

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 20th October 2015

Report of
Assistant Director, Planning,
Highways & Transportation

Contact Officer:
Andy Higham
Sharon Davidson
Ms Eloise Kiernan

Ward:
Cockfosters

Ref: 15/02727/HOU

Category: Householder

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

PROPOSAL: Minor Material Amendment to 15/00588/HOU to allow the removal of step in first floor for the 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

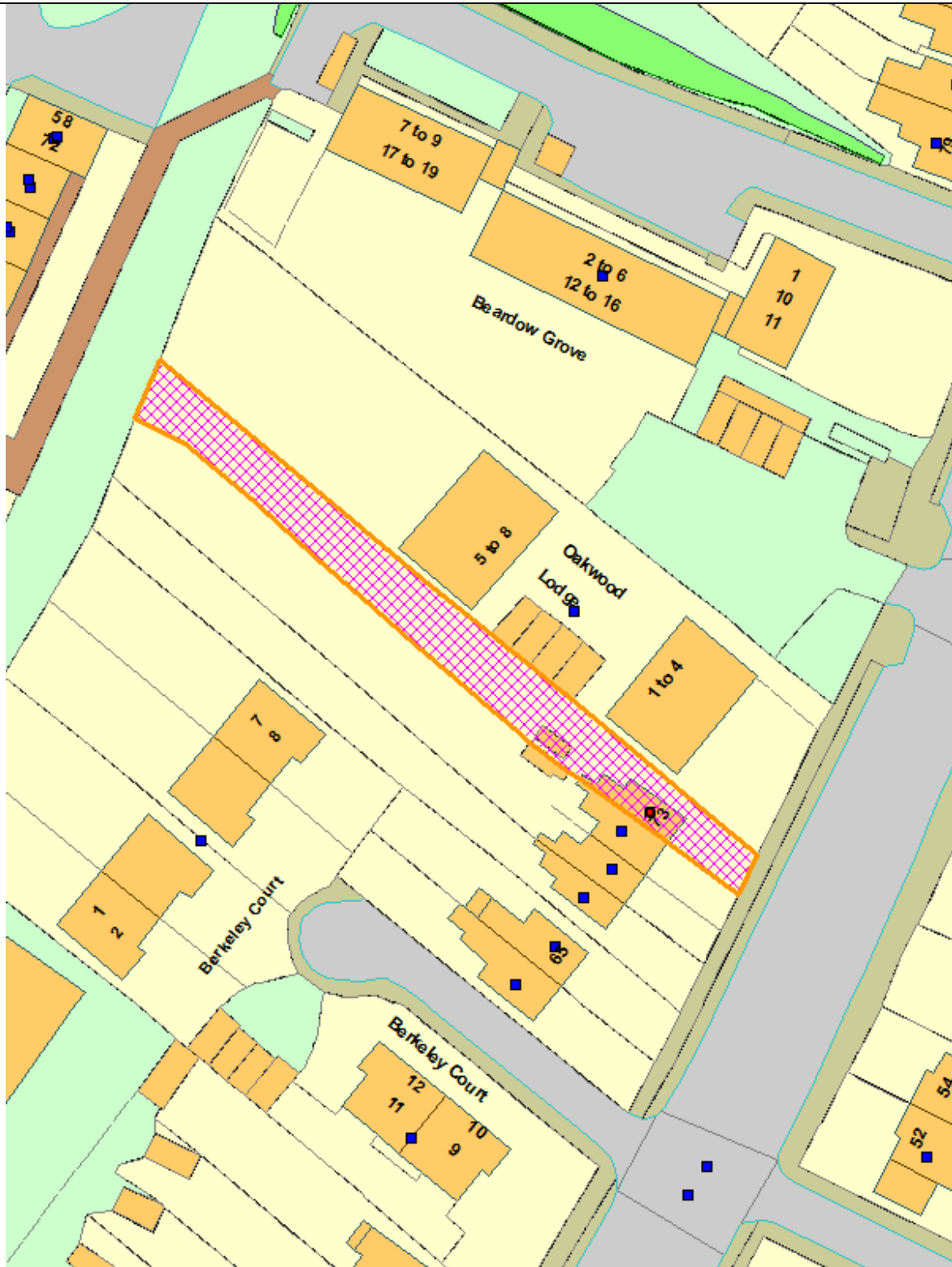
RECOMMENDATION:

That planning permission be **REFUSED** for reasons.

Note for Members:

Although an application of this nature would normally be determined under delegated authority, the application is reported to Planning Committee as the applicant is Councillor Daniel Pearce.

Ref: 15/02727/HOU LOCATION: 73 Avenue Road, London, N14 4DD,



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Scale 1:1250

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 site contains an end of terrace dwelling with hipped roof design.
- 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.

2. Proposal

- 2.1 The proposal is for a minor material amendment to the planning permission granted under reference 15/00588/HOU which was approved at Planning Committee on 28th April 2015. Planning permission was granted for a two storey side extension and part single, part two storey rear extension. The two storey rear extension projected approximately 1.5m beyond rear wall of the neighbouring property before stepping in. The amendment now proposed removes this step in so that the extension projects approximately 3.5m in depth along the boundary with No.71.

3. Relevant Planning Decisions

- 3.1 14/03616/HOU – Two storey side extension and rear conservatory – refused on design and appearance
- 3.2 15/00588/HOU - two storey side extension, part single, part two storey rear extension involving rear conservatory – granted at Planning Committee on 28th April 2015

4. Consultations

4.1 Statutory and non-statutory consultees

4.1.1 Environment Agency

No comments to make

4.2 Public response

- 4.2.1 Letters were sent to 14 adjoining and nearby residents. No responses were received.

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
DMD 37 Achieving High Quality and Design Led Development

5.4 Other relevant policy/guidance

NPPF
NPPG

6. Analysis

6.1 Impact on Character of Surrounding Area

6.1.1 The overall design of the first floor rear extension would not differ from that approved under 15/00588/HOU. Members did not raise any objections to the design of the extension and on the basis that this element is sited to the rear, it is not considered that the amendments proposed would have any greater impact on the character and appearance of the building, having regard to DMD37 of the DMD and CP30 of the Core Strategy..

6.2 Impact on Neighbouring Properties

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

6.2.2 Oakwood Lodge projects substantially further to the rear and the proposed rear infill element would be flush with the previously approved side projection and thus would not have any further impacts on the occupiers of this property.

6.2.3 Policy DMD11 of the Development Management Documents states that first floor rear extensions must not exceed a 30 degree line taken from the mid-point of the nearest original first floor window to any of the adjacent properties and/or where appropriate seek a common alignment of rear extensions. The rear projection would be constructed at a depth of 3.5m on the common boundary with no. 71 Avenue Road, which features a bathroom window at first floor level. This would clearly breach both a 30 degree line from this window and would fail to secure a common alignment as it projects an additional 3.5m beyond the existing building line of no's 71 and 73.

6.2.4 The previous approval did not respect the 30' line but the limited breach was accepted as the nearest window was a bathroom window. The extension as approved extended approximately 1.5m beyond the rear wall before stepping out to 3.5m at a distance of 1.3m from the common boundary. This proposal would result in an extension of 3.5m in depth on the common boundary. The overall impact of the increased scale of the extension would therefore have further impacts on the residential amenities of occupiers at no. 71 and would be contrary to policy DMD11.

6.3 CIL

6.3.1 The CIL Regulations 2010 (as amended) 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 2016

6.3.2 The development is not liable for CIL.

7. Conclusion

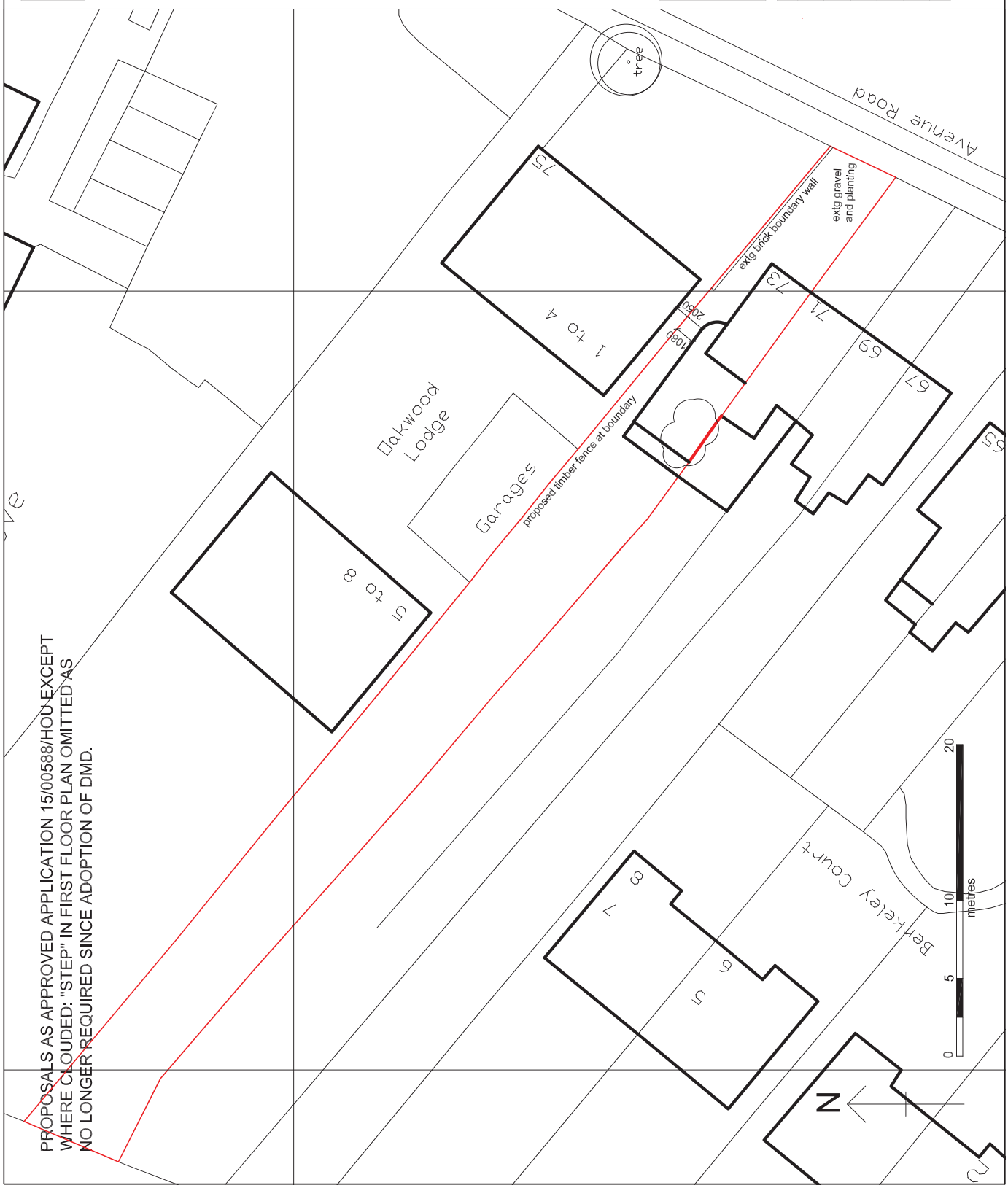
7.1 The amendments to the first floor rear extension to allow the removal of the stepped element, by virtue of the increased size and depth on the common boundary would have a more overbearing impact, detrimental to residential amenities of the attached terraced property at no. 71 Avenue Road, contrary to Policy DMD11 of the Development Management Document.

8. Recommendation

8.1 That planning permission be refused for the following reason:

- 1 The amendments to the first floor rear extension to allow the removal of the stepped element, by virtue of the increased size and depth on the common boundary would have a more overbearing impact, detrimental to residential amenities of the attached terraced property at no. 71 Avenue Road, contrary to Policy DMD11 of the Development Management Document.

PROPOSALS AS APPROVED APPLICATION 15/00588/HOU EXCEPT WHERE CLOUDED: "STEP" IN FIRST FLOOR PLAN OMITTED AS NO LONGER REQUIRED SINCE ADOPTION OF DMD.



DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
 All dimensions to be checked on site to the commencement of works.
 These dimensions and lengths of structural, mechanical, electrical or other specialist elements are to be taken from the drawings and not from the site.
 This drawing is to be used in conjunction with all relevant drawings, site plans and contracts.
 E.F. IN DOUBT, ASK.

A 11.6.15 Minor Material Amendment to first floor and roof plan.
 3.10.14
 Rev. Date Description

Drawing Status	Planning
Project	Extension and Remodelling 73 Avenue Road
Location	London N14 4DD
Client	Daniel Pearce
Drawing Name	Proposed Block Plan
Drawing Number	006-12 revision: A
Scale	1:250@A3 Date: October 2014

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 Shows dimensions and details of structural, mechanical, electrical or other specialist elements are indicative
 only. They are not to be used for construction purposes. This drawing is to be used in conjunction with all relevant contracts, specifications and schedules.
 I.P.N. COURT, ANK.

MATERIALS:

1. Square profiled zinc gutter to define roof edge
2. Vertical board-on-batten cladding, larch (see below)
3. Lead capping
4. Sliding grey coloured render

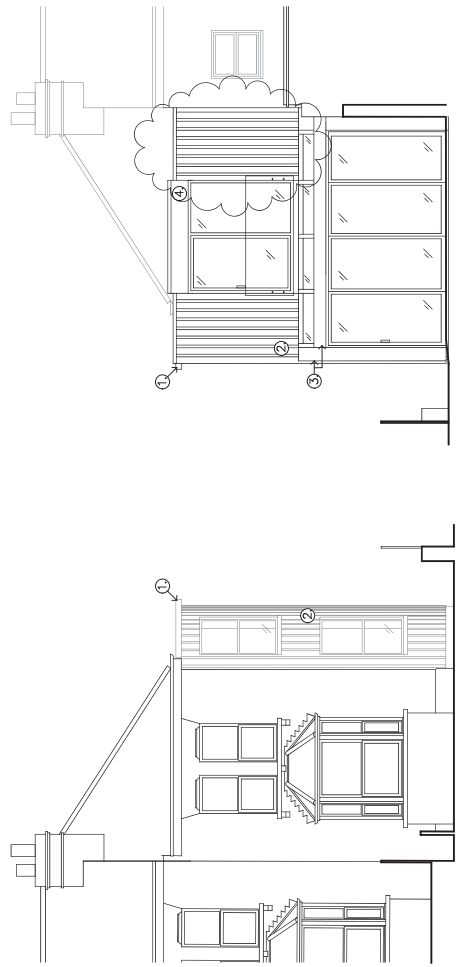
Windows to existing house to be replaced with timber-framed, white finish.
 All windows and external doors to extension timber-framed, natural finish,
 frame profiles to match existing house.



E	11.6.15	Minor Material Amendment to rear elevation, clouded.
D	12.3.15	Issued for Planning.
C	12.3.15	Amendment to existing planning, issued for Planning.
B	4.5.14	Amendment to existing LA pre-Planning comments, issued for Planning.
A	10.5.14	Amendment to existing LA pre-Planning comments, issued for Planning.
		Rev. Date Description

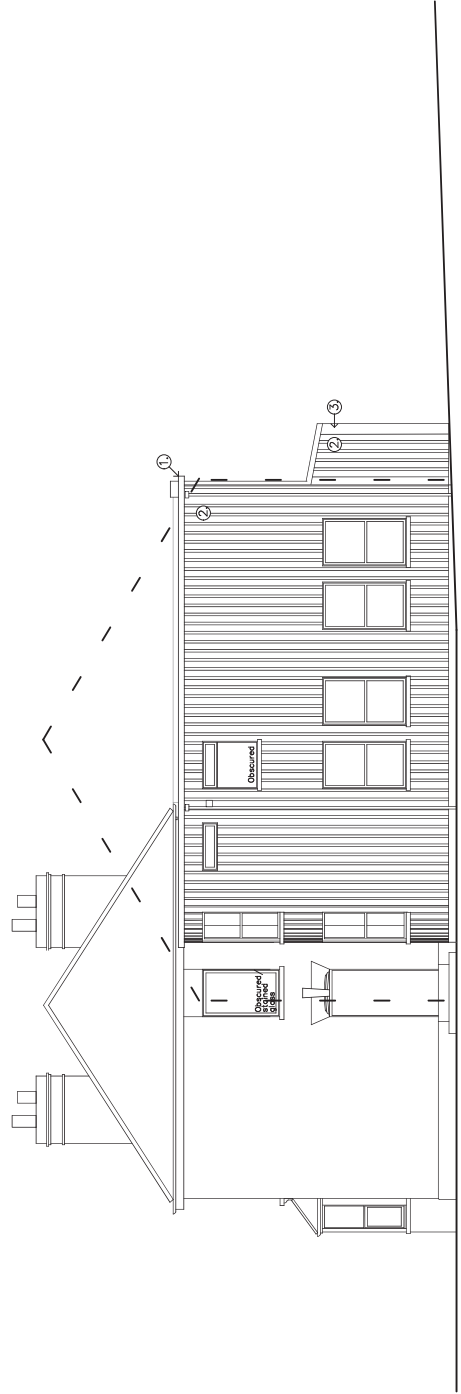
Drawing Status	Planning
Project	Extension and Remodelling 73 Avenue Road
Location	London N14 4DD
Client	Daniel Pearce
Drawing Name	Proposed Elevations
Drawing Number	006-07
Scale	1:100@A3
Date	May 2014

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PROPOSED REAR ELEVATION

PROPOSED FRONT ELEVATION



outline of no.75 shown dashed

PROPOSED SIDE ELEVATION (partially obscured by neighbouring building)

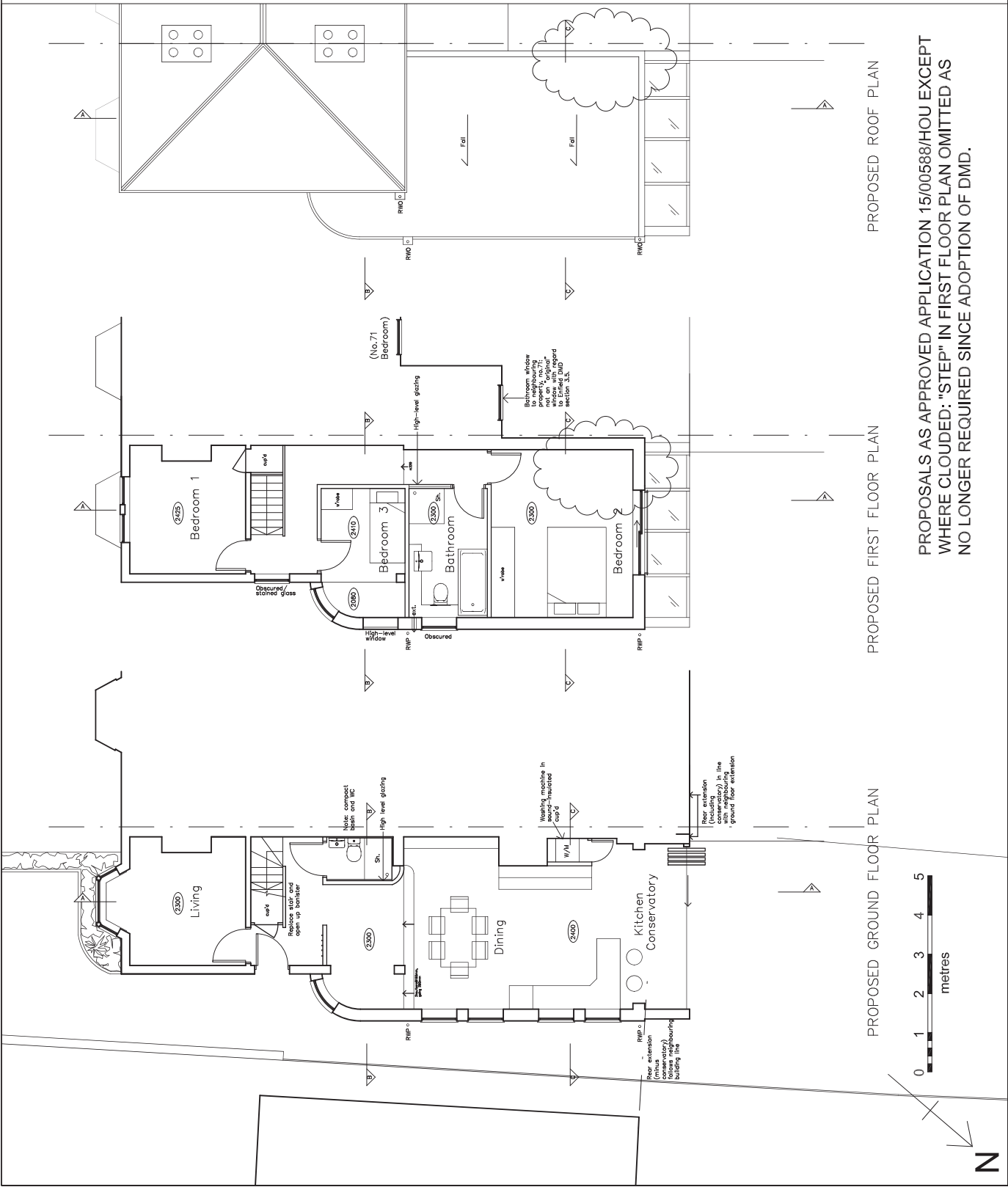
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DO NOT SCALE THIS DRAWING. USE REQUIRED DIMENSIONS ONLY.
 All dimensions to be checked on the site to commencement of work.
 Size, dimensions and details of structural, mechanical, electrical or other specialist elements are subject to
 confirmation of design and specification. The drawings to be made in conjunction with all relevant drawings, specifications and schedules.
 IF IN DOUBT, ASK.

E 11.05.15 Minor Material Amendment to first floor and roof plan,
 issued for planning.
 D 12.2.15 First floor plan, issued for planning.
 C 12.5.14 First floor extended as per comments. Issued for Planning.
 B 4.8.14 Amended following LA pre-planning comments.
 A 1.10.14 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	E

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