

# 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 :** 15/01088/FUL

**Category:** Minor All Other

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

**PROPOSAL:** Extension to roof at rear involving 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 **GRANTED** subject to conditions.

**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: 15/01088/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 Number 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 extension to roof at rear involving 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 (24.53 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 north facing side which serves the staircase would be larger and slightly raised above the roof plane by 120mm. Two smaller rooflights are also proposed, one to be located on the south facing roof plane and the other on the north facing roof plane.

## **3.0 Relevant Planning Decisions**

- 3.1 15/01076/FUL – Extension to roof at rear from hipped to form a rear gable with balustrades and patio doors, side dormer, 3 rooflights to side and a bulge on roof over stairs. This is a current 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

3.5 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 overhear
- 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 at the rear involving 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 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 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 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.

6.1.6 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.

- 6.1.7 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 Hip to gable roof alteration and patio door with balustrades

- 6.3.1 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.
- 6.3.2 These extensions would be contained to rear of the property and would not be visible from the public realm. Issues with regard to overlooking/overhearing onto/from the rear gardens of neighbouring properties have been raised by objectors. However, it is considered that given overlooking/overhearing already exists from existing rear facing windows at

no. 5A, the addition of one window would not result in any significant undue harm in terms of loss of privacy. No objection would therefore be raised in this regard.

6.4 Standard of resulting Accommodation

6.4.1 *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 provide a guide to the standards normally expected for 3 bedroom units.

6.4.2 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	85

The proposed 3b-5persons flat as measured from the layout plan would provide 85 sqm of gross internal floor space (GIA) which would be just below the above standard. 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 a 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.

6.4.3 Overall it is considered the resulting accommodation provided would be acceptable.

6.5 Other issues identified through consultation

6.5.1 A number of issues have been raised by adjoining residents regarding the accuracy of the plans and 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.

6.5.2 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.

6.5.3 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 hip to gable roof extension with rooflights to the side and a bulge over the staircase would not detract from the character or appearance of the surrounding area or have an undue impact on the amenities of adjoining residents. Accordingly, it is considered that the proposals are acceptable.

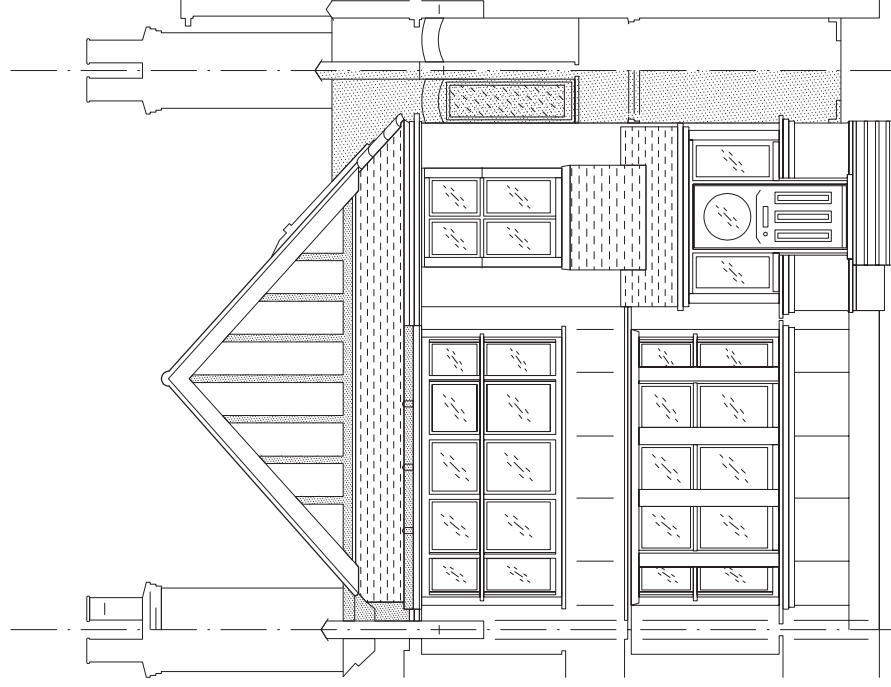
## **8. Recommendation**

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

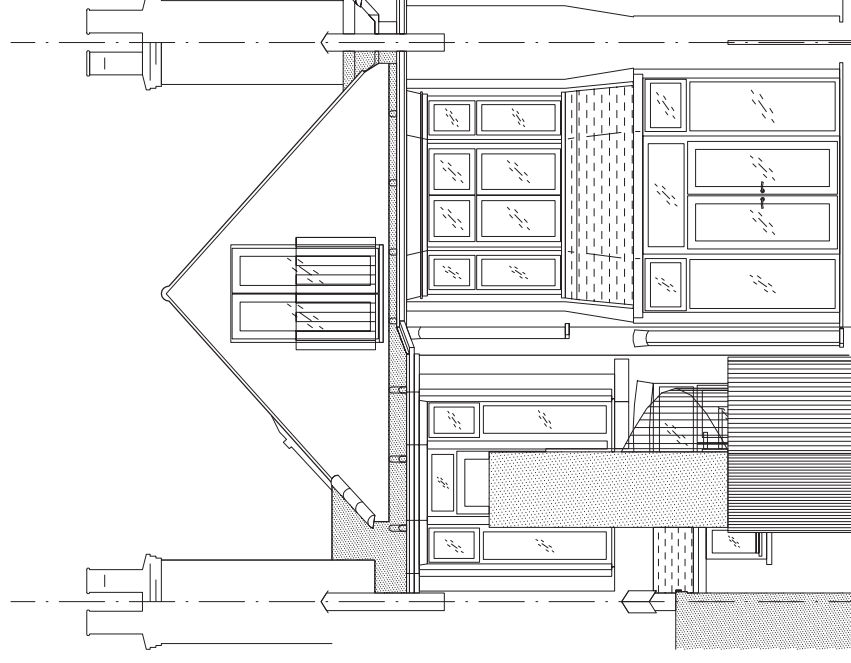
1. C60 - Approved Plans
2. C 08 – Materials
3. C51a - Time Limits



All finishes to match existing. 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 finished in black.



Front Elevation



Rear Elevation

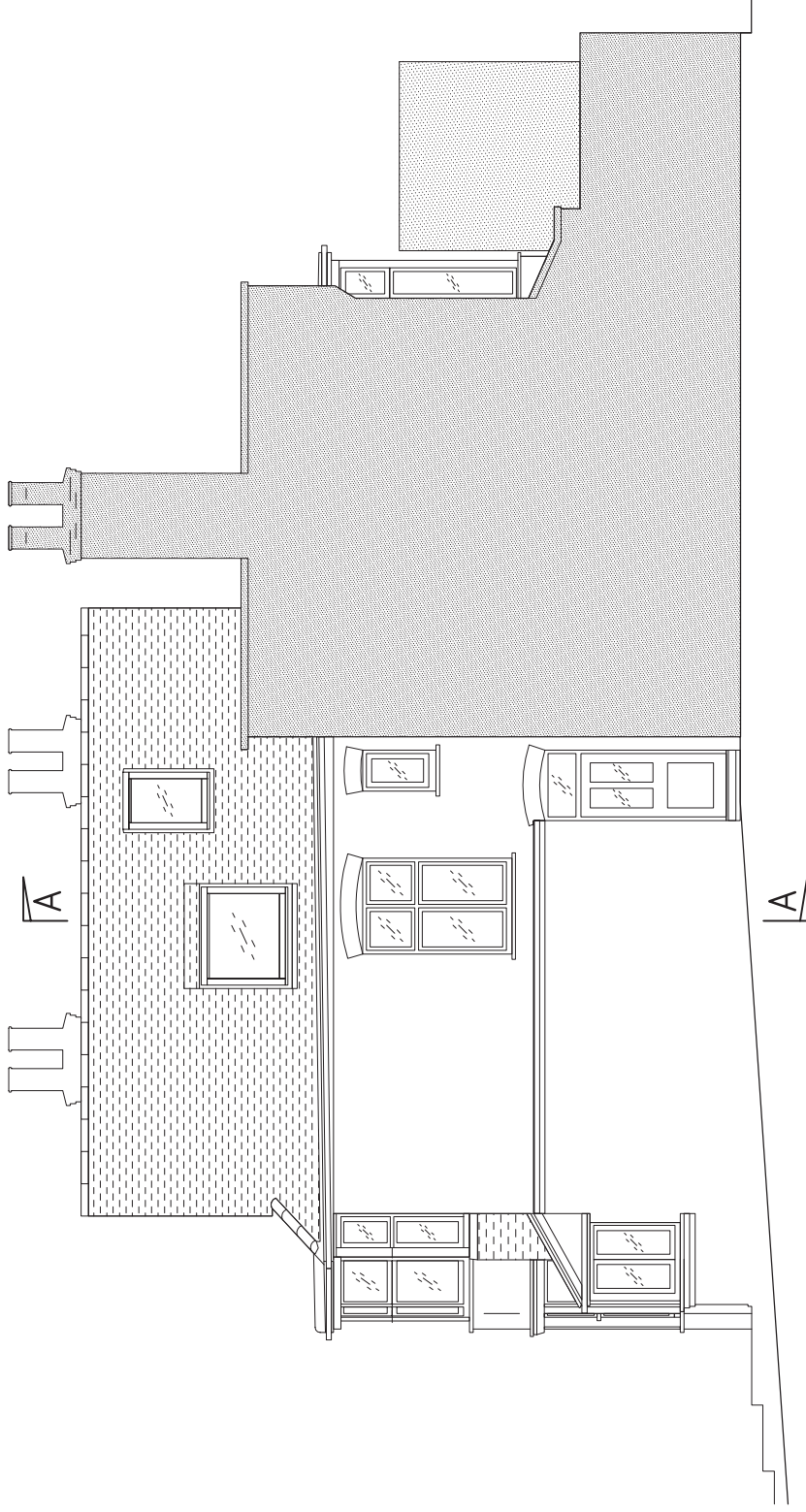
B	Valley details revised as LPA's request	AM	19/06/15
A	Reduced roof window projection shown following detailed design. Rear Juliet doors reduced in width.	AM	27/04/15
rev description		drawn	date

**Connaught Park Associates**  
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 Tel: 07866 920522 email: angmontalto@gmail.com

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: **16/03/15** job: **SGR5A** drg: **432B**

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 Dimensions in mm. Levels in m taken from arbitrary datum. Do not scale for construction.

**Proposed Rear Gable:**  
 Rearward extent of proposed rear gable roof face to line up with existing similar of that at No.7.



B	Sloping gutter shown – explains section drg gutter	AM	19/06/15
A	Reduced roof window projection shown following detailed design.	AM	27/04/15
rev	description	drawn	date

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

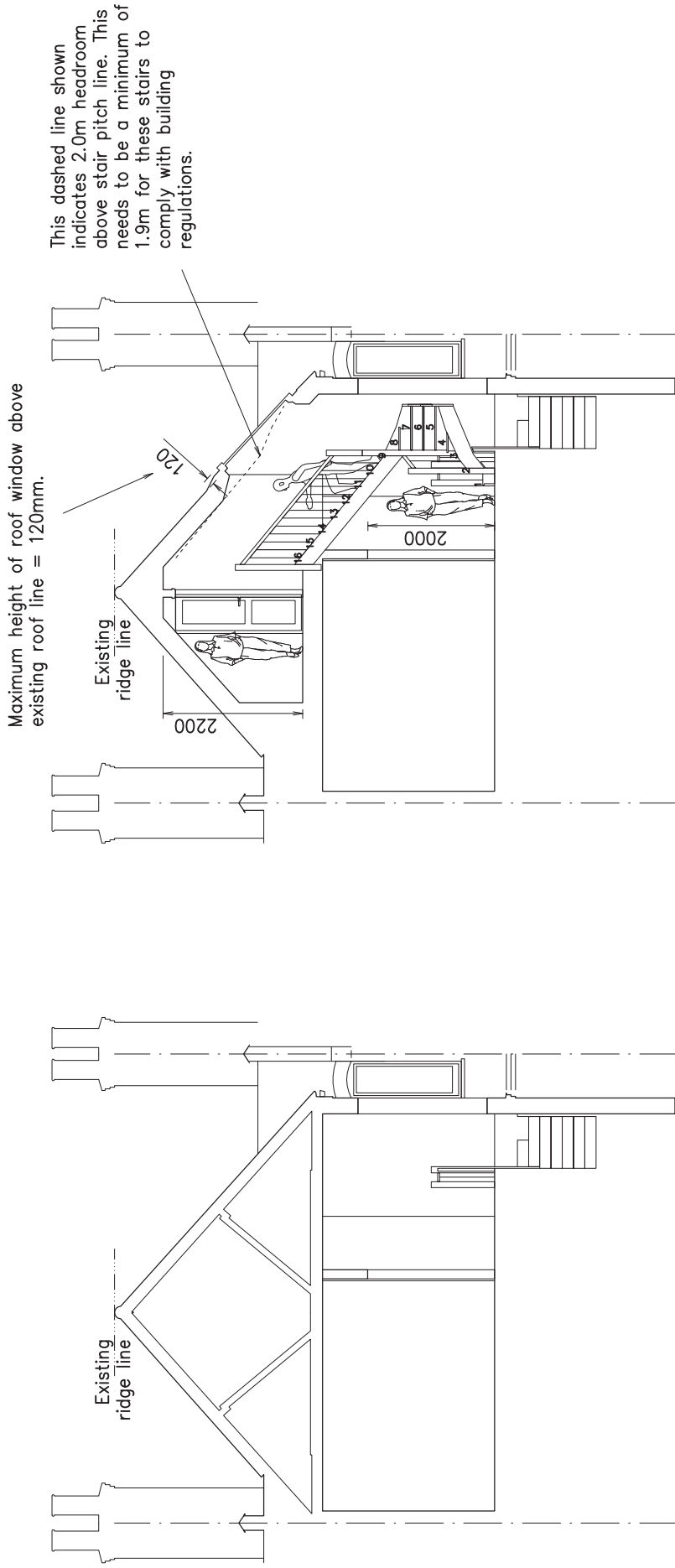
title: **Proposed: Elevations: Side**

original size	drawn	chkd	scales	date	job	drg
A4	AM	AAM	1:100	16/03/15	SGR5A	433B

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Existing Section A-A

Proposed Section A-A

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Dimensions in mm. Levels in m taken from arbitrary datum. Do not scale for construction.

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

project: <b>5A St Georges Road, Palmers Green, London N13 4AT</b>	
title: <b>Existing and Proposed: Cross Section A-A</b>	
original size: <b>A4</b>	drawn: <b>AM</b>
chkd: <b>AAM</b>	scales: <b>1:100</b>
date: <b>27/04/15</b>	job: <b>SGR5A</b>
	drg: <b>436A</b>

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