

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 23rd February 2016

Report of
Assistant Director, Planning,
Highways & Transportation

Contact Officer:
Andy Higham
Sharon Davidson
Matthew Thode

Ward:
Southgate Green

Ref: 15/05782/FUL

Category: Full Application

LOCATION: 125 Bourne Hill, London, N13 4BE,

PROPOSAL: Single storey rear extension.

Applicant Name & Address:

Mrs Theodora Panteli
125 Bourne Hill
Winchmore Hill
N13 4BE

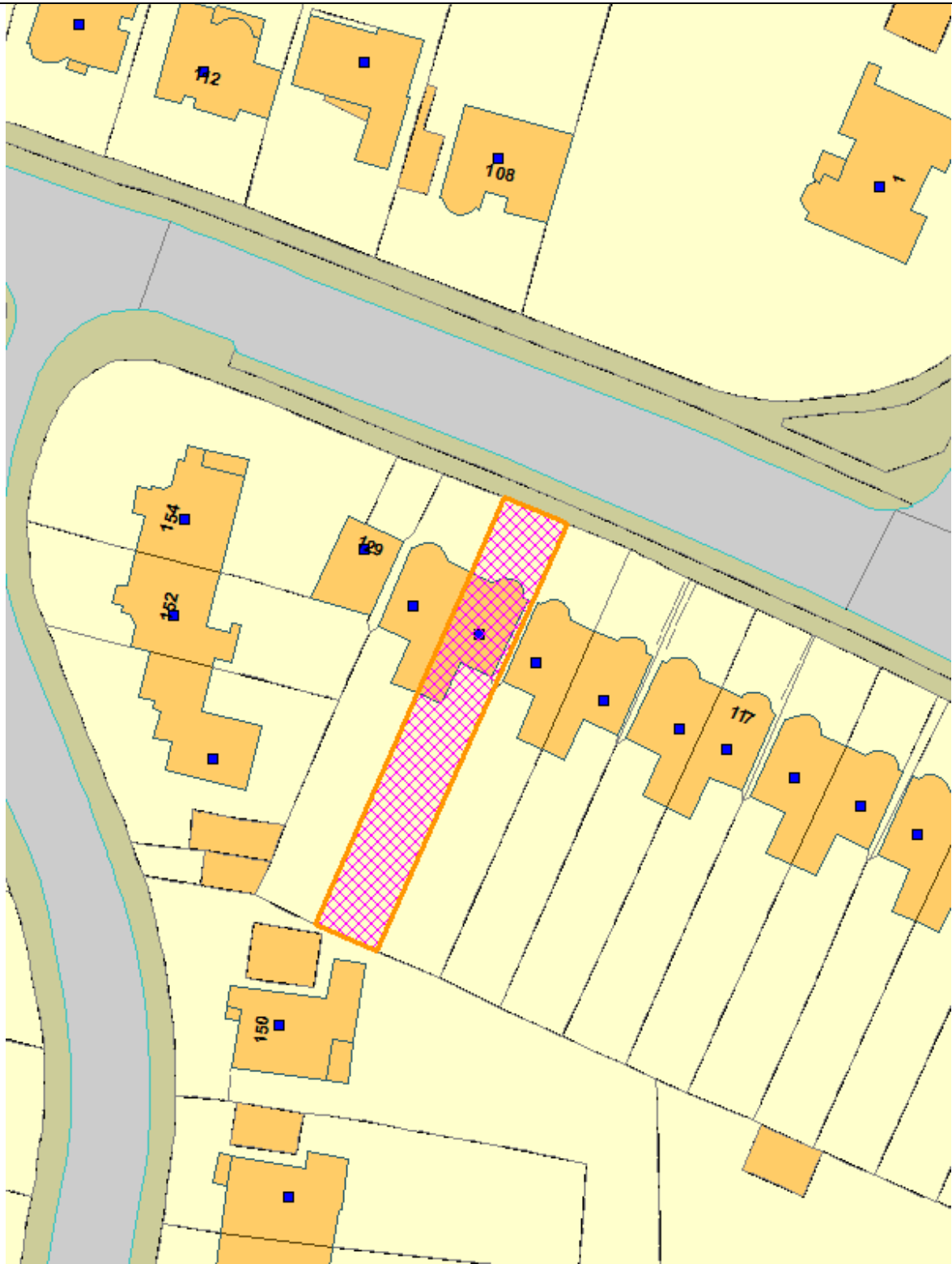
Agent Name & Address:

Mr Amir Faizollahi
6 Bournwell Close
Hadley Wood
EN4 0JX
United Kingdom

RECOMMENDATION:

It is therefore recommended that the application is **APPROVED** subject to the conditions.

Ref: 15/05782/FUL LOCATION: 125 Bourne Hill, London, N13 4BE,



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Scale 1:1250

North



A planning application of this nature would normally be determined under delegated authority. However, the agent occasionally works for the Building Control team within Development Management and in accordance with the scheme of delegation; the application is reported to Planning committee for consideration.

1. Site and Surroundings

- 1.1 The site is located on the south side of Bourne Hill. It has a regular shape and is approximately 348m² in area. It contains a two-storey semi-detached property that has been converted into two flats. It is noted the flat above at 125A is currently seeking a rear dormer with two front roof lights (Council Ref: 15/0783/FUL).
- 1.2 The surrounding area is characterised by semi-detached properties some of which have rear dormers.
- 1.3 Neighbouring properties No. 123 and 121 Bourne Hill contain rear roof dormers with minimal insets from the roof ridges.
- 1.4 The site is not located within a conservation area and does not contain a listed building.

2. Proposal

- 2.1 The application seeks planning permission to demolish an existing rear conservatory attached to an original rear outrigger. The existing conservatory is constructed of glass walls and measures approximately 4.2 metres in depth from the original rear wall. The new rear extension being sought will measure 4.9 metres in depth and contain a single flank window. The extension will be 2.5 metres in width and measure 3.3 metres in height to the top of the parapet.
- 2.2 In addition, another rear extension measuring 3 metres in depth is proposed to the rear of the original rear outrigger which will measure 3 metres in depth and be 3.6 metres in width with a height of 3.3 to the top of the parapet.
- 2.3 The extensions will be constructed out of matching materials, with a flat roof form, with Velux skylights proposed on the roof.

3. Planning History

- 3.1 TP/03/1777: Rear conservatory – 11/17/2003 – Granted.
- 3.2 TP/04/2013: Rear conservatory (Revised Scheme) – 21.22.2004 – Granted.
- 3.3 SOUTHGATE_5110: Two flats – 10.03.1965 – Granted.
- 3.4 15/02401/HOU:

In regard to the application ref:15/02401/HOU, it is noted that this was an earlier iteration of the current proposal and was refused. In particular, it was an L

shaped rear extension which wrapped around the existing rear outrigger. It was refused on the following grounds:

1. *The proposed extension would result in an excessive form of development by reason of its size and siting, harmful to the integrity of the host building, and out of keeping with the established character and form of development in the surrounding area. As such the proposals are contrary to Policy 11 of the Development Management Document and the objectives of Policies 3.14, 7.4 and 7.6 of the London Plan, Policy 30 of the Core Policy, Policy 37 of the Development Management Plan and the National Planning Policy Framework.*
2. *The single storey rear extension by reason of its excessive depth and proximity to the shared boundary would constitute an obtrusive and overly dominant form of development, resulting in an unacceptable loss of outlook, heightened sense of enclosure and adversely impact daylight access to number 123 Bourne Hill. The proposal would be contrary to Policies 3.14, 7.4 and 7.6 of the London Plan, Policy 30 of the Core Strategy, Policy 11 of the Development Management Document and the National Planning Policy Framework.*

The current proposal has split the rear extension(s) into two elements which has reduced the length of the extension along the boundary of 123 Bourne Hill.

4. Consultations

4.1 Statutory and non-statutory consultees

4.1.1 None

4.2 Public response

The neighbours were notified of the application by mail (seven letters).

5. Relevant Policies

5.1 London Plan

Policy 3.14	Existing housing
Policy 7.4	Local character
Policy 7.6	Architecture

5.2 Core Strategy

Policy 4	Housing quality
Policy 30	Maintaining and improving the quality of the built and open environment

5.3 Development Management Document

DMD 6	Residential character
DMD 13	Roof extensions
DMD 37	Achieving high quality and design-led development
DMD 38	Design process

5.4 Other Relevant Policy Considerations

National Planning Policy Framework
National Planning Policy Guidance

6. **Analysis**

Principle

- 6.1 The adopted policies encourage the maintenance and enhancement of existing housing stock. However, proposals must also be assessed in relation to material considerations such as impact on the character of the surrounding area and impact on the neighbours' amenity.
- 6.2 In particular, DMD 11 is of relevance to this application. The provisions of DMD 11 seek to mitigate the form and scale of single storey rear extensions to protect the character of a dwelling as well as the amenity of neighbouring properties. To this end, extensions should not intrude within a 45 degree line of visibility measured from the centre ground floor windows adjacent to the application site or maintain common building alignment, thereby ensuring a reasonable level of daylight access and outlook.

Impact on the neighbours' amenity

- 6.3 The proposed rear extension is considered to be sufficiently separated from adjoining property of No.150 Fox Lane with approximately 27 metres of separation distance. At the distance noted, the proposed rear extension will have a subservient residential scale and will appear incongruous in relation to the existing established bulk of the residential building on-site, which will be further screened by existing boundary fencing. As such, the impact of the proposed extensions on this property will be acceptable at this distance.
- 6.4 In relation to the property located at 127 Bourne Hill. The portion of extension to replace the existing conservatory will be screened by the existing rear outrigger and will not be visible from this property. In relation to the proposed 3 metre deep and 3.3 metre high extension located off the rear wall of the existing outrigger will be compliant with DMD 11. In particular, DMD 11 provides for rear extensions up to a depth of 3 metres and for a height of up to 3.5 metres which this extension would comply with. Furthermore, the extension will be in common alignment with the rear extensions located at 127 Bourne Hill. There are no windows proposed on this boundary common boundary which will have outlook onto this property. As such, impact would be minimal and are considered acceptable.
- 6.5 In relation to the adjoining property of 123 Bourne Hill to the east, the rear extension will be sufficiently set back from this property. In regards to the existing conservatory which measures 4.2 metres in depth from the rear existing wall will

- be demolished, with a new 4.9 metre rear extension being proposed. The proposed extension will be a height of 3.3 metres which is compliant with DMD 11 in this regard, which affords up to 3.5 metres in height. Furthermore, it is noted that the extension will be a reduction in height with the existing conservatory having a pitched roof measuring 3.55 metres in height.
- 6.6 The proposed extension will be off-set from the common boundary by 0.920 metres, however the additional depth of 0.7 metres beyond that of the existing rear conservatory will not comply with a 45 degree line taken from the nearest adjoining ground floor window of 123 Bourne Hill which appears to be utilised for habitable use. The proposed extension will however secure a common alignment with the existing rear outrigger and in addition, will still be of a lesser depth than that of the existing rear extensions at the property of 123 Bourne Hill which measures approximately 10 metres in depth.
- 6.7 In this instance, when having regard to the existing conservatory, reduction in height of the extension, similar siting of the rear extension being sought and the depth of surrounding rear extensions, it is not considered the rear extension will result in any further significant amenity impacts in this instance.
- 6.8 In relation to the proposed roof skylights, it is considered these are appropriate and given their orientation, will not impact on any neighbouring properties amenity.
- 6.9 Overall the proposed extension is of an appropriate scale which maintains the amenity of both the original building and adjoining neighbouring properties, as such it is considered the proposal is consistent with DMD 11.

Impact on the character of the surrounding area

- 6.10 DMD 6 and DMD 37 state that development will only be permitted if it is of a scale and form appropriate to the existing pattern of development having regard to the character typology. The proposed extensions would be located to the rear at ground floor level and would not be visible from the highway; therefore it would have no impact on the character and appearance surrounding area. It will not be an incongruous addition to the rear of the property and has been designed in character of rear extensions in the immediate and surrounding environment with materials to match the existing.
- 6.11 As such officers consider the proposal acceptable in terms of design and appearance.

Community Infrastructure Levy

As of April 2010, new legislation in the form of Community Infrastructure Levy (CIL) Regulations 2010 (as amended) came into force which 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 spring / summer 2014.

The proposed alterations and additions are not CIL liable.

7. Conclusion

7.1 The proposed development would not detract from the character and appearance of the subject property and surrounding area as viewed from the rear of the property and would not have an adverse impact on the neighbours' amenities in accordance with Policies 3.14, 7.4 and 7.6 of the London Plan, Policy 4 and 30 of the Core Strategy and Policies 6, 13, 37 and 38 of the Development Management.

7.2

8. Recommendation

8.1 It is therefore recommended that the application is approved subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

Reason: To comply with the provisions of S.51 of the Planning & 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 external finishing materials shall match those used in the construction of the existing building and/or areas of hard surfacing.

Reason: To ensure a satisfactory appearance.

4. 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.

5. 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.

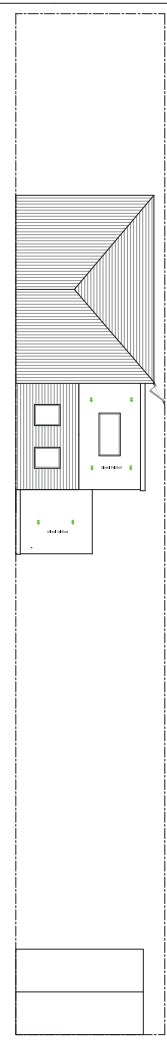
Reason: To safeguard the privacy of the occupiers of adjoining properties.

NOTES:
 THE CONTRACTOR ARE TO CHECK ALL DIMENSIONS, DRAIN BINS AND GENERAL CONDITIONS ON SITE BEFORE COMMENCING WORK. ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS, CODE OF PRACTICE AND LOCAL AUTHORITY REQUIREMENTS. DO NOT REMOVE THE BUILDING OR ORDER MATERIALS BY SCALING THE BUILDINGS.

The building owner must notify the Party Wall Act 1996. The building owner must notify and obtain formal agreement from adjoining owner/s. The party wall procedure must be followed. For more information visit the Party Wall Act 1996 information booklet from www.odpm.gov.uk/partywalls 1996

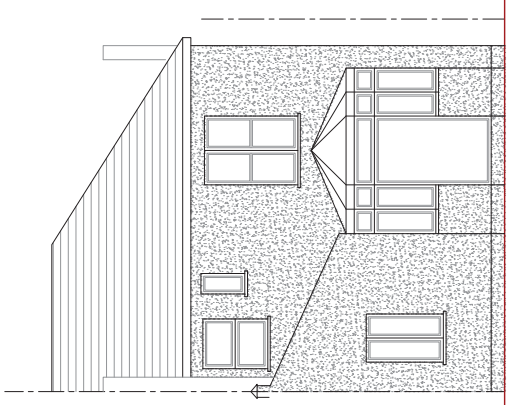


LOCATION PLAN 1:1250

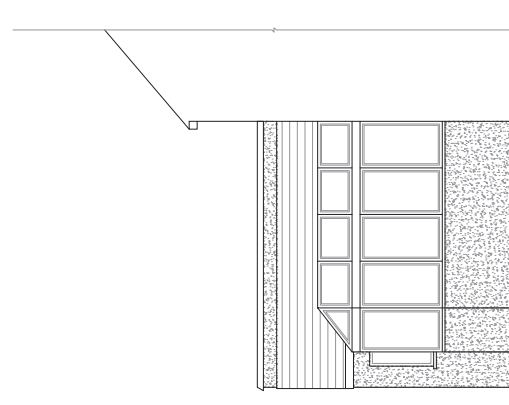


BLOCK PLAN
1:500

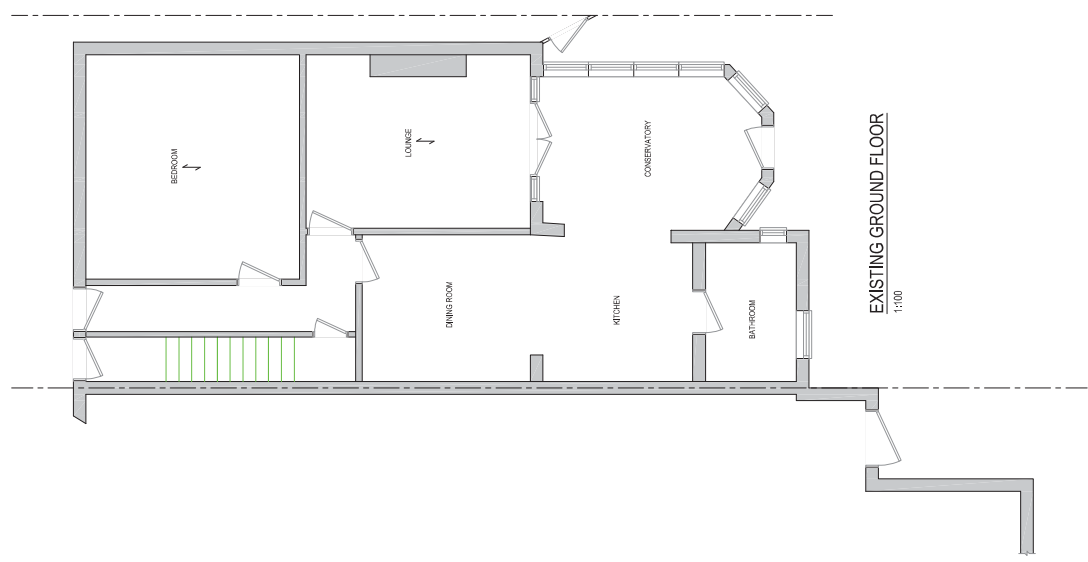
DWG 001 Existing/Proposed
 1:100 @ A3 10/05/2015
 125 Bourne Hill NT13 4BE



EXISTING BACK ELEVATION
1:100



EXISTING SIDE ELEVATION
1:100

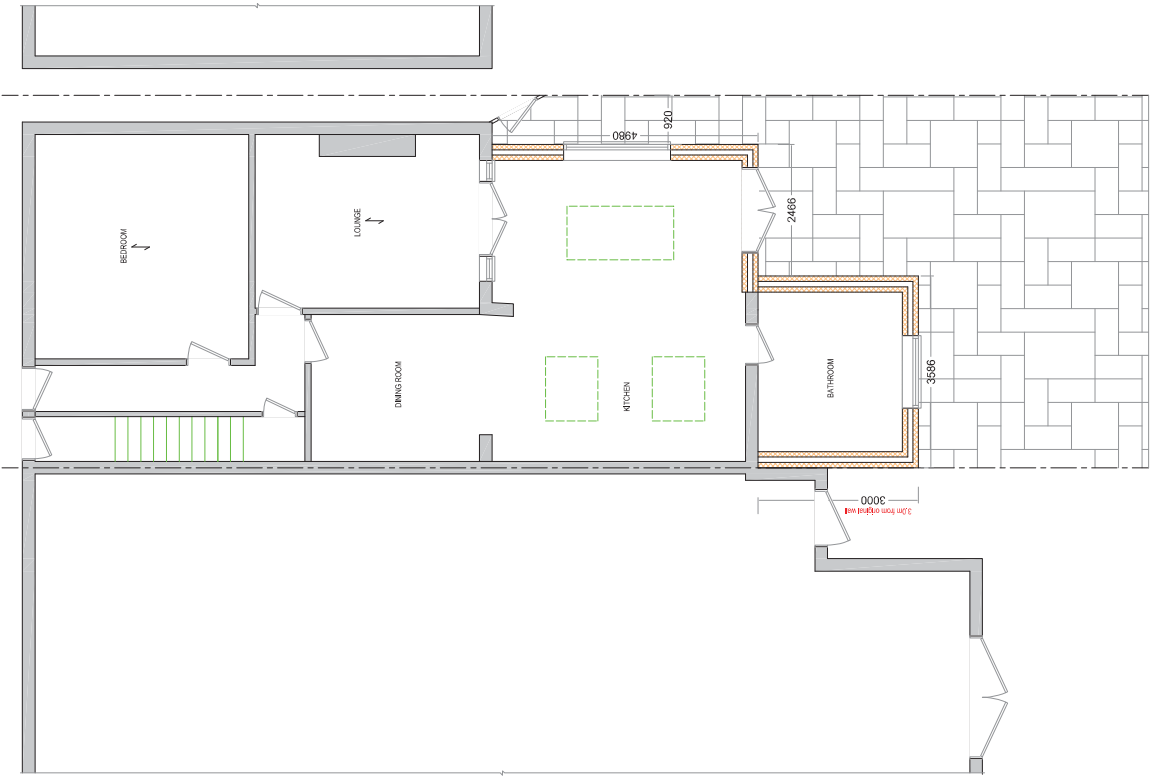


EXISTING GROUND FLOOR
1:100

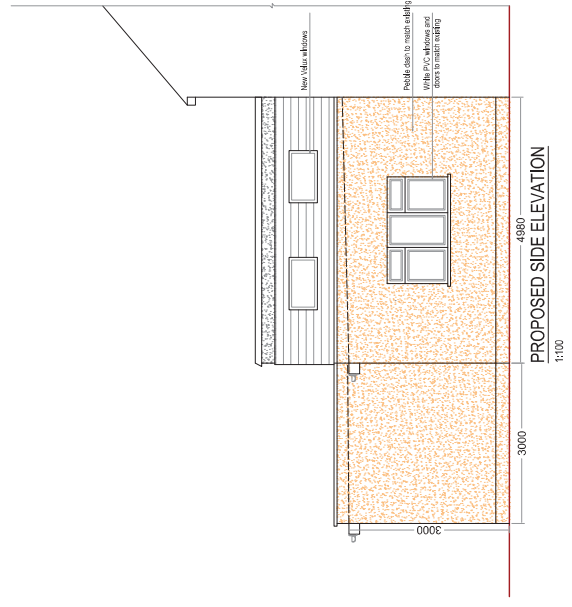
This drawing and design is copyright and must not be reproduced in part or in whole without prior written consent. Contractors must verify all dimensions on site. Any discrepancies in the drawing must be reported to the Agent.

NOTES:
 THE CONTRACTORS ARE TO CHECK ALL DIMENSIONS, DRAIN RUNS AND GENERAL CONDITIONS ON SITE BEFORE COMMENCING WORK. THE DRAWINGS ARE TO BE CONSIDERED AS A GUIDE ONLY. CURRENT BUILDING REGULATIONS, BRITISH STANDARDS, CODE OF PRACTICE AND LOCAL AUTHORITY REQUIREMENTS, DO NOT SET OUT THE BUILDING OR OTHER MATERIALS BY SCALING THE DRAWINGS.

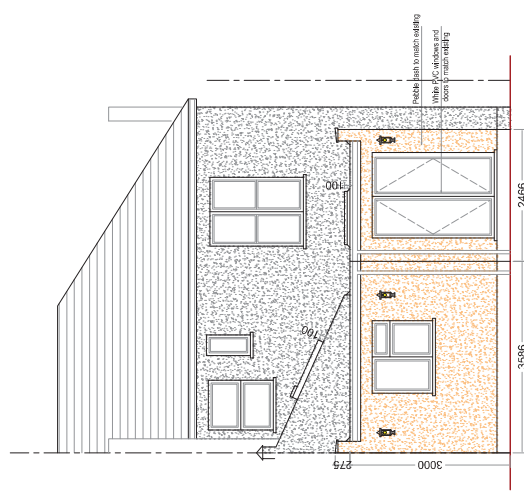
The proposed works may fall within the Party Wall Act 1996, from adding a new wall. The party wall procedure must be followed before work commences on site. Please refer to the Party Wall Act 1996 for further information. www.partywall.com or Tel: 0870 122 6236



PROPOSED GROUND FLOOR
1:100



PROPOSED SIDE ELEVATION
1:100



PROPOSED BACK ELEVATION
1:100



PROPOSED ROOF
1:100