

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 24th November 2015

Report of
Assistant Director, Planning,
Highways & Transportation

Contact Officer:
Andy Higham
Sharon Davidson
Ms M Demetri

Ward:
Grange

Ref: 15/04172/HOU

Category: Householder

LOCATION: 74 The Chine, London, N21 2EH,

PROPOSAL: Single storey side extension, part single, part 2-storey rear extension, raised patio and detached shed at rear and hard surfacing and new steps to front.

Applicant Name & Address:

Mr Y Kazim
74 The Chine
London
N21 2EH

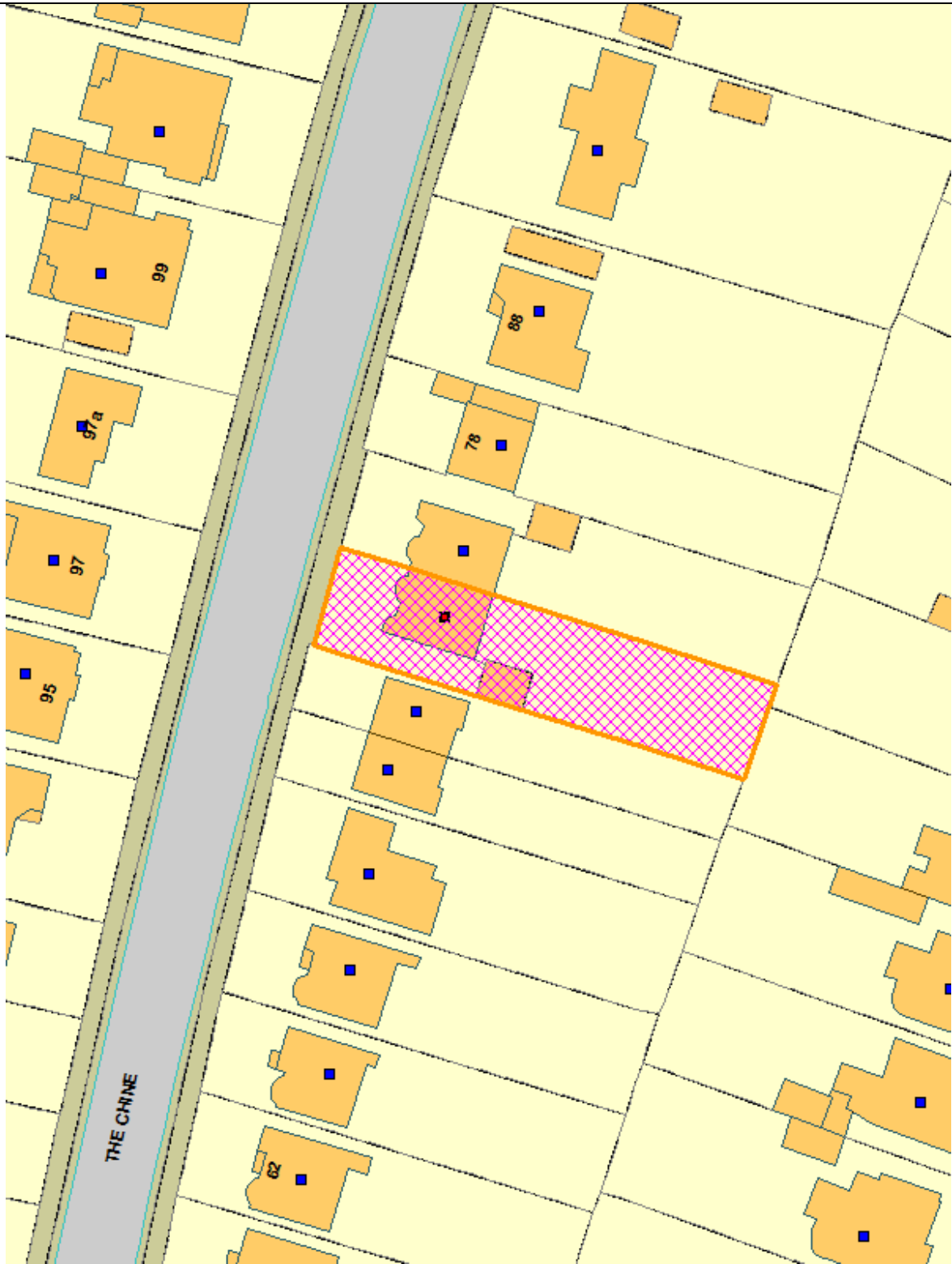
Agent Name & Address:

John Perrin And Co
885, Green Lanes,
London,
N21 2QS

RECOMMENDATION:

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

Ref: 15/04172/HOU LOCATION: 74 The Chine, London, N21 2EH,



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Scale 1:1250

North



Site and Surroundings

- 1.1 Number 74 The Chine comprises an interwar semi-detached dwelling circa. 1921-1935 that is sited within the boundaries of the Grange Park Conservation Area. The dwelling is characteristic of inter-war speculative housing and has a strong Arts and Crafts influence, featuring a double height canted bay window (leaded lights) topped with a projecting half-timbered gable, canted oriel window and a hipped roof (clay tiled) with central exposed brick chimney stack over. A brick porch set on a canted plan with original half glazed timber door and clay tiles over is a prominent feature to the front elevation along the front boundary.
- 1.2 The site has an east to west orientation and there is a slope on the site so that the application dwelling is set at a higher ground level than the rear boundary. The front garden comprises soft landscaping and a sweeping path. There is hardstanding along the side of the house that leads to an existing detached garage which is set back from the rear elevation of the house sited adjacent to the common boundary with number 72 The Chine. To the rear of the garage is a store and greenhouse. The rear garden measures approximately 325 square metres and is enclosed with close boarded fencing.
- 1.3 Grange Park Conservation Area is formed of a cohesive group of houses and shops initially laid out and partly built between 1910 and 1914 by a single developer, and subsequently completed in the 1920s and 1930s. The designs of the existing dwellings draw on strong Arts and Crafts influences and consistently make use of high quality details and materials. The area retains a strong sense of architectural unity which is key to its special character and appearance of the area.
- 1.4 No. 74 is cited in the Conservation Area Character Appraisal as a building contributing to the special interest of the area. Key views identified in the Appraisal are afforded northwards along the Chine. The Conservation Area is also covered by an Article 4 (2) Direction which withdraws certain permitted development rights relating to dwelling houses.

2.0 Proposal

- 2.1 This proposal seeks permission for a single storey side extension, part single, part two-storey rear extension, raised patio to the rear, detached shed to the rear and alterations to the front hard standing.
- 2.2 The proposal will involve the demolition of the existing garage, stores and green houses on the site.

3.0 Relevant Planning History

3.1 15/00422/HOU

Two storey side extension, part single, part two storey rear extension, rear dormer and rooflights to side and front roof.

Refused on the 29th June 2015. The application was refused based on the following reason:

1. The proposed two storey side and rear extension due to its excessive size, width and design would result in a prominent form of development that would not be subordinate to the existing dwelling and would unacceptably disrupt the balance of

the pair of semi-detached dwellings that make a positive contribution to the established special character of the surrounding Conservation Area. In this regard, the proposed development would result in demonstrable harm to the character and appearance of the application dwelling, the pair of semis, the street scene and the Grange Park Conservation Area. The proposed development would fail to preserve or enhance the Grange Park Conservation Area and fail to comply with Policies 7.4 and 7.8 of the London Plan, Policies CP30 and CP31 of the Core Strategy, Policies DMD8, DMD13, DMD14, DMD37 and DMD44 of the Development Management Document and the Grange Park Conservation Area Appraisal (2008).

3.2 Since the refusal, Officers have been in discussion with the applicant. The current scheme is reflective of these discussions. The differences are as follows:

- The side extension is single storey rather than two storey.
- A planter has been incorporated to the front of the single storey side extension.
- The drive way has been increased in depth by 0.9m.
- The first floor element of the part single, part two storey rear extension has been reduced in width and is now deeper past the existing bedroom to the rear.
- The front roof lights have been removed.
- The rear dormer has been removed.
- A shed is being erected in the rear garden.
- The window facing The Chine serving the study now matches the window on the existing elevation.

4.0 Consultation

4.1 Statutory and non-statutory consultees

Conservation Officer

4.1.1 No objection is raised as the scheme reflects the discussions agreed prior to the resubmission. This is subject to the following conditions:

- 1) Submission of details of the proposed windows (1:20 scale with 1:5 sections showing cills/headers); and
- 2) Materials are required to match the existing in terms of brick type, bond and mortar.

Conservation Advisory Group (CAG)

4.1.2 An objection is raised to the proposed scheme. The CAG minutes states that No. 74 the Chine comprises an interwar semi-detached dwelling circa 1921- 1935, characteristic of speculative developments of this era with a strong arts and crafts influence. The area retains a strong sense of architectural unity which is key to its special character and appearance. The dwelling is cited as making a positive contribution to the character and appearance of the Conservation Area. The Group noted that key views are afforded northwards along the Chine. Although the proposed side extension has been set back from the building line and the rendered plinth helps to break up the massing of the proposed extension, the development is still highly visible in the streetscape particularly given the steep rising topography of the site. The Group also stated that the massing is not subordinate to the existing building and the ridge height should be set below the canopy to the main façade.

4.2 Public

- 4.2.1 Letters were sent to 6 adjoining and nearby residents, a site notice was posted and a press notice published in the Enfield Independent and no comments were received.

Grange Park Conservation Area Study Group

- 4.2.2 The Study Group raises an objection to the scheme as it would do nothing to improve or add to the character of the Conservation Area. This is because the extension at the side would look unimpressive and the Study Group do not like the front elevation. In view of the hill, the proposal will look imposing from The Chine.

5.0 Relevant Planning Policies

5.1 London Plan

Policy 7.4 - Local Character
Policy 7.6 – Architecture
Policy 7.8 – Heritage Assets and Archaeology

5.2 Core Strategy

CP30 - Maintaining and improving the quality of the built and open environment
CP31 - Built and landscape heritage

5.3 Development Management Document

DMD6 - Residential character
DMD8 – General Standards for New Residential Development
DMD11 - Rear Extensions
DMD13 – Roof Extensions
DMD14 – Side Extensions
DMD37 - Achieving High Quality and Design-Led Development
DMD44 - Preserving and enhancing heritage assets

5.4 Other Policy

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Grange Park Conservation Area Appraisal (2008)
Enfield Characterisation Study

6.0 Analysis

6.1 Impact on character of the surrounding area and the Conservation Area

Policy

- 6.1.1 Policy CP31 and Policy DMD44 states that when considering development proposals affecting heritage assets, regard will be given to the special character and those applications for development which fail to conserve or enhance the special interest, significance or setting of a heritage asset will normally be refused. This approach is consistent with that set out in the NPPF. Policy DMD14 seeks to ensure that extensions to the side of existing residential properties do not assist in creating a continuous façade of properties or a terracing effect out of character with the street scene.

Harm

- 6.1.2 Any development proposal has some form of impact. An “impact” is not necessarily harmful. Paragraph 132 of the NPPF confirms that it is the significance of the heritage asset upon which a development proposal is considered and that “great weight should be given to the asset’s conservation”. Where a development will lead to less than substantial harm, the harm is to be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 6.1.3 Case law has established (*Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council* [2014] EWCA Civ 137) that where an authority finds that a development proposal would harm the setting ... or the character and appearance of a conservation area, it must give that harm “considerable importance and weight”. Moreover (*Forge Field Society & Ors, R v Sevenoaks District Council* [2014] EWHC 1895 (Admin)) where there is a finding of harm there is a strong presumption against planning permission being granted.

Assessment

- 6.1.4 The single storey side extension has been set back from the bay window and projecting porch of 74 The Chine. The extension has been designed with a crown roof which benefits from roof lights within the pitched element of the roof. The rooflights are to be conservation style and are set towards the rear of the side extension and thus would not be readily apparent in the street scene. The extension has been designed with a window on the front façade that matches the existing ground floor window at number 74. Next to the side extension would be a door leading to an alley way down the side of the garden. Details of this side door would be required to be submitted. Ultimately, it is considered that the side extension has been designed to be subordinate to the parent dwelling house. The front façade of the dwelling house would remain the prominent feature in the street scene due to the design and siting of the single storey side extension.
- 6.1.5 The part single, part two storey rear extension is conventional in design and traditional in appearance. The ground floor French doors are modern in appearance given the size of the glazing which expands the majority of the width of the extension. The addition of modern French doors is deemed to be acceptable as they would not be visible from the public realm. The ground floor element of the extension has been designed with a pitched roof that complements the pitched roof element of the side extension. The first floor element that accommodates the new bedroom has been designed with a pitched roof which is also hipped to reduce its overall bulk and mass. The other first floor element has been designed with a flat roof which extends the depth of the existing bedroom. The flat roof element would not be visible from the street scene and it is modest in its depth at 1.1m deep.
- 6.1.6 Details of the patio area materials, the stairs and fence would need to be secured by way of a condition to ensure they are appropriate for the site.
- 6.1.7 It is considered that overall the proposed scheme would not harm the Conservation Area but would have a neutral impact, which would be localised given the siting of 74 The Chine., and thus the character and appearance of the Conservation Area would be preserved. Further, the larger extensions are situated to the rear of the property and therefore not visible from the public realm. Furthermore, due to the substantial level differences along The Chine the full appreciation of the single storey side

element would not be overtly apparent within the street scene or to the wider Conservation Area.

Conclusion

6.1.8 In conclusion, the proposal would preserve the character and appearance of the Grange Park Conservation Area. The proposal would comply with Policies 7.4 and 7.8 of the London Plan, Policies CP30 and CP31 of the Core Strategy, Policies DMD8, DMD14, DMD37 and DMD44 of the Development Management Document and the Grange Park Conservation Area Appraisal (2008).

6.2 Impact on Neighbours

6.2.1 Policy DMD8 requires development to preserve amenity in terms of daylight, sunlight, outlook, privacy, overlooking, noise and disturbance.

6.2.2 The proposed first floor rear extension would not intrude into a 30 degree line when taken from the mid-point of the nearest original first floor window from No.72 or 76. Amended drawings were received that reduced the depth of the extension so that there is no intrusion into the 30 degree line when taken from No.76.

6.2.3 In terms of the single storey rear extension there would be no intrusion into the 45 degree line when taken from No.72, but there would be an intrusion when taken from the adjoining neighbour No.76. It is noted that the proposed extension would measure 3.3 metres in depth but given No.76 has implemented a 2.5 metre deep single storey rear extension and the proposed extension would be set no higher than the neighbouring extension it is considered that the proposed extension would not result in any significant impact on outlook or loss of light to the windows of No.76.

6.2.4 The proposed patio has been reduced in width so that it is set in from the common boundary with No.76 which would ensure there is no significant opportunity for overlooking to occur to this neighbour.

6.3 Parking/ Amenity Space

6.3.1 The proposal would add one additional bedroom to the dwelling which would result in a four bedroom dwelling. The rear garden measures approximately 325 square metres. The proposed extension would not be of a scale that would impede on the rear garden space enjoyed by the occupants of the application dwelling and therefore sufficient garden space would be retained for existing and future occupants.

6.3.2 In terms of parking it is important to assess whether the loss of the existing garage would give rise to conditions that would significantly increase the demands for car parking provision in the surrounding area in accordance with principles outlined by NPPF and parking standards referred to by Policy 6.13 of the London Plan. It is considered that the retention of the hard-standing drive and associated crossover currently servicing the garage is of sufficient size to accommodate the demands for off-street parking provision resultant from the loss of the existing garage, thereby, remaining broadly compliant with NPPF and Policy 6.13 of the London Plan.

6.4 Trees/Soft and Hard Landscape

6.4.1 The existing width of the site is 10.5m. The existing width of the hard standing is 2.4m with the remainder being a raised landscaping area with stairs. The proposal seeks to increase the width of the hard standing to 3.2m (to the front of the side extension) and 3.5m (to the shared boundary with the public highway). The

remaining area is to remain as a raised landscaped area with a new brick wall being erected through the reconstructed bricks already on site. The increase in the width of the hard standing is deemed to be acceptable. The existing hard standing can only be described as a sea of tarmac which is uneven. An increase in hard standing is not always acceptable within the Conservation Area. The current hard standing is unsightly and suffers from drainage problems. The proposal is to relay the drive way with permeable block paving. Details of the actual materials would be required by condition. This improvement to the appearance of the surface finish mean that overall there is an enhancement, even with the marginal increase in width. No objection is raised to this element of the scheme.

6.4.2 There are no trees affected by the proposed works.

6.5 Other

6.5.1 It should be noted that the Article 4 Direction covering the Grange Park Conservation Area removes permitted development rights for the erection of outbuildings. A block plan has been submitted demonstrating that an outbuilding is to be erected to the rear of the property. A photograph has been submitted demonstrating that the out building is to be a shed that is to be 2.4m (8ft) wide and 3.6m (12ft) deep. However, details of the height of this conventional and traditional wooden shed have not been advanced. This has been requested and an update will be provided at the meeting.. Once established Officers will be able to advise whether the proposal falls within permitted development rights or whether a condition is required to be imposed for further details.

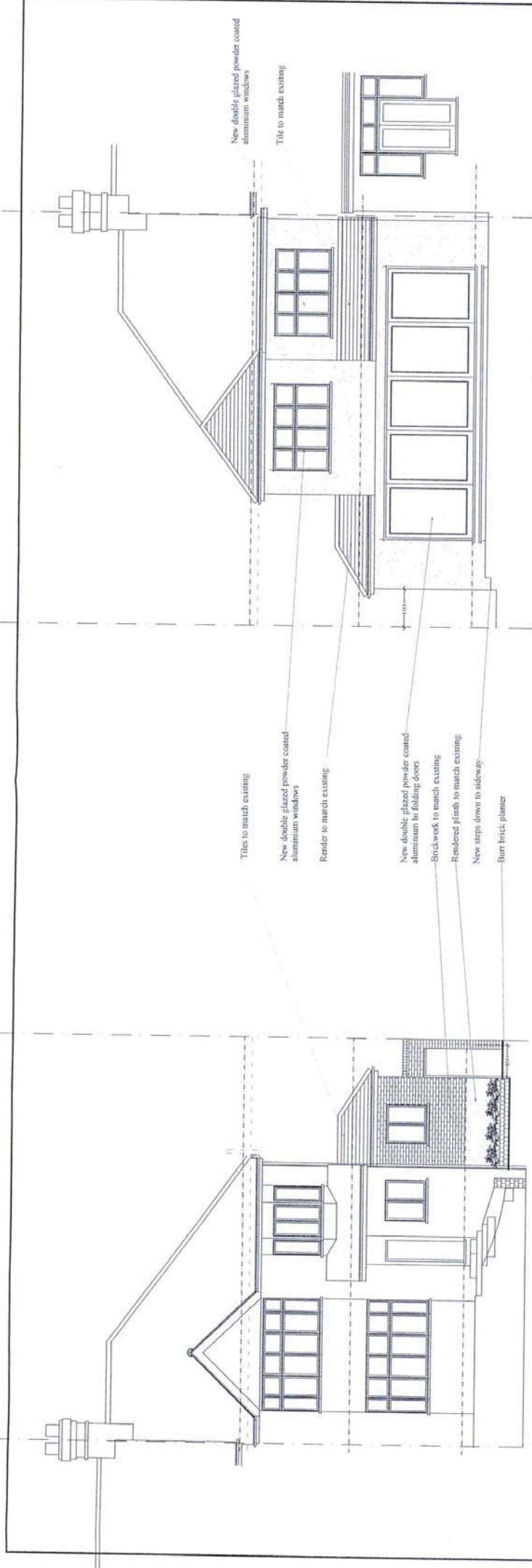
6.6 CIL

6.6.1 The development is not CIL liable.

7.0 Recommendation

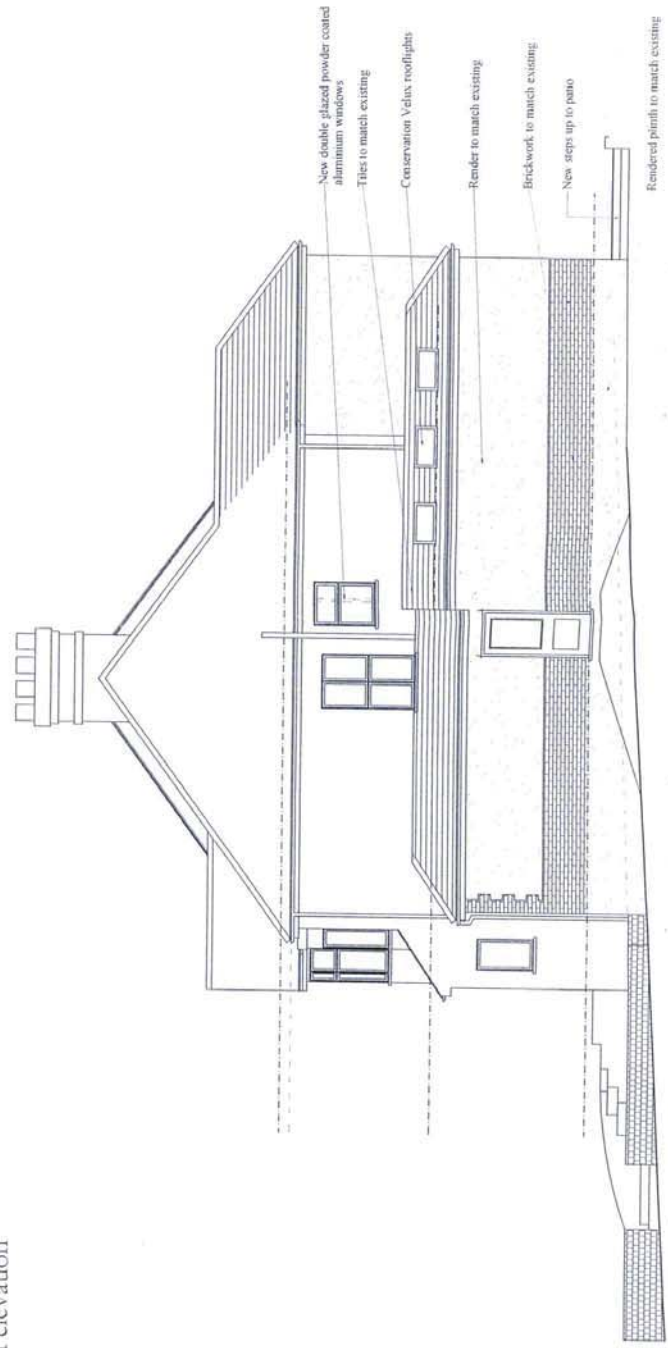
7.1 That planning permission be GRANTED subject to the following conditions:

1. Time Limit (three years)
2. Plans (to be built in accordance with the approved plans)
3. Details of material, which also includes the brick type, bond and mortar to the dwelling house and to the burr brick wall and planter
4. Details of the proposed windows to a scale of 1:20 with 1:5 sections showing cills and heads to be submitted.
5. Details of the hard standing to be submitted.
6. Flat roof of the extension not to be used as amenity
7. Details of the boundary fence to the rear including levels, details of the patio and details of the stairs of the adjoining site.
8. Details of the proposed shed.



front elevation

rear elevation



side elevation

REVISIONS

A	30' line from No. 76 first floor window shown and extension. Refer to 20' line to void this. Steps shown to be removed from patio at rear rear No. 76 boundary. These changes are made in accordance with the planning officers comments 22.4.15
B	Alterations as per planning officers comment. Rooflights reduced in number. Alteration to front garden removed 1.6.15

NOTE:
Change all front windows to double glazed timber windows in style to match existing

Proposed two storey rear, single storey side extension

74 The Chine, London N21

November 2014 1:100 @ A3

JOHN PERRIN & SONS Ltd
BUILDING SURVEYORS & DESIGNERS

All dimensions are to be checked on site.

2508/5B

TQ 3196 SE
TQ 3195 NE



SITE PLAN
1:250
74 THE CHINE