

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

Date : 17th December 2015

**Report of**

Assistant Director, Planning,  
Highways & Transportation

**Contact Officer:**

Andy Higham  
Andy Bates  
Ms Claire Williams

**Ward:**

Cockfosters

Ref: 15/03385/FUL

Category: Full Application

**LOCATION:** 39 Lancaster Avenue, Barnet, EN4 0ER,

**PROPOSAL:** Demolition of existing dwelling and erection of a 2-storey, 5-bed detached single family dwelling with rooms in roof with front, side and rear dormers with vehicular access at the Western boundary.

**Applicant Name & Address:**

Mr & Mrs S Driscoll  
39 Lancaster Avenue  
Enfield  
EN4 0ER  
United Kingdom

**Agent Name & Address:**

Mr Alan Cox  
224a High Street  
Barnet  
Hertfordshire  
EN5 5SZ  
United Kingdom

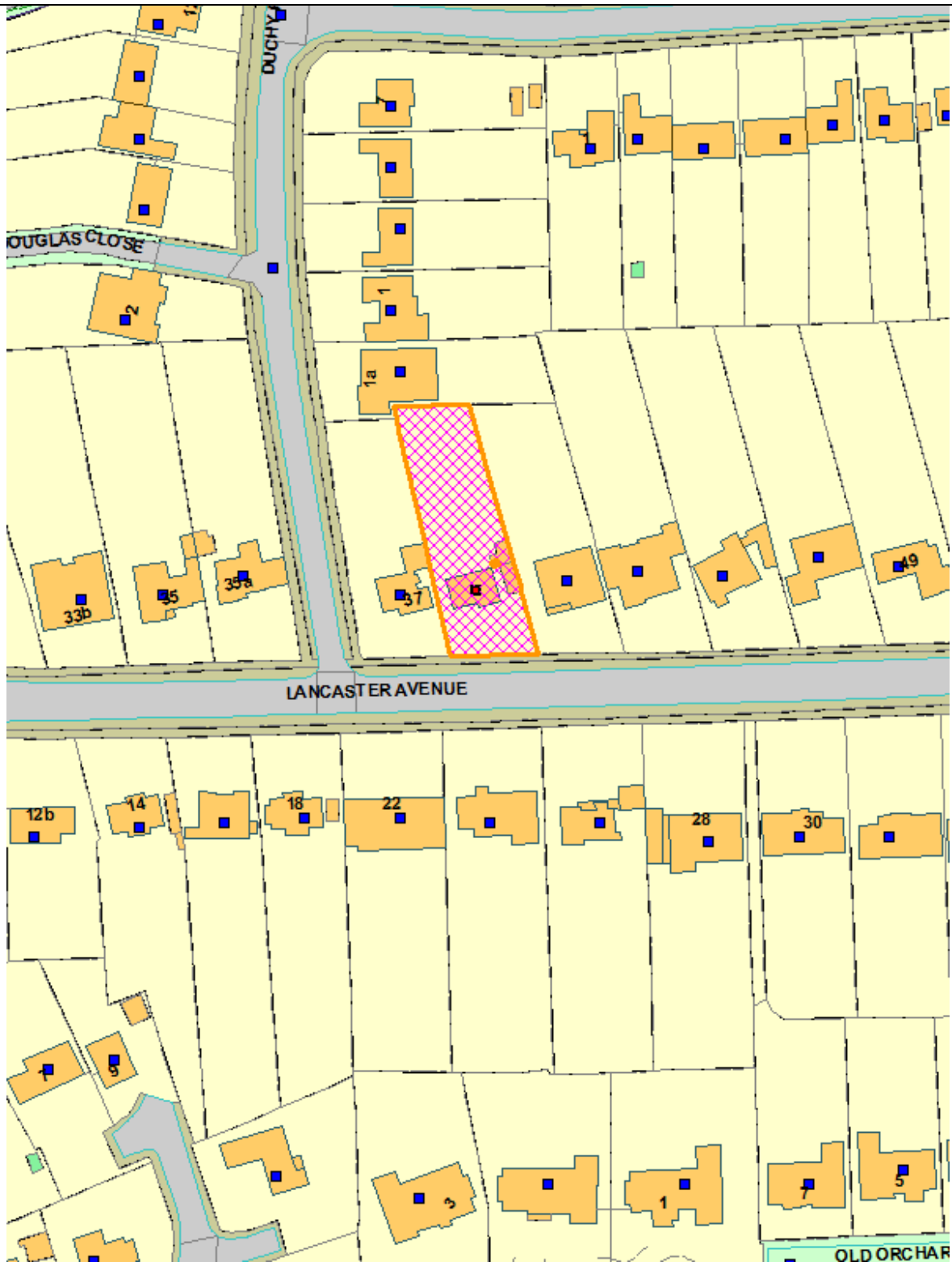
**RECOMMENDATION:**

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 of Councillor Jason Charalambous, due to public objection.

Ref: 15/03385/FUL LOCATION: 39 Lancaster Avenue, Barnet, EN4 0ER,



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Scale 1:1250

North



## **1.0 Site and Surroundings**

- 1.1 The application site is located on the northern side of Lancaster Avenue and comprises a large two storey detached dwelling with a hipped roof design. There is an existing detached garage located along the common boundary with No.41 Lancaster Avenue with a linked single storey store behind that extends beyond the rear wall of the house. The property has been extended to the rear by means of a single storey rear extension. The area consists of predominantly large detached dwellings.
- 1.2 There are ground level differences across the site so that the application dwelling is set at a higher ground level than the rear boundary. The application site is also set at a slightly higher ground level than No.37 Lancaster Avenue and a slightly lower level than No.41 Lancaster Avenue.
- 1.3 Within the front garden there is an area that is laid to lawn and hardstanding that provides parking for approximately 2 cars. The front garden is enclosed with trees and hedging. The rear garden is enclosed with close boarded fencing and mature vegetation and measures approximately 585sqm in area.
- 1.4 The site is not located within a Conservation Area and the dwelling is not listed.

## **2.0 Proposal**

- 2.1 The application seeks planning permission for the demolition of the existing dwelling and erection of a 2-storey, 5-bed detached single family dwelling with rooms in the roof with front, side and rear dormers and vehicular access at the Western boundary.
- 2.2 The dwelling would have a two storey appearance to the front elevation and measure approximately 8.3 metres in height, and have a three storey appearance to the rear and measure approximately 11 metres in height taking account of the change of levels on the site.
- 2.3 The dwelling would have a maximum width of approximately 14.6 metres and a maximum depth of approximately 16.7 metres. The dwelling would comprise two staggered front and rear projections measuring approximately 2.3 – 4 metres in depth. The dwelling would be set back from the highway by approximately 8.5 – 10.5 metres due to the staggered building lines and the splayed front boundary. At ground floor level the dwelling would be set in from the side boundaries by approximately 0.7 – 1.2 metres towards No.37 and 1 metre towards No.41. At first floor level the dwelling would be set in from the side boundaries by approximately 2 metres to measure 12.7 metres in width. The dwelling would comprise a crown roof with a roof lantern. A gable is proposed to the deepest front projection. A balcony with a privacy screen is proposed to be sited centrally within the rear elevation of the house to serve the master bedroom.
- 2.4 There would be a useable rear outside space at the basement level with a depth of 3 metres that would extend along the entire width of the new house. Steps have been introduced to provide access to the rear garden. At the ground level a 3 metre terrace is proposed which would be set in from the common boundary with No.37 by approximately 0.7 metres and set in from the common boundary with No.41 by approximately 1 metre. The single storey element towards No.41 would be served by a roof lantern.

- 2.5 A new vehicular access with a width of approximately 3.5 metres is proposed towards No.37 Lancaster Avenue to create a carriage driveway.

### **3.0 Relevant Planning History**

#### Subject Site

- 3.1 TP/09/0153 - Part single, part 2-storey side and rear extension (revised scheme). – Granted 15.04.2009
- 3.2 TP/06/0007 – Part single, part 2-storey side and rear extension – Granted 24.02.2006
- 3.3 TP/00/1745 - Part single storey, part 2-storey, side and rear extension (phase 3) – Granted 26.01.2001

Planning permission for replacement dwellings have been granted along Lancaster Avenue to several properties. Below is the planning history for two dwellings in the immediate vicinity of the application site that have been granted planning permission for replacement dwellings with staggered front building lines and large building footprints.

#### 45 Lancaster Avenue

- 3.4 14/04213/FUL - Demolition of existing dwelling and erection of a 2-storey, 7-bed detached single family dwelling with rooms in roof with front, side and rear dormers and an integral garage. – Granted 11.02.2015

14/02945/FUL – Demolition of existing house and erection of detached single family dwelling house with integral garage. – Withdrawn 17.10.2014

#### 47 Lancaster Avenue

- 3.5 15/00175/FUL - Demolition of existing dwelling and erection of a detached 6-bed single family dwellinghouse with basement incorporating a swimming pool, rear dormer windows, first floor balcony at rear and raised terrace at rear. – Granted 09.06.2015
- 3.6 TP/11/0646 - Demolition of existing dwelling and erection of a detached 6-bed single family dwellinghouse with basement incorporating a swimming pool, rear dormer windows, first floor balcony at rear and raised terrace at rear. – Granted 08.12.2011
- 3.7 TP/08/0389 - Demolition of existing dwelling and erection of a detached 6-bed single family dwelling house with basement incorporating a swimming pool, rear dormer windows and first floor balcony at rear. – Granted 16/04/2008.

## **4.0 Consultation**

### **4.1 Public**

Letters were sent to 6 adjoining and nearby residents. One letter of support was received and one objection was received – the concerns raised are summarised below:

- Impact on area during construction
- Impact of the proposed basement on the neighbouring properties – the basement would result in a high risk of incursion
- Out of keeping with the general character of Lancaster Avenue
- Building footprint too large
- New house would be too deep resulting in an overbearing impact on the rear gardens and loss of light and privacy
- Balcony would result in loss of privacy
- Located on a busy junction of Lancaster Road and Duchy Road

### **4.2 Internal and External Consultees**

#### **4.2.1 Traffic and Transportation**

No objection subject to conditions.

#### **4.2.2 Estate Renewal**: Made the following comments:

‘As this development comprises less than 10 units and as a result of which there is no requirement to provide affordable housing on-site, the Council will seek to receive a financial contribution to deliver off-site affordable housing, based on a borough-wide target of 20%.’

#### **4.2.3 Duchy of Lancaster**

No comments to make.

## **5.0 Relevant Planning Policies**

### **5.1 London Plan (Further Alterations to the London Plan March 2015)**

Policy 3.3 – Increasing housing supply  
Policy 3.4 – Optimising housing potential  
Policy 3.5 – Quality and design of housing development  
Policy 3.8 – Housing choice  
Policy 3.14 – Existing housing  
Policy 5.1 – Climate change mitigation  
Policy 5.2 – Minimising carbon dioxide emissions  
Policy 5.3 – Sustainable design and construction  
Policy 5.7 – Renewable energy  
Policy 5.13 – Sustainable drainage  
Policy 5.14 – Water quality and wastewater infrastructure  
Policy 5.15 – Water use and supplies

Policy 5.16 – Waste self sufficiency  
Policy 6.9 - Cycling  
Policy 6.13 – Parking  
Policy 7.1 – Lifetime neighbourhoods  
Policy 7.4 – Local character  
Policy 7.6 – Architecture

## 5.2 Core Strategy (adopted November 2010)

CP2 Housing Supply and Locations for New Homes  
CP4 Housing Quality  
CP5 Housing Types  
CP20 Sustainable Energy Use and Energy Infrastructure  
CP25 Pedestrians and Cyclists  
CP30 Maintaining and Improving the Quality of the Built Environment and Open Environment

## 5.3 Development Management Document (November 2014)

DMD3: Providing a Mix of Different Sized Homes  
DMD4: Loss of Existing Residential Units  
DMD6: Residential Character  
DMD7: Development of Garden Land  
DMD8: General Standards for New Residential Development  
DMD9: Amenity Space  
DMD10: Distancing  
DMD13: Roof Extensions  
DMD37: Achieving High Quality and Design-Led Development  
DMD38: Design Process  
DMD45: Parking Standards  
DMD49: Sustainable Design and Construction Statements  
DMD51: Energy Efficiency Standards  
DMD58: Water Efficiency  
DMD59: Avoiding and Reducing Flood Risk  
DMD61: Managing Surface Water  
DMD79: Ecological Enhancements  
DMD80: Trees on development sites  
DMD81: Landscaping

## 5.4 Other relevant Policy/ Guidance

National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)  
National Space Standards (March 2015)  
London Plan- Housing SPG (adopted 2012)

## **6.0 Analysis**

### Principle of Development

- 6.1 Policy 3.8 of the London Plan and Policy CP5 of the Core Strategy (adopted November 2010) seeks to ensure that new developments offer a range of housing sizes to meet housing needs. The proposal would be in accordance with these policies in addition to Policy 3.3 of the London Plan and Policy CP2 of the Core Strategy, insofar as it would maintain the Borough's housing stock.
- 6.2 The existing dwelling is of limited architectural quality and is not listed nor is the property located within a Conservation Area, and therefore no objection is raised in principle to its demolition. The area is entirely residential in character and therefore continued residential use is appropriate. Policy DMD4 sets out that proposals that result in the loss of existing residential units, particularly family homes, that can still be used, with or without adaptation, will only be permitted if there is no net loss of residential floorspace as a result of the redevelopment. The proposed development would provide a 5 bed family residential unit and therefore would be consistent with this policy.
- 6.3 In terms of housing need, the Council's Core Strategy seeks to ensure new developments offer a range of housing sizes to meet housing need. The findings of Ecotec's research, Enfield Strategic Housing Market Assessment (February 2010), demonstrates a shortage of houses of all sizes, particularly houses with three or more bedrooms across owner occupier, social and private rented sectors. The greatest requirement in the owner occupied market housing sector is for family sized housing (i.e. 3+ bedrooms). As the scheme would provide a 5 bedroom dwelling the proposal would be in accordance with policy requirements.
- 6.4 As such, the principle of the development is considered to be acceptable with regard to these policies. However, this position must be qualified in relation to other material considerations including: design, adequate internal floor space and layout, servicing, parking provision and residential and visual amenity.

### Impact on Character and Street Scene

- 6.5 The London Plan (2011) policy 7.6B states that all development proposals should be of the highest architectural quality, which complement the local architectural character and be of an appropriate proportion, composition, scale and orientation. Policy CP30 of the Core Strategy requires new development to be of a high quality design and in keeping with the character of the surrounding area. This is echoed in Policy DMD8 which seeks to ensure that development is high quality, sustainable and has regard for and enhances local character.
- 6.6 Amended drawings were requested as it is acknowledged that the new dwelling would be larger in scale compared to the existing dwelling and the neighbouring dwellings. Amended drawings were not received but given the way in which the dwelling has been designed, the scale and design of existing dwellings along Lancaster Avenue and the planning history along the road; the proposed development is considered acceptable.
- 6.7 The application site is a large plot that is capable of accommodating a larger dwelling. The new dwelling would be set forward of the building line of No.37 but would be set

approximately in line with the main building line of No.41 and set back from No.41's front projection. Although removal of the deepest front projection would reduce the bulk and massing of the new dwelling, it is considered that the approach of increasing the depth of the projections so that the deepest projection is towards No.41 would help to ensure that the dwelling does not appear significantly prominent within the street scene or visually intrusive as there would be a graduation in the depth of the front projections between the neighbouring dwellings. The staggered building lines would also help break up the bulk and massing of the dwelling and it is also important to note that there is no uniform building line along this stretch of Lancaster Avenue.

- 6.8 The dwelling would be set in from the side boundaries by 2 metres at first floor level which would help ensure the spacious character of the area is maintained and a terracing affect does not occur within the street scene.
- 6.9 Although the eaves level and ridge height of the dwelling would be set higher than the neighbouring properties, given the dwelling would be set in from the side boundaries by 2 metres at first floor level; there would be a distance of approximately 3.7 metres between the first floor flank elevation of the new house and the flank elevation of no.39; a distance of approximately 7 metres between the flank elevation of the house and the first floor flank elevation of No.41 and the varied street scene; on balance it is considered that the new dwelling would not appear overly dominant in relation to the neighbouring dwellings or generally within the street.
- 6.10 Although a basement level is proposed, the house has been designed so that the basement level would not be evident from Lancaster Avenue.
- 6.11 The proposed dormers would be set down from the ridge, set in from the sides of the roof and set back from the plane of the front and rear walls in accordance with Policy DMD13. The dormers would not appear dominant or visually intrusive when viewed from the surrounding area. Although there are no dormer windows visible within the immediate vicinity of the dwelling there are a number of original dwellings and replacement dwellings within the surrounding area that have front dormers. The number, size and position of the proposed rooflights would not appear dominant within the roofspaces.
- 6.12 The overall design, the style and positioning of fenestration and the external materials proposed to be used would provide an element of visual interest within the street. The general design of the replacement dwelling would be in keeping with the general pattern and style of development within the area.
- 6.13 In summary it is considered that the new dwelling would be of a design and scale that would not appear out of keeping nor result in any demonstrable harm to the visual amenity within the varied street scene to warrant refusal of the application.

#### Impact on Neighbours

- 6.14 Policies 7.6 of the London Plan and CP30 of the Core Strategy seek to ensure that new developments have appropriate regard to their surroundings, and that they improve the environment in terms of residential amenity. Policy DMD8 states that new developments should preserve amenity in terms of daylight, sunlight, outlook, privacy, overlooking, noise and disturbance.



- 6.15 It is necessary to measure the degree of light intrusion the proposed replacement dwelling might have on the neighbouring dwellings by drawing a 30 degree line from the mid-point of the nearest original first floor window to any adjacent properties. Due to the positioning of the replacement dwelling there would be no intrusion into the 30 degree splay line when taken from either of the neighbouring dwellings.
- 6.16 In terms of No.37 the proposed replacement dwelling would not have any demonstrable harm to this neighbour. The proposed dwelling would be of a greater scale compared to this dwelling however it is considered that the new dwelling has been designed to reduce any significant impact on the residential amenity of this neighbour. It is acknowledged that there are two secondary windows within the flank elevation of No.37 facing the proposed dwelling however there are principal windows within the front and rear of this property that provide substantial light into the dwelling.
- 6.17 The new dwelling would be set higher than no.37 but given the spacing between the two buildings; that the new house would extend beyond the rear elevation of No.37 by only approximately 3 metres; the windows within the flank elevation of No.37 are secondary, only one secondary window is proposed within the flank elevation of the new house at first floor level and the location of an outbuilding to the rear of No.37 along the common boundary with the application site; it is not considered that the new dwelling would appear overly dominant or overbearing to No.37.
- 6.18 In terms of the terrace it would be set in from the common boundary with No.37 by approximately 0.7 metres. Given the buildings that are sited along the common boundary within the curtilage of No.37, the terrace would not result in any significant opportunity for overlooking to occur but it is considered appropriate to condition the retention of a privacy screen along this boundary.
- 6.19 In terms of the impact on No.41, although the first floor element towards no.41 would measure approximately 5 metres in depth given there would be a distance of approximately 7 metres between the flank elevation of the new house and the first floor flank elevation of No.41, it is not considered that the new dwelling would appear overly dominant or overbearing to this neighbour. No.41 is also set at a slightly lower ground level than the application site which would assist in reducing in any significant impact.
- 6.20 In terms of the terrace it would be set in from the common boundary with No.37 by approximately 1 metre and a privacy screen is proposed to reduce the opportunity for overlooking to occur to the rear garden of No.41.
- 6.21 The proposed balcony would not be excessive in depth, would comprise a privacy screen, would be sited centrally within the new house and would be set in from the common boundary with No.41 by approximately 5.3 metres. All of these features would ensure that the proposed balcony would not result in any actual opportunity for overlooking and loss of privacy to No.41.

#### Quality of Accommodation

- 6.22 The Mayor's London Plan and any adopted alterations form part of the development plan for Enfield. In addition to this, Enfield's Local Plan comprises the relevant documents listed in policy context section above.
- 6.23 On 27th March 2015 a written ministerial statement (WMS) was published outlining the government's policy position in relation to the Housing Standards Review. The

statement indicated that as of the 1st of October 2015 existing Local Plans, neighbourhood plan, and supplementary planning document policies relating to water efficiency, access and internal space should be interpreted by reference to the nearest equivalent new national technical standard. Decision takers should only require compliance with the new national technical standards where there is a relevant current Local Plan policy.

- 6.24 DMD5 and DMD8 of the Development Management Document and Policy 3.5 of the London Plan set minimum internal space standards for residential development. In accordance with the provisions of the WMS, the presence of these Policies within the adopted Local Plan is such that the new Technical Housing Standards – Nationally Described Space Standard would apply to all residential developments within the Borough. It is noted that the London Plan is currently subject to Examination, with Proposed Alterations currently being considered which seek to reflect the Nationally Described Space Standards.
- 6.25 Notwithstanding the fact that the existing Development Plan Policies broadly align with the new technical standards and in acknowledgement of London Plan review process, the LPA has sought Counsel Advice in relation to the status of adopted Local Plan Policy. As a starting point, when determining applications for planning permission and related appeals, as decision maker is required:
- a. By section 70(2) of the 1990 Act to have regard, inter alia, to the provisions of the development plan, so far as material to the application, and to any other material planning considerations; and,
  - b. By section 38(6) of the Planning and Compulsory Purchase Act 2004, to decide the matter in accordance with the development plan unless material considerations indicated otherwise.
- 6.26 The weight to be given to material considerations is for the decision maker (i.e. the LPA or the Secretary of State) making the decision in the exercise of its planning judgment.
- 6.27 The changes announced as part of the WMS are a material planning consideration in the determination of applications. However, the change to national policy is only one of a number of material planning considerations that must be taken into account in the determination of any particular application or appeal. As a matter of law, the change to national policy cannot supplant, or override, any other planning considerations, including any provisions of the development plan, that are material to the application.
- 6.28 Section 38(6) of the 2004 Act must be read together with section 70(2) of the 1990 Act. The effect of those two provisions is that the determination of an application for planning permission, or a planning appeal, is to be made in accordance with the development plan, unless material considerations indicate otherwise.
- 6.29 It is for the decision-maker to assess the relative weight to be given to all material considerations, including the policies of the development plan material to the application or appeal (see *City of Edinburgh Council v Secretary of State for Scotland* (1997)). Accordingly, when determining such applications the Council must have regard to and apply the provisions of the Local Plan including DMD5, DMD8 and 3.5

which requires that all new residential development attain a minimum internal floor area across all schemes and remain a material consideration.

- 6.30 Table 3.3 of The London Plan (2011) specifies minimum Gross Internal Areas (GIA) for residential units. Paragraph 3.36 of the London Plan specifies that these are minimum sizes and should be exceeded where possible. As the London Plan has been adopted, the GIA's have considerable weight. In addition, paragraph 59 of the National Planning Policy Framework (2012) (NPPF) states that local planning authorities should consider using design codes where they could help deliver high quality outcomes. Policy 3.5C of The London Plan also specifies that Boroughs should ensure that, amongst other things, new dwellings have adequately sized rooms and convenient and efficient room layouts.
- 6.31 In view of paragraph 59 of the NPPF and Policy 3.5C of The London Plan, and when considering what is an appropriate standard of accommodation and quality of design, the Council has due regard to the Mayor of London's Housing Supplementary Planning Guidance (SPG) (November 2012). As an SPG, this document does not set new policy. It contains guidance supplementary to The London Plan (2011) policies. While it does not have the same formal Development Plan status as these policies, it has been formally adopted by the Mayor as supplementary guidance under his powers under the Greater London Authority Act 1999 (as amended). Adoption followed a period of public consultation, and it is therefore a material consideration in drawing up Development Plan documents and in taking planning decisions.
- 6.32 The dwelling would accommodate 5 bedrooms serving 10 people. In terms of the London Plan for a 4 bed 6 person three storey house the GIA should be 113 square metres. For dwellings designed for more than 6 people, at least 10 square metres gross internal area should be added to the minimum standard for 6 person accommodation for each additional person. The National Space Standards states that for a 5 bed 8 person dwelling the GIA should be 134sqm. The house would have a Gross Internal Area (GIA) of approximately 621 square metres and therefore meet and significantly exceed specified standards, each creating a functional usable space compliant with Policy 3.5 of the London Plan and the National Space Standards.

#### Lifetime Homes

- 6.33 As stated previously in this report the WMS new national technical standards are material in the assessment of the subject application. Building Regulations optional standard M4(2) is the equivalent of Lifetime Homes Standard and given the status of the Development Plan and in particular Policies 7.2, DMD5, DMD8 and CP4 the LPA would hold that this optional standard is applicable to all residential development within the Borough.
- 6.34 The London Plan and Enfield Local Plan require all future development to meet the highest standards of accessibility and inclusion. A Lifetime Home will meet the requirements of a wide range of households, including families with push chairs as well as some wheelchair users. The additional functionality and accessibility it provides is also helpful to everyone in ordinary daily life, for example when carrying large and bulky items. Lifetime Homes are not, however, a substitute for purpose-designed wheelchair standard housing.
- 6.35 Due to the size of the development it is considered that the development would be able to fully meet the Lifetime Homes Standard or the optional national technical standard M4(2). A condition would be attached to any permission.

### Parking, Access and Servicing

- 6.36 Policy DMD45 requires parking to be incorporated into schemes having regard to the parking standards of the London Plan; the scale and nature of the development; the public transport accessibility (PTAL) of the site; existing parking pressures in the locality; and accessibility to local amenities and the needs of the future occupants of the developments. The proposed level of parking is considered acceptable and in line with policy requirements.
- 6.37 Policy DMD47 of the DMD states that new development will only be permitted if the access road junction which serves the development is appropriately sited and is of an appropriate scale and configuration and there is no adverse impact on highway safety and the free flow of traffic.
- 6.38 T&T have been consulted and have raised no objection to the new vehicular access. The proposed increase in hardstanding within the front curtilage is acceptable as it would provide adequate parking spaces for the replacement dwelling, and would not be of a scale that would be out of keeping with the area.
- 6.39 Details of the refuse/ recycling storage and cycle storage would need to be conditioned.

### Trees and Landscaping

- 6.40 Policy DMD80 states that all development including subsidiary or enabling works that involve the loss of or harm to trees covered by TPO's or trees of significant amenity or biodiversity value will be refused.
- 6.41 The trees on the site are not protected by virtue of a TPO or being located within a Conservation Area. The trees on the site are not of particular amenity value but it is noted that they are proposed to be retained. It is considered appropriate to attach a condition to any planning permission to ensure that the trees are protected during construction and are retained so that they continue to assist with screening the replacement dwelling.
- 6.42 Areas of soft landscaping would be retained within the front garden. A condition would be attached to any permission requiring soft and hard landscaping details to be submitted and approved by the LPA to enhance the setting of the new house.

### Sustainability

- 6.43 Policy DMD49 states that all new development must achieve the highest sustainable design and construction standards having regard to technical feasibility and economic viability. An energy statement in accordance with Policies DMD49 and DMD51 is required to demonstrate how the development has engaged with the energy hierarchy to maximise energy efficiency.
- 6.44 A Code for Sustainable Homes Pre Assessment Report was submitted with the application.

- 6.45 In the interests of addressing climate change and to secure sustainable development in accordance with the strategic objectives of the Council and relative planning policies set out in the DMD, several conditions would be attached to any grant of planning permission.

#### Amenity space

- 6.46 Policy DMD9 seeks to provide good quality private amenity space that meets or exceeds minimum space standards. Policy DMD9 states that a four bedroom dwelling house for 6 persons is required to provide a minimum private amenity space of 50 square metres. The replacement dwelling would accommodate 5 bedrooms and the existing rear garden measures approximately 585 square metres. It is therefore considered that there would be sufficient garden space to accommodate future occupants of the new dwelling.

#### CIL

- 6.47 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 sqm. The Council is progressing its own CIL but this is not expected to be introduced until 2015.
- 6.48 The proposal would be required to make a CIL contribution because the net additional floorspace would exceed 100 sqm. The floor space of the existing house is 179.5 sqm. The proposed floorspace is 621 sqm. The net additional floorspace is therefore 441.5sqm. In light of this the proposal is required to make a CIL contribution of £10,136.68.

## **7.0 Recommendation**

That PLANNING PERMISSION BE GRANTED subject to the following conditions:

1. (C51 Time Limit) - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans, as set out in the attached schedule which forms part of this notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The development shall not commence until details of the external finishing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure a satisfactory external appearance.

4. The development shall not commence until details of the surfacing materials to be used within the development including footpaths, access roads and parking areas and road markings have been submitted to and approved in writing by the Local Planning Authority. The surfacing shall be carried out in accordance with the approved detail before the development is occupied or use commences.

Reason: To ensure that the development does not prejudice highway safety and a satisfactory appearance.

5. The site shall be enclosed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The means of enclosure shall be erected in accordance with the approved detail before the development is occupied.

Reason: To ensure satisfactory appearance and safeguard the privacy, amenity and safety of adjoining occupiers and the public and in the interests of highway safety.

6. The parking area(s) forming part of the development shall only be used for the parking of private motor vehicles and shall not be used for any other purpose.

Reason: To ensure that the development complies with the Enfield Local Plan Policies and to prevent the introduction of activity which would be detrimental to amenity.

7. Development shall not commence until details of surface drainage works have been submitted and approved in writing by the Local Planning Authority. The drainage system shall be installed/operational prior to the first occupation and the approved management and maintenance plan put in place to ensure its continued function over the lifetime of the development.

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

Reason: To ensure the sustainable management of water, minimise flood risk and to minimise discharge of surface water outside of the curtilage of the property in accordance with Policy CP28 of the Core Strategy, Policies 5.12 & 5.13 of the London Plan and the NPPF.

8. The development shall not commence until details of refuse storage facilities including facilities for the recycling of waste to be provided within the development, in accordance with the London Borough of Enfield – Waste and Recycling Planning Storage Guidance ENV 08/162, have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied or use commences.

Reason: In the interests of amenity and the recycling of waste materials in support of the Boroughs waste reduction targets.

9. The first floor level glazing within the flank elevations of the development shall be in obscured glass with an equivalent obscuration as level 3 on the Pilkington Obscuration Range and fixed to a height of 1.7 metres above the floor level of the

room to which they relate. The glazing shall not be altered without the approval in writing of the Local Planning Authority.

Reason: To safeguard the privacy of the occupiers of adjoining and neighbouring properties.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any amending Order, no external windows or doors other than those indicated on the approved drawings shall be installed in the development hereby approved without the approval in writing of the Local Planning Authority.

Reason: To safeguard the privacy of the occupiers of adjoining properties.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any amending Order, no balustrades or other means of enclosure shall be erected on the roof of the extension(s). No roof of any part of the extension(s) shall be used for any recreational purpose and access shall only be for the purposes of the maintenance of the property or means of emergency escape.

Reason: To safeguard the privacy of the occupiers of adjoining properties.

12. Development shall not commence until details confirming compliance with all of the Lifetime Homes standards have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason: To ensure that the development allows for the future adaptability of the home to meet with the needs of future residents over their lifetime in accordance with Policy CP4 of the Core Strategy, Policy DMD8 of the DMD and Policy 3.5 of the London Plan 2011.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any amending Order, no buildings or extensions to buildings shall be erected without the prior approval in writing of the Local Planning Authority.

Reason: To safeguard visual and residential amenity.

14. The development shall not commence until details of facilities and methodology for cleaning the wheels of construction vehicles leaving the site have been submitted to and approved in writing by the Local Planning Authority. The approved facilities and methodology shall be provided prior to the commencement of site works and shall be used and maintained during the construction period.

Reason: To prevent the transfer of site material onto the public highway in the interests of safety and amenity.

15. No works or development shall take place until full details of both hard and soft landscape proposals have been submitted to and approved by the Local Planning Authority. Soft landscape details shall include:

- Planting plans
- Written specifications (including cultivation and other operations associated with plant and grass establishment)
- Schedules of plants and trees, to include native and wildlife friendly species and large canopy trees in appropriate locations (noting species, planting sizes and proposed numbers / densities)
- Implementation timetables

All landscaping in accordance with the approved scheme shall be completed/ planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall set out a plan for the continued management and maintenance of the site and any planting which dies, becomes severely damaged or diseased within five years of completion of the development shall be replaced with new planting in accordance with the approved details or an approved alternative and to the satisfaction of the Local Planning Authority.

Reason: To minimise the impact of the development on the ecological value of the area, to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity and to preserve the character and appearance of the area in accordance with Policies CP30 and CP36 of the Core Strategy, Policy DMD81 of the DMD, the Biodiversity Action Plan and Policies 7.19 & 7.21 of the London Plan 2011.

16. The development shall not commence until plans detailing the existing and proposed ground levels including the levels of any proposed buildings, roads and/or hard surfaced areas have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure that levels have regard to the level of surrounding development, gradients and surface water drainage.

17. Development shall not commence until details of the internal consumption of potable water have been submitted to and approved in writing by the Local Planning Authority. Submitted details will demonstrate reduced water consumption through the use of water efficient fittings, appliances and recycling systems to show consumption equal to or less than 105 litres per person per day as specified in the pre-assessment submitted with the scheme.

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

Reason: To promote water conservation and efficiency measures in all new developments and where possible in the retrofitting of existing stock in accordance with Policy CP21 of the Core Strategy, Policy 5.15 of the London Plan.

18. The development shall not commence until details of the construction of any access roads and junctions and any other highway alterations associated with the development have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in accordance with the approved details before development is occupied or the use commences.



Reason: To ensure that the development complies with Unitary Development Plan Policies and does not prejudice conditions of safety or traffic flow on adjoining highways.

19. No development or works shall take place until a construction management plan is submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. The plan shall include the following matters:

- Signage for the construction traffic, pedestrians and other users of the site,
- Controls on the arrival and departure times for the construction vehicles;
- Earthworks;
- Hoardings to the site, including future development plots on adjacent land,
- Noise limits;
- Hours of working,
- Vibration,
- Control of emissions,
- Waste management and disposal and material re use,
- Prevention of mud / debris being deposited on public highway;
- Materials storage; and hazardous material storage and removal

Reason: To ensure that the implementation of the development does not lead to damage to the existing highway and to minimise disruption to neighbouring properties and the environment.

20. No works or development shall take place until a scheme for the protection of the retained trees (BS 5837:2012, a Tree Protection Plan and Arboricultural Method Statement) has been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To screen, preserve and enhance the development and ensure adequate landscape treatment in the interest of amenity and to ensure that the retained trees, shrubs and hedgerows on the site or in adjacent sites are not adversely affected by any aspect of the development in accordance with Policies CP30, CP31, CP33, CP34 and CP36 and Policies DMD 80 and DMD 81.

21. The existing trees on the site shall be retained. The development shall be constructed in accordance with the approved plans.

Reason: To screen, preserve and enhance the development and ensure adequate landscaping in the interest of amenity in accordance with Policies CP30, CP31, CP33, CP34 and CP36 and Policies DMD 80 and DMD 81.

### **Informative**

1. The applicant should be aware that all works to the highway (the construction of the vehicular access) will need to be undertaken by the Council's Highway Services team

who should be contacted on (020 8379 2211) as soon as possible so the required works can be programmed. The actual width of the crossover allowed may be limited by the existing street lighting column.

NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT PLANNING REGULATIONS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT ELECTRICAL REGULATIONS.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT MECHANICAL REGULATIONS.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT PLUMBING REGULATIONS.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT GAS REGULATIONS.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT FIRE REGULATIONS.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT HEALTH AND SAFETY REGULATIONS.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT ENVIRONMENTAL REGULATIONS.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT ACoustic REGULATIONS.
11. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT VIBRATION REGULATIONS.
12. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT LIGHTING REGULATIONS.
13. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT FURNITURE REGULATIONS.
14. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT DECORATIVE REGULATIONS.
15. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT LANDSCAPE REGULATIONS.
16. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT PAVING REGULATIONS.
17. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT FENCING REGULATIONS.
18. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT GARDENING REGULATIONS.
19. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT MAINTENANCE REGULATIONS.
20. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT REPAIR REGULATIONS.

ABBREVIATION LIST

NO.	ABBREVIATION	DESCRIPTION
1	AC	AIR CONDITIONING
2	AD	ADDITIONAL
3	AL	ALUMINUM
4	AS	ASBESTOS
5	AV	AUDIO VISUAL
6	AW	AWNING
7	BA	BATHROOM
8	BB	BED ROOM
9	BC	BREAKFAST ROOM
10	BD	BED ROOM
11	BE	BED ROOM
12	BF	BED ROOM
13	BH	BED ROOM
14	BI	BED ROOM
15	BJ	BED ROOM
16	BK	BED ROOM
17	BL	BED ROOM
18	BM	BED ROOM
19	BN	BED ROOM
20	BO	BED ROOM
21	BP	BED ROOM
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23	BR	BED ROOM
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33	CB	CLOSET
34	CC	CLOSET
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37	CF	CLOSET
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41	CJ	CLOSET
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52	CU	CLOSET
53	CV	CLOSET
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55	CX	CLOSET
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70	DM	DRAWING
71	DN	DRAWING
72	DO	DRAWING
73	DP	DRAWING
74	DQ	DRAWING
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76	DS	DRAWING
77	DT	DRAWING
78	DU	DRAWING
79	DV	DRAWING
80	DW	DRAWING
81	DX	DRAWING
82	DY	DRAWING
83	DZ	DRAWING
84	EA	ELECTRICAL
85	EB	ELECTRICAL
86	EC	ELECTRICAL
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94	EK	ELECTRICAL
95	EL	ELECTRICAL
96	EM	ELECTRICAL
97	EN	ELECTRICAL
98	EO	ELECTRICAL
99	EP	ELECTRICAL
100	EQ	ELECTRICAL

SECTION COORDINATES

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DATE: 06/15/15  
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 CHECKED BY: JAC  
 APPROVED BY: JAC  
 PROJECT: 39 LANCASTER AVENUE, HADLEY WOOD, ENVOER

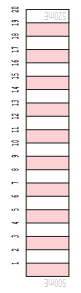
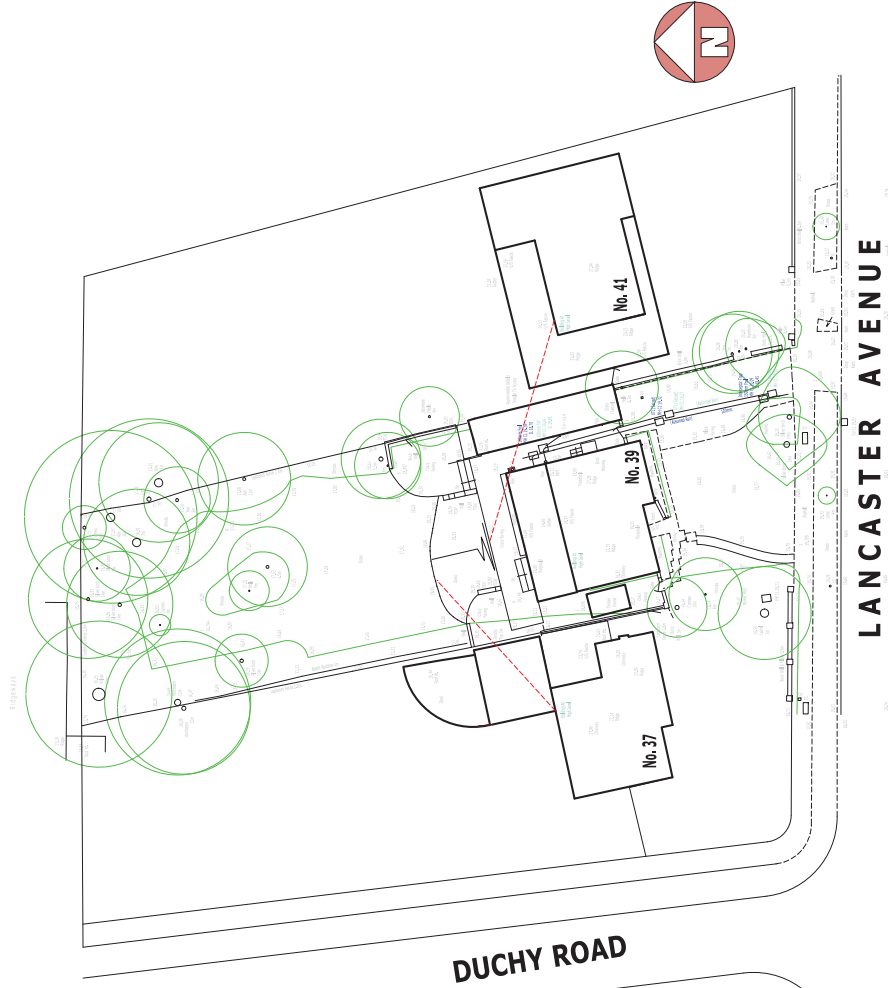
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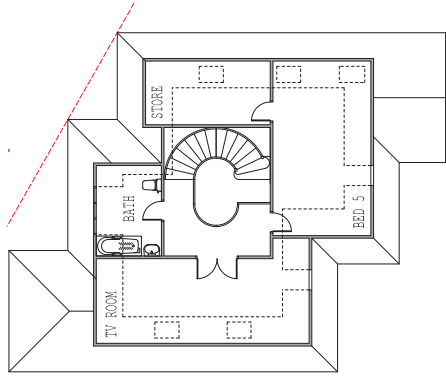
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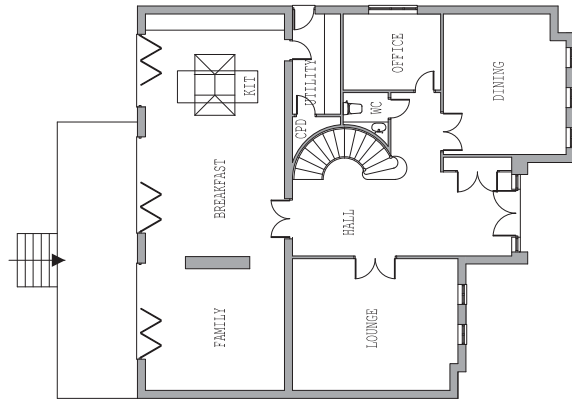
Alan Cox associates  
 Architectural & Planning Consultants  
 TEL: 020 - 8440 - 7777  
 FAX: 020 - 8364 - 9556

Drawn: 436615/1

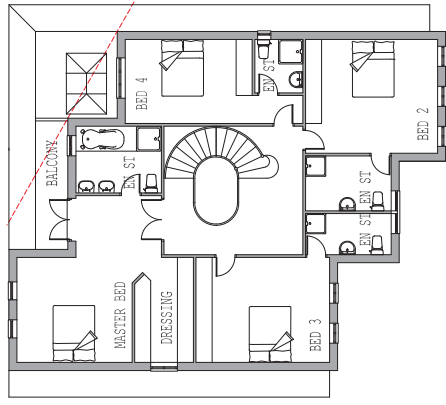




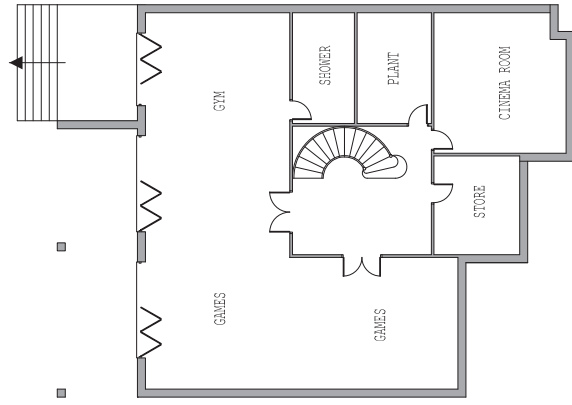
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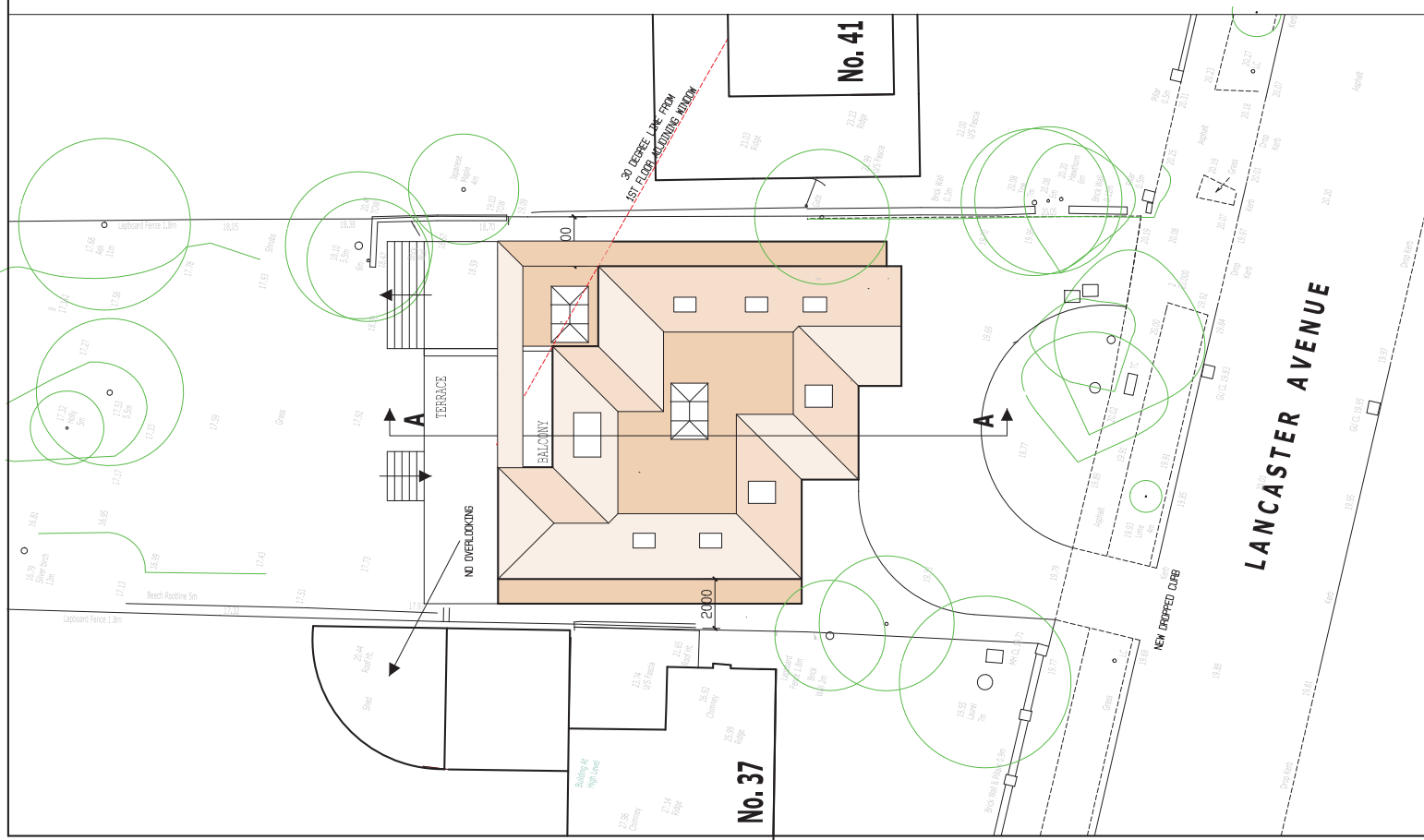
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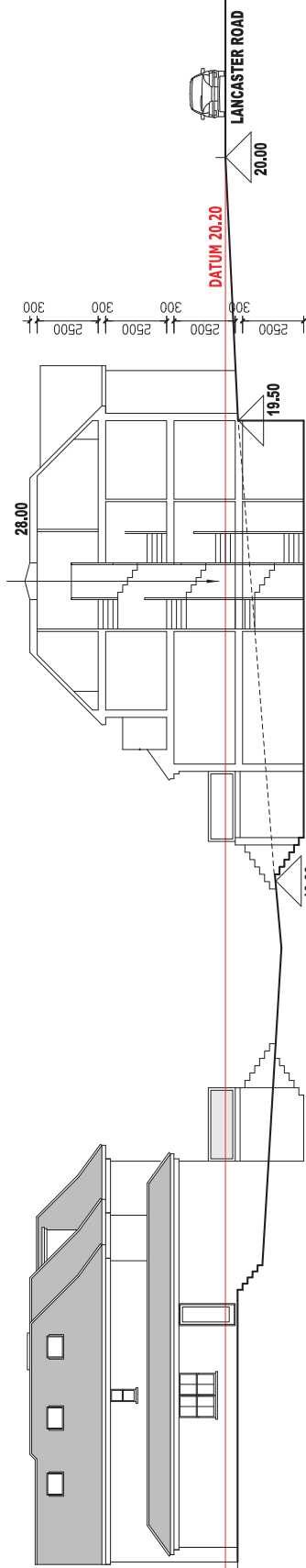
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**BASEMENT 196M2**

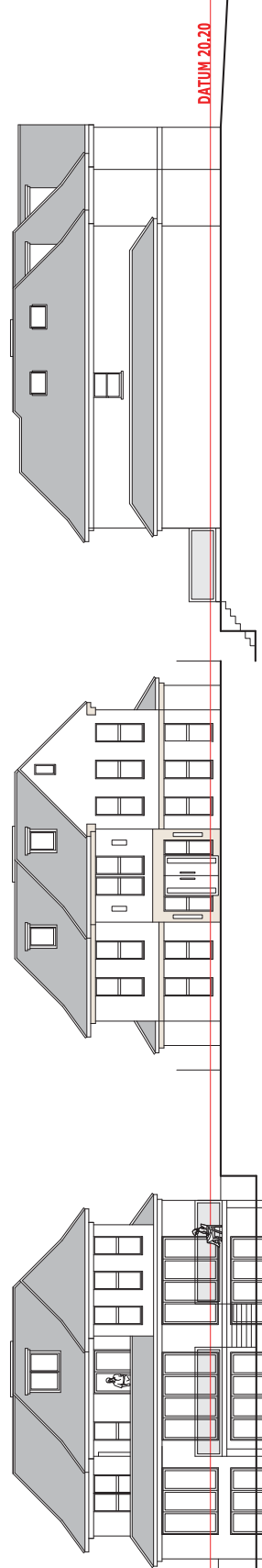


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Job Title <b>ERECTION OF NEW DETACHED          HOUSE</b>			
Proposed Site <b>AND FLOOR PLANS</b>			
Scale	1:100	Drawn By	06/15 AJC
<b>Alan Cox associates</b> Architectural & Planning Consultants TEL: 020 - 8440 - 7777 FAX: 020 - 8364 - 9556			
Drawn	436615/1		



SECTION AA

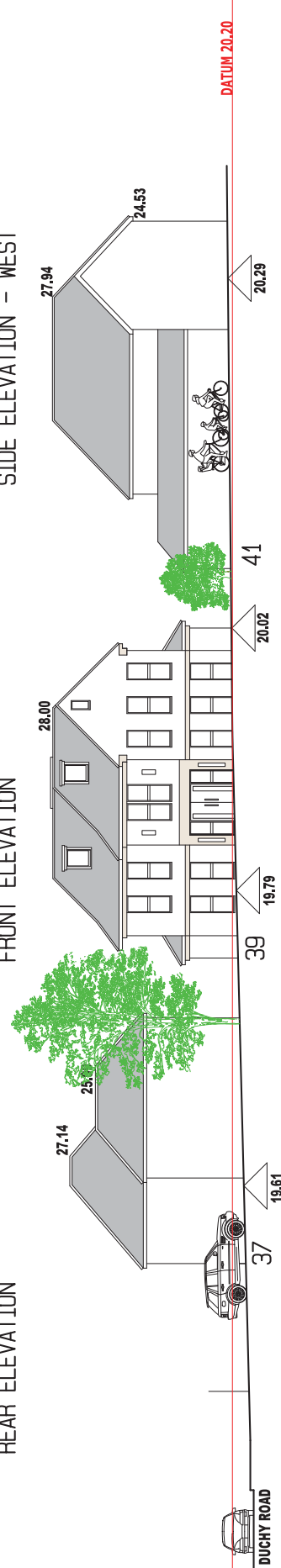
SIDE ELEVATION - EAST



REAR ELEVATION

FRONT ELEVATION

SIDE ELEVATION - WEST



STREETSCENE

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 HADLEY WOOD  
 EN40ER**

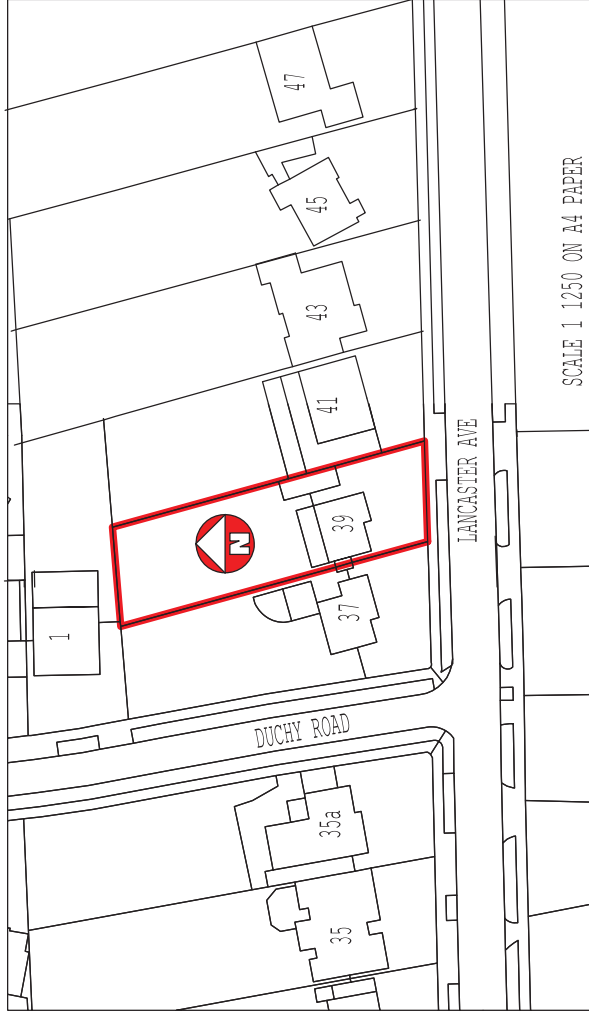
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 HOUSE**

Drawn Title  
**SECTION AND ELEVATIONS**

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**Alan Cox**  
 Associates  
 ARCHITECTS & BUILDING CONSULTANTS  
 TEL: 020 - 8440 - 7777  
 FAX: 020 - 8364 - 9556

Drawn  
**436615/3**



DRAWING NO 436615/4

LOCATION PLAN 1.1250 ON A4 PAPER

39 LANCASTER AVE

HADLEY WOOD

EN4 0ER

No.	Date	By	Comments

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**HADLEY WOOD**  
**EN40ER**

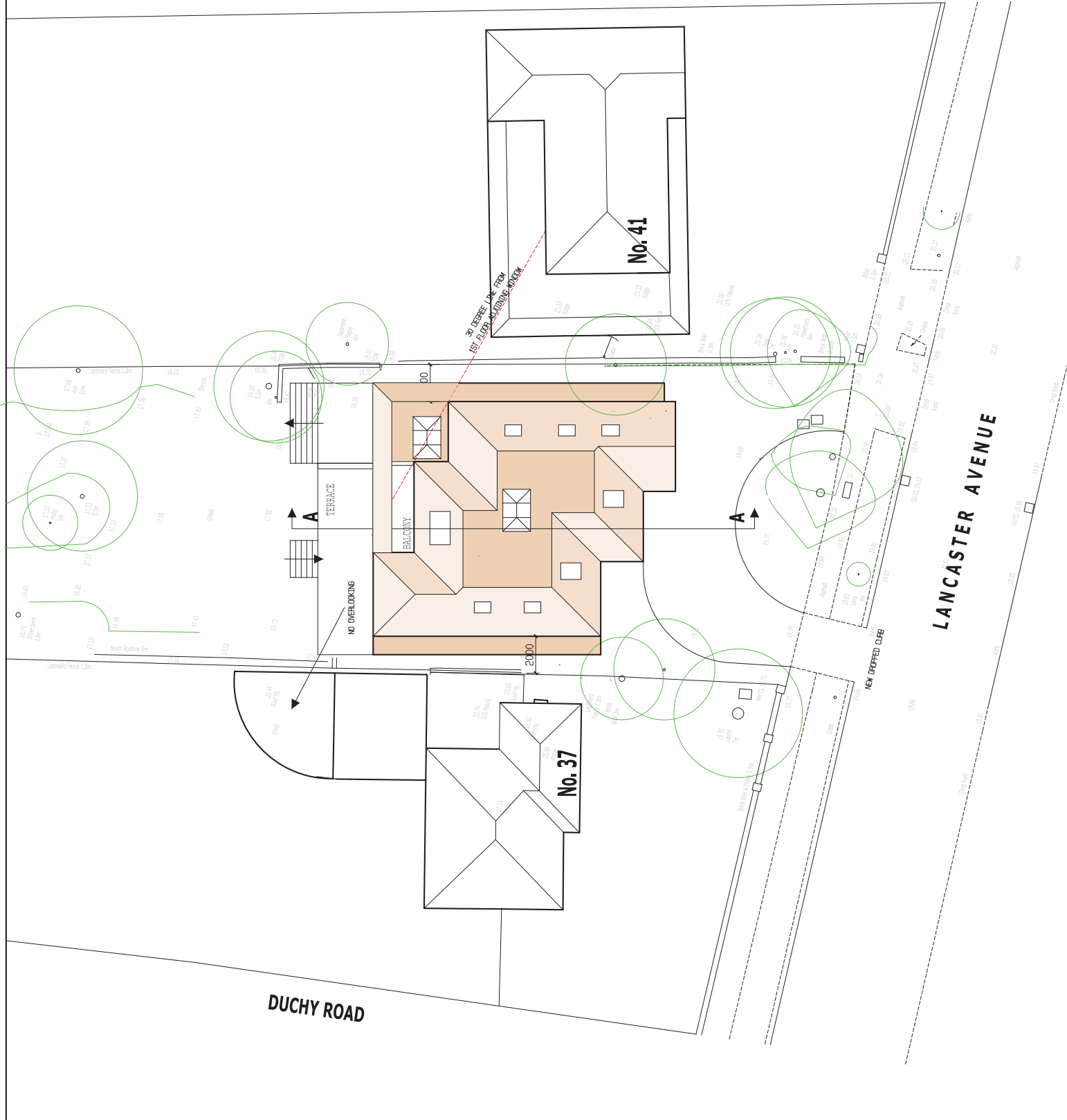
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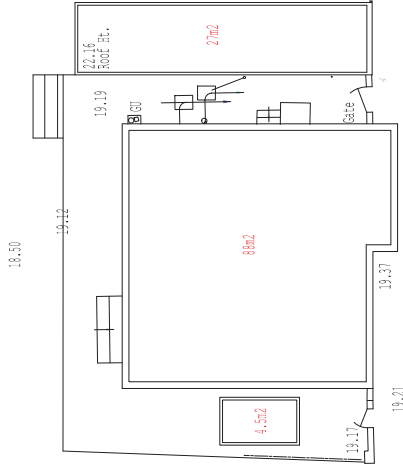
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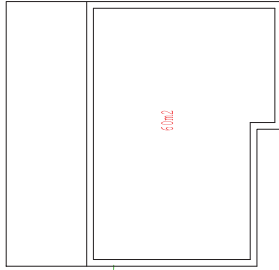
**Alan Cox**  
**associates**  
 Architectural & Planning Consultants  
 TEL: 020 - 8440 - 7777  
 FAX: 020 - 8364 - 9556

**Block** 436615/4    **File**

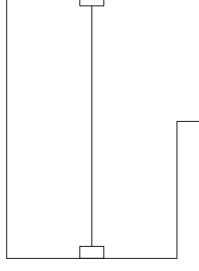




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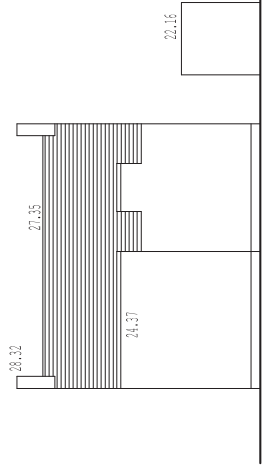


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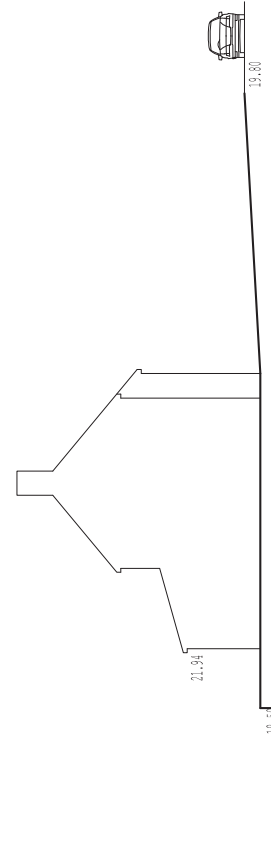


ROOF PLAN

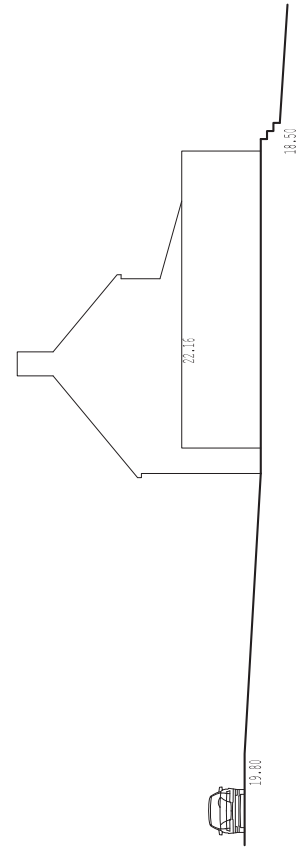
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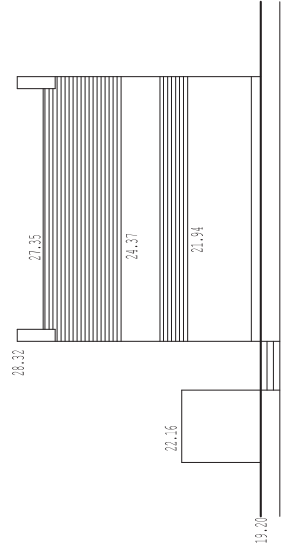
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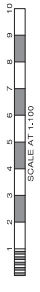
SIDE ELEVATION - WEST




SIDE ELEVATION - EAST



REAR ELEVATION - SOUTH



No.   Date   By   Comments	
Revisions	
Site Address <b>39 LANCASTER AVENUE                  HADLEY WOOD                  ENWOER</b>	
JOB TITLE <b>ERECTOR OF NEW DETACHED HOUSE</b>	
Drawing Title <b>EXISTING PLANS AND ELEVATIONS</b>	
Scale <b>1:100</b>	Date <b>08/15</b>
Drawn by <b>AJC</b>	
 <b>Alan Cox associates</b> Architectural & Planning Consultants TEL: 020 - 8440 - 7777 FAX: 020 - 8364 - 9556	
Drawing No. <b>438615/5</b>	Rev. <b></b>