

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 23rd February 2016

Report of
Assistant Director, Planning,
Highways & Transportation

Contact Officer:
Andy Higham
Sharon Davidson
Mr Nathaniel Young

Ward:
Southgate Green

Ref: 15/05783/FUL

Category: Full Application

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

PROPOSAL: Rear dormer.

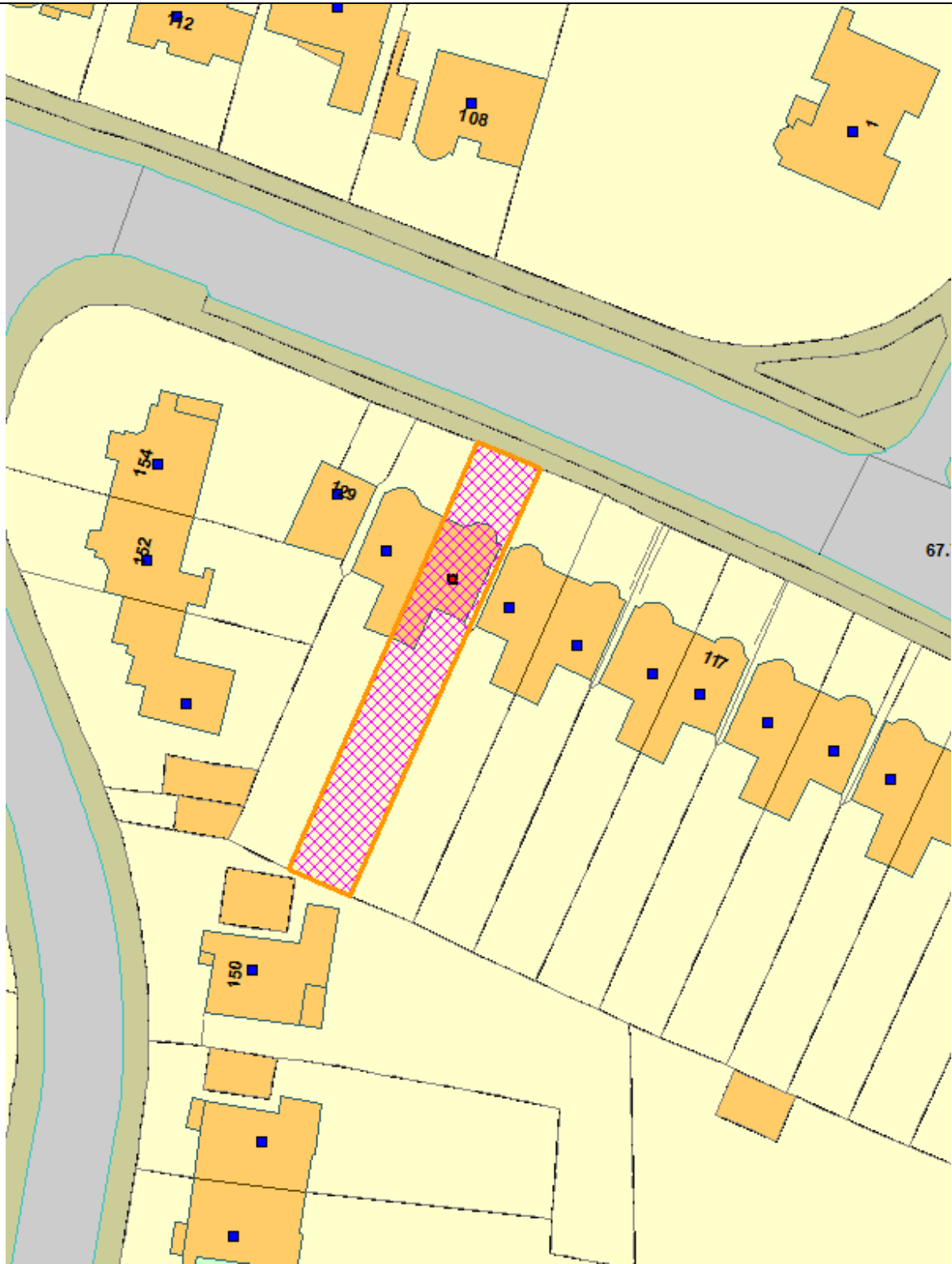
Applicant Name & Address:
Mrs Theodora Panteli
125 Bourne Hill
Winchmore Hill
N13 4BE

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 conditions.

Ref: 15/05783/FUL LOCATION: 125A 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 applicant 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.
- 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 for a rear roof dormer and two front rooflights.
- 2.2 The roof dormer would be inset 0.5m from the roof edge, 0.5m from the eaves and 1.04m from the roof ridge.
- 2.3 The two new rooflights would be Velux style and located on the front elevation of the roof.

3. Planning History

Site

- 3.1 TP/03/1777: Rear conservatory – 11/17/2003 – Granted.
- 3.2 TP/00/1572: Vehicular access to classified road – 22.11.2000 – Granted.
- 3.3 SOUTHGATE_5110: Two flats – 10.03.1965 – Granted.

4. Consultations

4.1 Statutory and non-statutory consultees

- 4.2 None.

4. Public response

- 4.3 The neighbours were notified of the application by mail (five letters).
- 4.4 No objections were received.

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, the proposed development must be assessed in relation to its impact on the character of the surrounding area and the neighbours' amenity.

Impact on the character of the surrounding area

- 6.2 DMD 13 requires that roof extensions be of an appropriate size and location within the roof plane and, in the case of roof dormers, inset from the eaves, ridge and edges of the roof (insets should normally be between 500-750mm).

- 6.3 The proposed rear dormer would be appropriately inset from the roof edge (0.5m), eaves (0.5m) and ridge (1.04m). It would not create any additional harm to the character of the surrounding area than what has already been established by neighbouring properties (No. 121 and 123 Bourne Hill). The proposed dormer's size would not be excessive and would sit comfortably within the rear roof plane. It is therefore considered that the rear dormer would not have an undue impact on the character and appearance of the property and the surrounding area.

Impact on the neighbours' amenity

- 6.4 The rear dormer would not have an unacceptable impact on the neighbours' amenity in terms of light or outlook due to the location within the roof slope. The proposal would have a minimal impact on privacy as the proposed windows would be at second floor level, however as the first floor windows below currently allow views over the rear gardens of the adjoining properties and these properties already have rear dormers within the roof slope it is considered that the proposal

would simply result in mutual overlooking. As such officers consider the proposal acceptable in terms of neighbouring amenity impact.

Community Infrastructure Levy

6.8 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.

6.9 Is the development CIL liable? No.

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.

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.

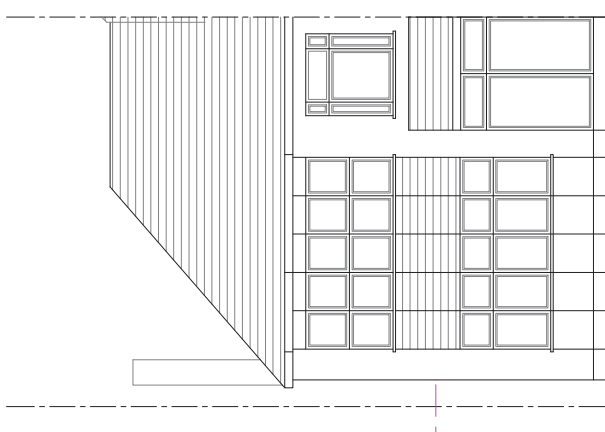
3 The external finishing materials shall match those used in the construction of the existing building and/or areas of hard surfacing.

Reason: To ensure a satisfactory appearance.

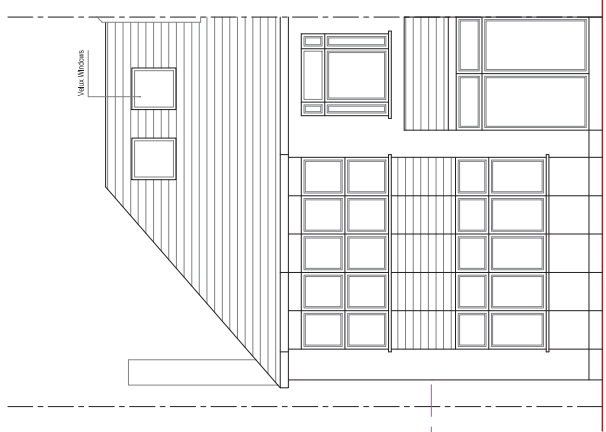
4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any amending Order, no external windows or doors other than those indicated on the approved drawings shall be installed in the development hereby approved without the approval in writing of the Local Planning Authority.

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

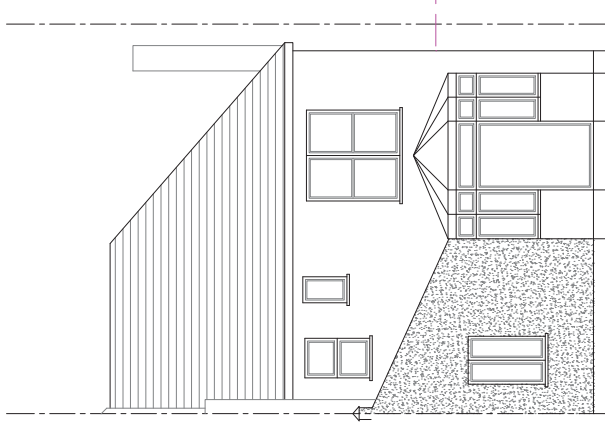
NOTES:
 THE CONTRACTORS ARE TO CHECK ALL DIMENSIONS, DRAIN RUNS AND GENERAL CONDITIONS ON SITE BEFORE COMMENCING WORK. ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS, CODE OF PRACTICE AND LOCAL AUTHORITY REQUIREMENTS.
 THE BUILDING OR ORDER DETAILS BY SCALING THE DRAWINGS.
 The proposed works may fall within the Party Wall Act 1996. The building owner must notify and obtain formal agreement from the adjoining owner before any work commences. Please refer to information booklet from www.odim.gov.uk/partywall/1996 or 01 (887) 122 4239



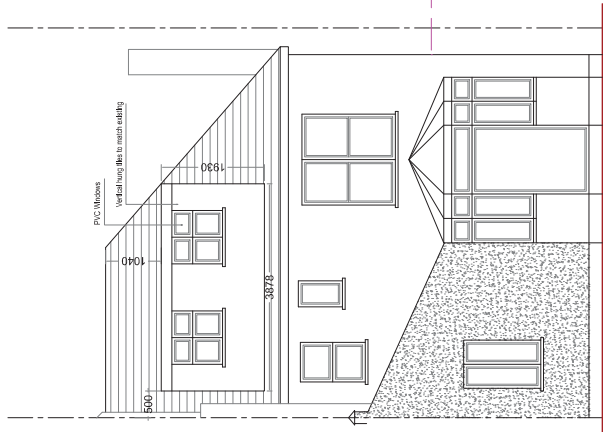
EXISTING FRONT ELEVATION
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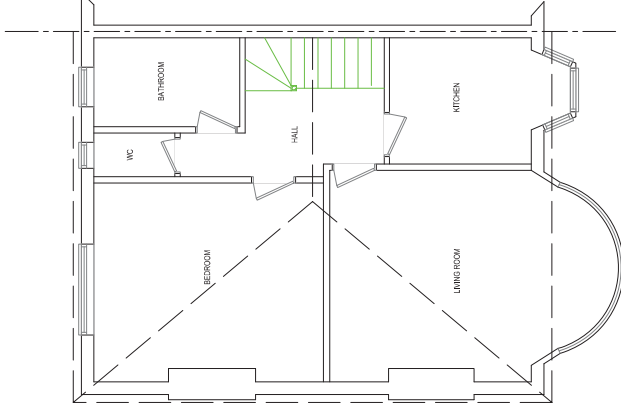
PROPOSED FRONT ELEVATION
 1:100



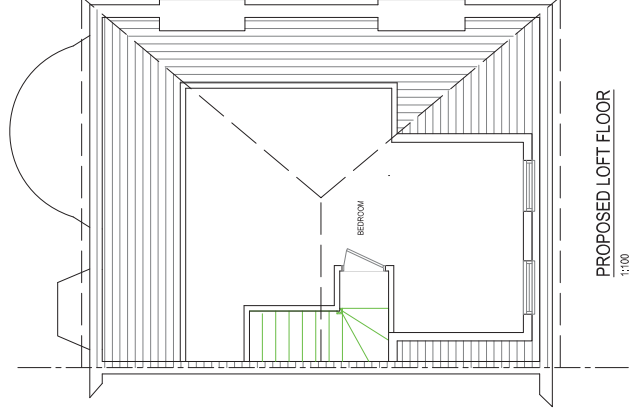
EXISTING BACK ELEVATION
 1:100



EXISTING BACK ELEVATION
 1:100



EXISTING FIRST FLOOR
 1:100

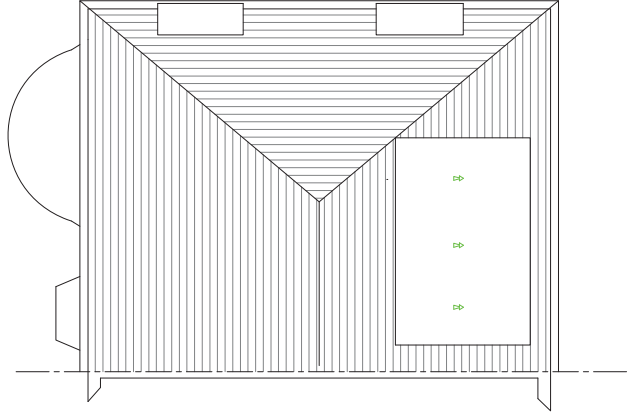


PROPOSED LOFT FLOOR
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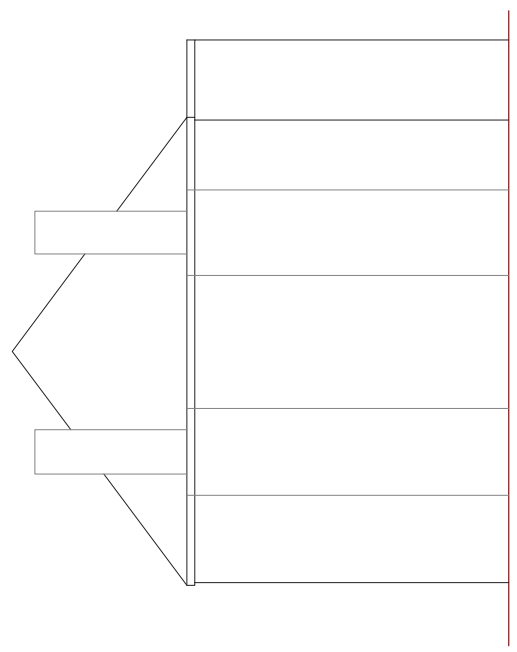
NOTES:
 THE CONTRACTORS ARE TO CHECK ALL DIMENSIONS, DRAIN RUNS AND GENERAL CONDITIONS ON SITE BEFORE COMMENCING WORK. ALL WORK IS TO BE IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS, BRITISH STANDARDS, CODE OF PRACTICE AND LOCAL AUTHORITY REQUIREMENTS. DO NOT SET OUT THE BUILDING OR ORDER MATERIALS BY SCALING THE DRAWINGS.

The proposed works may fall within the Party Wall Act 1996. If so, the contractor must comply with the Act and obtain written agreement from adjoining owner/s. The party wall procedure must be followed and work commences on site. Please refer to the following website for further information: www.partywall.com or Tel 08270 122 822/8.

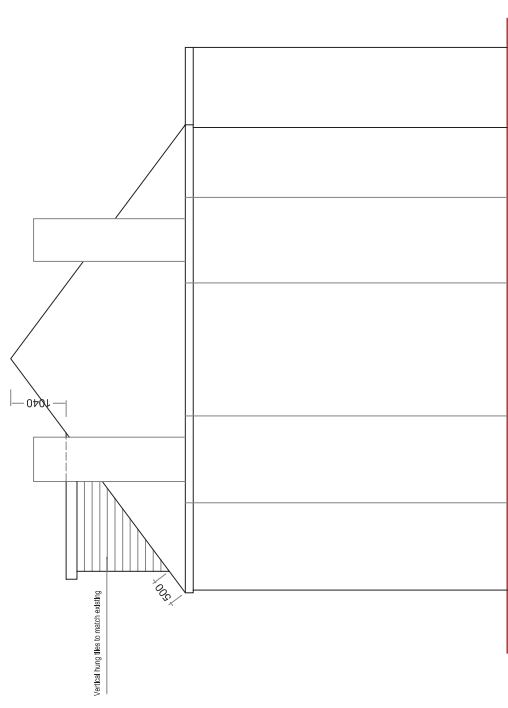
This drawing and design is copyright and must not be reproduced in part or in whole without prior written consent. Contractors must verify all dimensions on site. Any discrepancies in the drawing must be reported to the Agent.



PROPOSED ROOF PLAN
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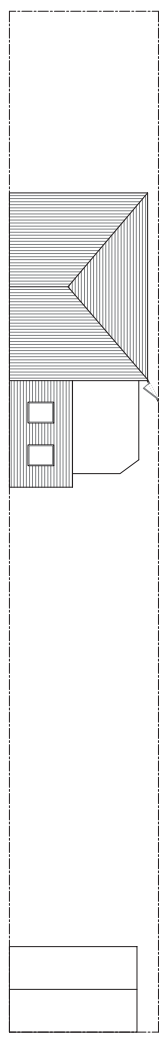
EXISTING SIDE ELEVATION
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PROPOSED SIDE ELEVATION
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LOCATION PLAN 1:1250



BLOCK PLAN 1:250

DWG 002	Existing/Proposed
1:100 @ A3	10/05/2015
125 Bourne Hill N13 4BE	