrades in the form of a Juliet balcony.
- 6.4.2 This extensions would be contained to rear of the property and would not be visible from the public realm. Issues with regard to overlooking onto the rear gardens of neighbouring property and overhearing have been raised by objectors. However, it is considered that given overlooking/overhearing onto/from the rear garden of No. 5 St. Georges Road already exists from rear facing windows at no. 5A, the addition of one window would not result in any significant undue harm to this property in terms of loss of privacy. No objection would therefore be raised in this regard.

#### 6.5 Standard of resulting Accommodation

##### 6.5.1 *Floor Areas & Layout*

Policy DMD 8 of the Development Management Document requires new residential development to meet or exceed minimum space standards in the

London Plan and the London Housing SPG. Whilst this is not new residential development, but the extension of an existing residential unit, the policy is referenced as it provides a guide to the standards normally expected for 3 bedroom units.

- 6.5.2 London Plan Policy 3.5, as detailed in Table 3.3 “Minimum space standards for new development” requires the following minimum floor standards are met:

Dwelling type (bedroom (b)/persons-bedspaces(p))	GIA (sqm) required	GIA (sqm) provided
3b5p	86	89.21

- 6.5.3 The proposed 3b-5persons flat as measured from the layout plan would provide 89.21 sqm of gross internal floor space (GIA) which would be in excess of these guidelines. The guidance also recommends that the finished floor to finished ceiling height for habitable rooms should be 2.5m. The maximum headroom provided in the proposed loft space bedroom would 2.2m. Although below the guidance, this is not unusual for loft conversions and is considered acceptable given this proposal is to create an additional bedroom for an existing residential unit, rather seeking to create an entirely new residential unit within the loft space. Furthermore, the layout of the dwelling is well laid out with ample space for its intended use and with adequate natural lighting provided from the side window and the roof lights.

- 6.5.4 Overall it is considered the resulting accommodation provided would be on balance acceptable.

6.6 Other issues identified through consultation

- 6.6.1 A number of issues have been raised by adjoining residents regarding the accuracy of the plans and the particularly the belief that the applicant is proposing to raise the height of the roof. The applicant has confirmed that this is not the case, that the eaves and ridge height of the property would remain the same.

- 6.6.2 The impact of construction works on neighbouring properties, in the form of noise, dust and general inconvenience are unavoidable but a temporary consequence of development and cannot be considered as grounds to refuse planning permission.

- 6.6.3 The planning application is only one element of a process when people are choosing to build or extend their properties. In addition to securing a planning permission, the applicant would be required to adhere to the Building Regulations and in certain circumstances comply with the provisions of the Party Wall Act. These would deal with such matters as the need to achieve minimum headroom above the staircase, deal with matters of drainage and the ability of the structure to cope with the additional loading associated with works in the roofspace, together with party wall issues.

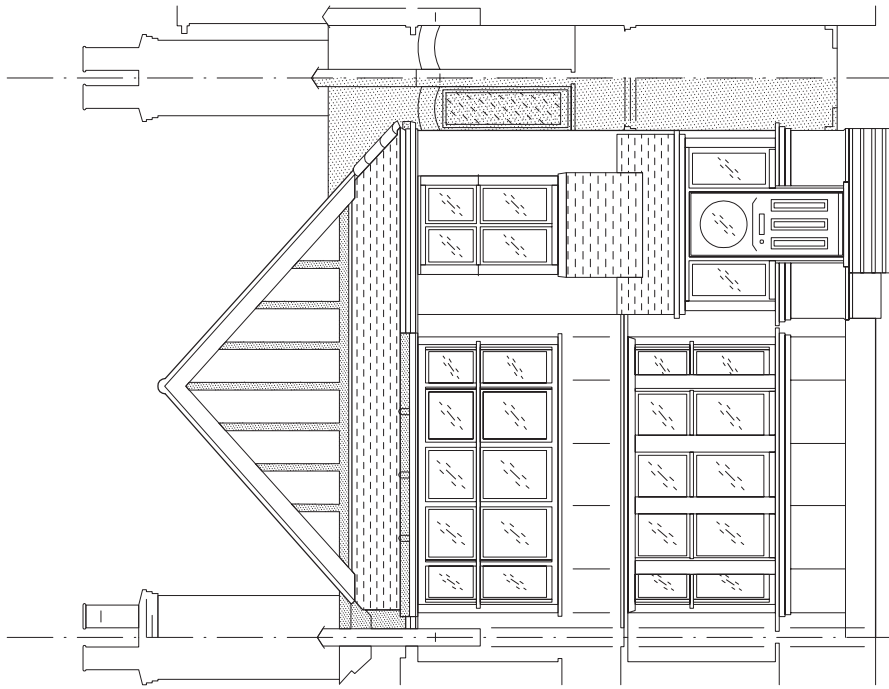
**7.0 Conclusion**



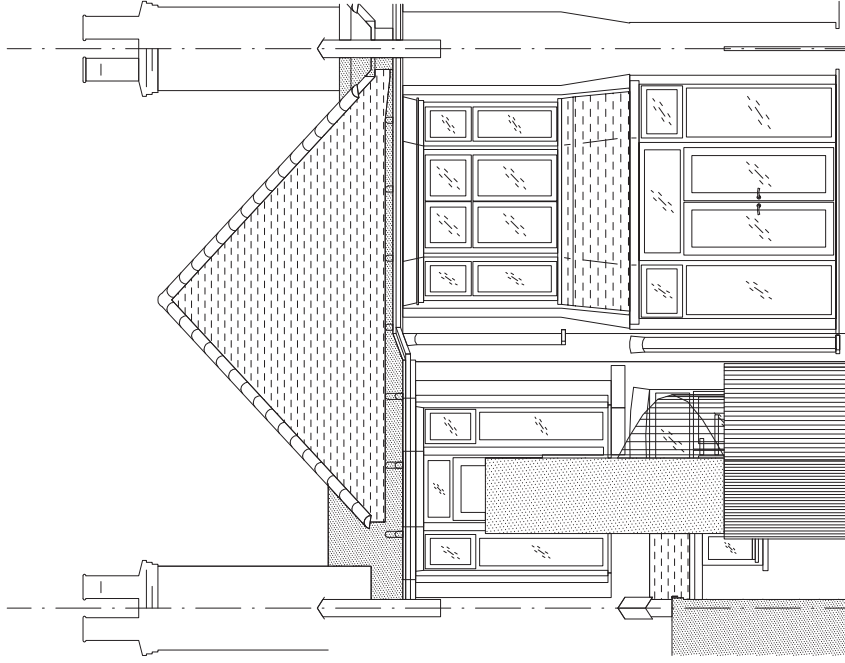
- 7.1 The proposed side dormer would by virtue of its excessive size and siting without providing the required set in from the eaves fails to comply with policy and would disrupt the balance of the pair of semis the parent dwelling forms a part and would be out of keeping with the character or appearance of the surrounding area
- 7.2 It is therefore recommended that the proposals should be refused planning permission.

## **8. Recommendation**

- 8.1 That planning permission be REFUSED for the following reason:
1. The proposed extensions to the roof involving a side dormer extension by virtue of their scale, size and siting in close proximity to the eaves of the roof would appear as an overly dominant, incongruous and intrusive form of development likely to disrupt the character and balance of this pair of semi-detached properties of which the host dwelling forms a part as well as adversely impacting on the streetscape and would out of keeping and character with the surrounding area, detrimental to the appearance of the host property and the visual amenities of the area when viewed from the street scene and surrounding area. This would be contrary to Policy 30 of the Core strategy and Policies DMD 13 and 37 of the Development Management Document as well as Policies 7.4 and 7.6 of The London Plan.



Front Elevation



Rear Elevation

0 1 2 3 4 5 10m Scale Bar 1:100

A Valley details revised as LPA's request rev description	AM drawn date	19/06/15 date
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 8 Connaught Court, Connaught Avenue, London E4 7AG  
 Tel: 07866 920522 email: angmontalto@gmail.com

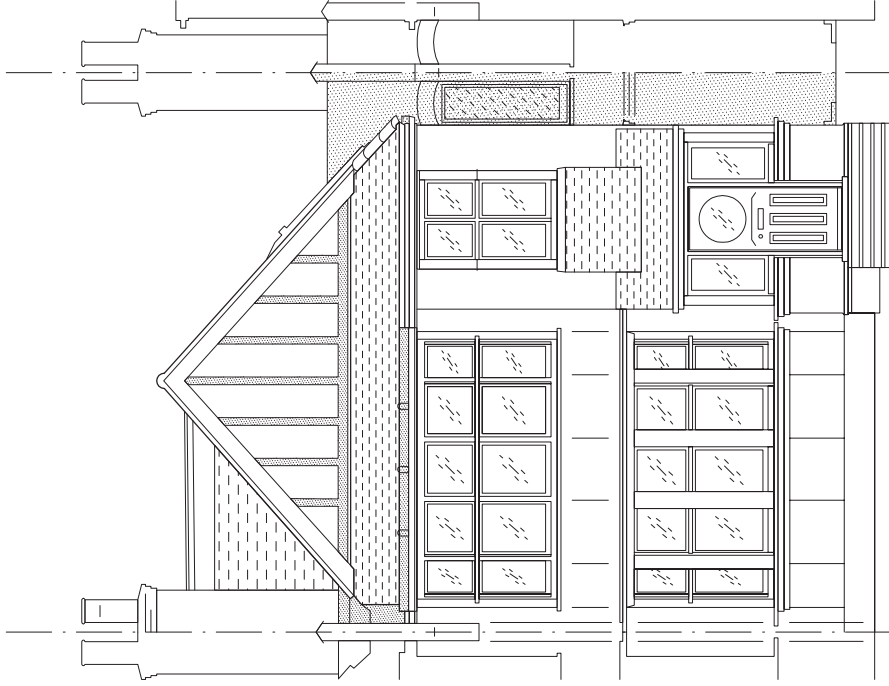
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title: **Existing: Elevations: Front & Rear**

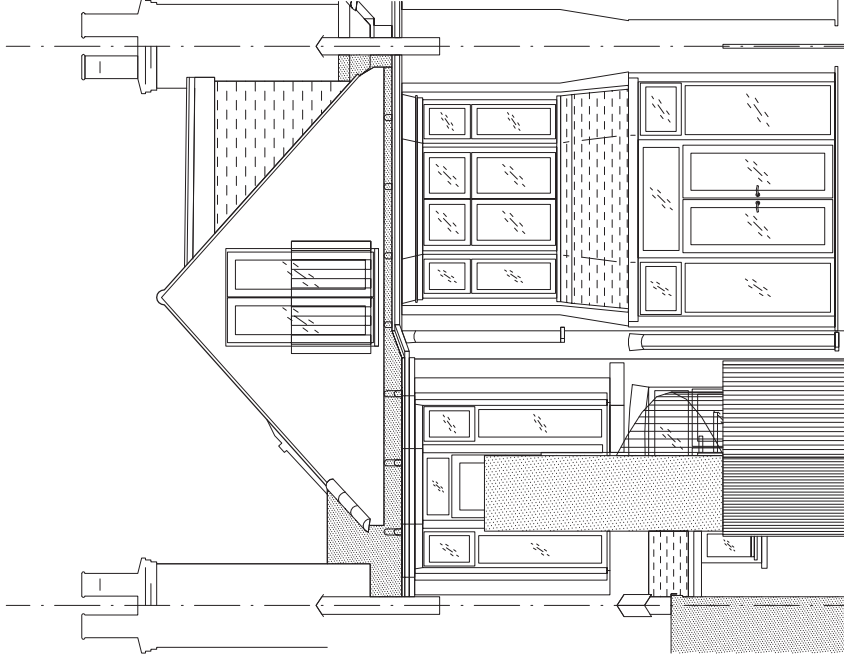
original size	drawn	chkd	scales	date	job	drg
A4	AM	AAM	1:100	27/10/14	SGR5A	402A

**EXTERNAL FINISHES:**

All finishes to match existing. Tile cladding to dormer walls to match existing on loft conversion next door (No.7). Render to face of new rear gable to match existing No.7 loft conversion. Window frames, sills, fascia, soffit and rainwater goods to be in white uPVC. Rear Juliet balcony ballustrading to match existing No.7 loft conversion. Flat roof covering in roofing dark grey GRP.



Front Elevation



Rear Elevation

C	Valley details revised as LPA's request	AM	19/06/15
B	Rear Juliet doors reduced in width	AM	27/04/15
A	Side roof window above stairs revised	AM	23/04/15
rev	description	drawn	date

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0 1 2 3 4 5 10m Scale Bar 1:100

project: **5A St Georges Road, Palmers Green, London N13 4AT**

title: **Proposed: Elevations: Front & Rear**

original size: **A4** drawn: **AM** chkd: **AAM** scales: **1:100** date: **15/03/15** job: **SGR5A** drg: **422C**

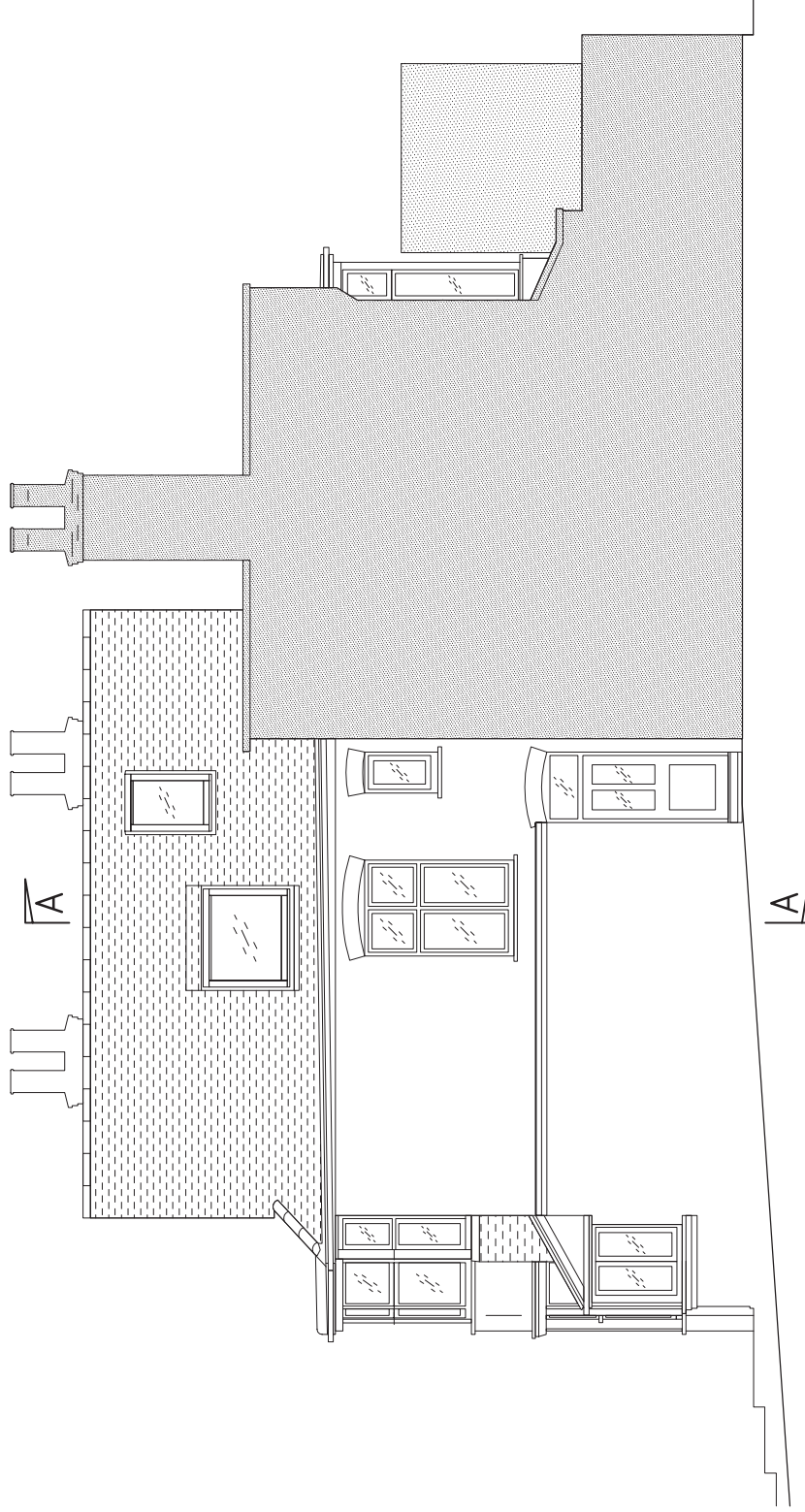
**Connaught Park Associates**

8 Connaught Court, Connaught Avenue, London E4 7AG  
 Tel: 07866 920522 email: angmontalto@gmail.com

285.044

**Proposed Rear Gable:**

Rearward extent of proposed rear gable roof face to line up with existing similar of that at No.7.



C	Sloping gutter shown - explains section	AM	19/06/15
B	Roof windows revised after further detailed design	AM	27/04/15
A	Side roof window above stairs revised	AM	23/04/15
rev	description	drawn	date

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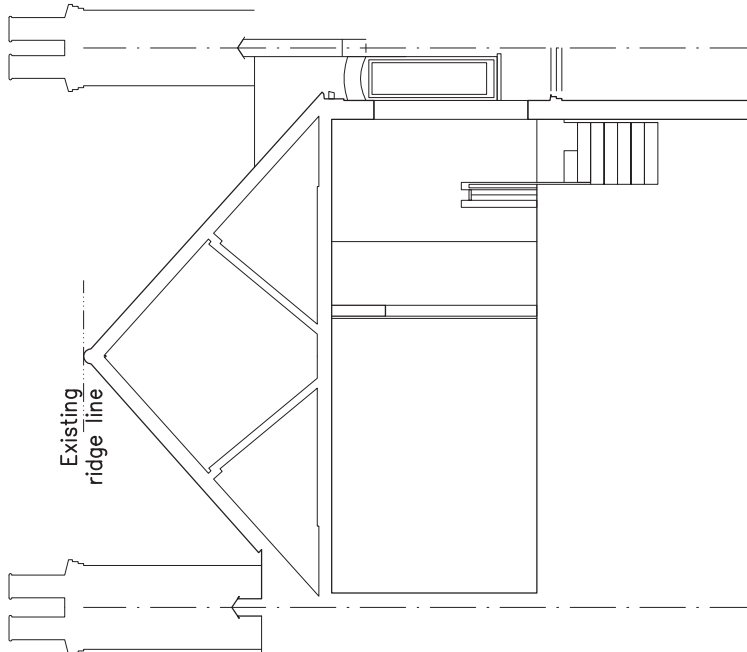
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title: **Proposed: Elevations: Side**

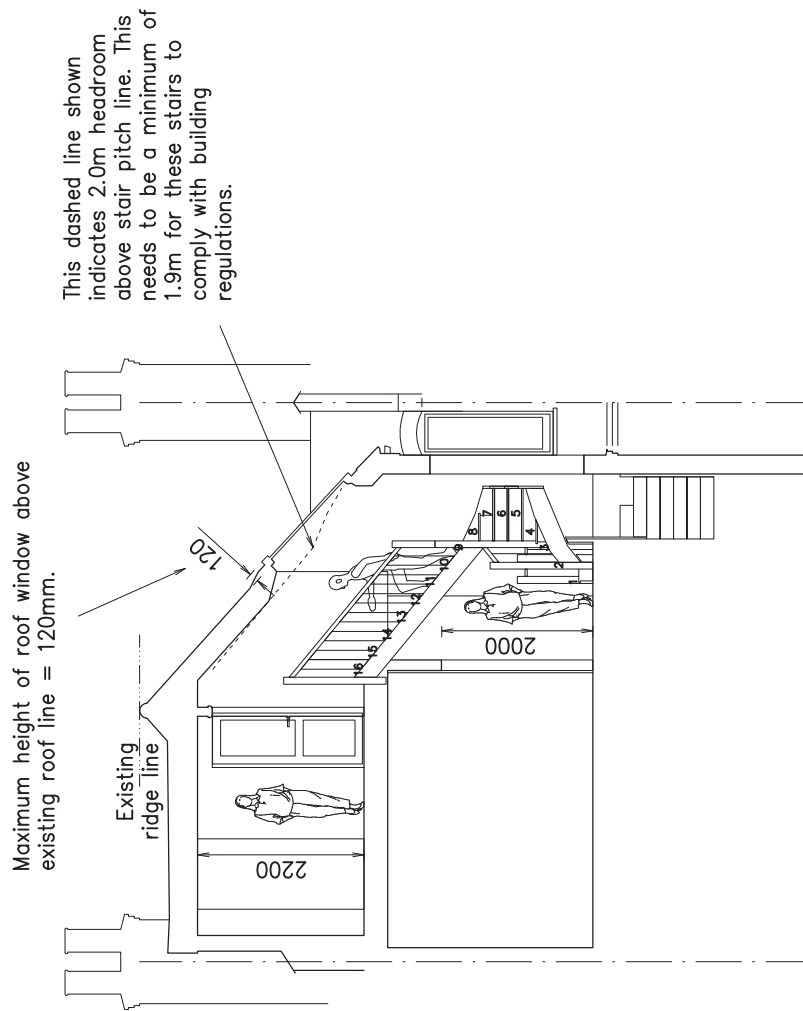
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**Connaught Park Associates**

8 Connaught Court, Connaught Avenue, London E4 7AG  
 Tel: 07866 920522 email: angmontalto@gmail.com



Existing Section A-A



Proposed Section A-A

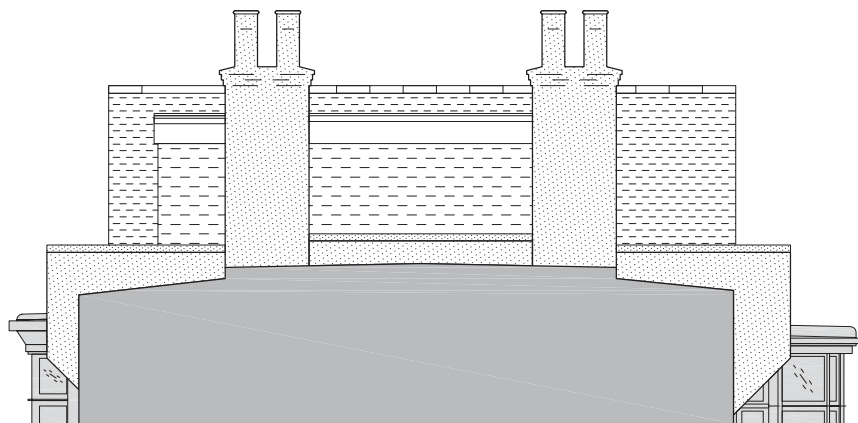


A	Exg section valley detail revised as LPA's request	AM	19/06/15
rev   description		drawn	date

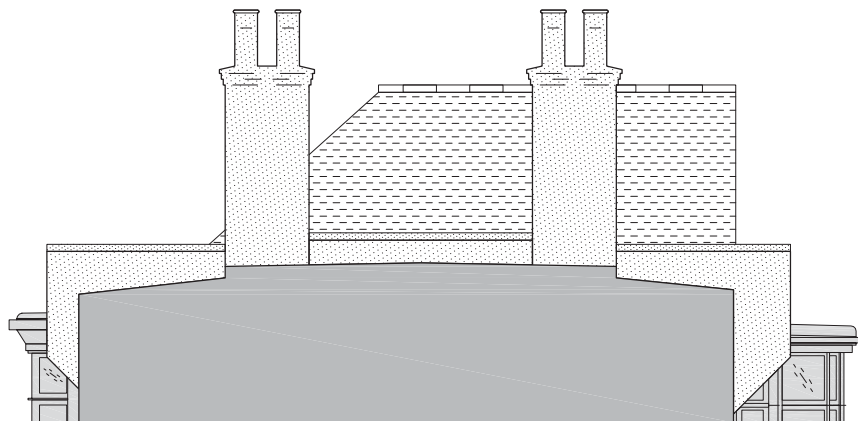
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 Tel: 07866 920522 email: [angmontalto@gmail.com](mailto:angmontalto@gmail.com)

project: **5A St Georges Road, Palmers Green, London N13 4AT**  
 title: **Existing and Proposed: Cross Section A-A**  
 original size: **A4** drawn: **AM** scales: **1:100** date: **23/04/15** job: **SGR5A** drg: **426A**

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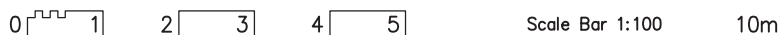
Side Elevation:  
Proposed



Side Elevation:  
Existing

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A	Valley details revised as LPA's request	AM	19/06/15
rev	description	drawn	date



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8 Connaught Court, Connaught Avenue, London E4 7AG  
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project		5A St Georges Road, Palmers Green, London N13 4AT			
title		Existing & Proposed: Elevations: Side (viewed from No.3 roof)			
original size	drawn	chkd	scales	date	job
A4	AM	AAM	1:100	11/05/15	SGR5A
					drg 427A