

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

**Date :** 23rd February 2016

Report of  
Assistant Director, Planning &  
Environmental Protection

Contact Officer:  
Andy Higham Tel: 020 8379 3848  
Kevin Tohill Tel: 020 8379 3841  
Jennie Rebaïro Tel: 020 8322

Ward: Haselbury

**Application Number :** 16/00009/HOU

**LOCATION:** 17 Orpington Gardens, London, N18 1LW

**PROPOSAL:** Installation of a pitched roof on an existing outbuilding (PART RETROSPECTIVE)

**Applicant Name & Address:**

Mr Chris Neophitou  
17 Orpington Gardens  
N18 1LW

**Agent Name & Address:**

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

**RECOMMENDATION:** That planning permission be **GRANTED** subject to conditions.

Ref: 16/00009/HOU LOCATION: 17 Orpington Gardens, London, N18 1LW,



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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.*

## **1.0 Site and Surroundings**

- 1.1 The application site comprises a two storey end of terrace dwelling located on Orpington Road. The property has been extended to the rear and within the roof space.
- 1.2 The surrounding area is made up of similar style properties with reasonable sized rear gardens. A number of outbuildings can be seen within the vicinity the majority of which are low level.

## **2.0 Proposal**

- 2.1 The application seeks planning permission for a new pitched roof over existing outbuilding. The application is a resubmission of previous refusal for the following reason:

The pitched roof over the existing outbuilding by virtue of its height appears dominant and overbearing when viewed from the surrounding area, having an adverse impact on the amenity value enjoyed by the residents of the surrounding properties out of keeping with the pattern of development, and detrimental to the amenity and character of the surrounding area, contrary to Local Plan Policy CP30 and Development Management Document Policies DMD12 and DMD37.

- 2.2 The new pitched roof has been reduced in height to a total of 3 metres sloping down to 2.377 metres. This roof would replace the existing pitched roof the subject of Enforcement Investigation and refused planning application Ref: 15/03884/HOU.
- 2.3 The existing outbuilding measures 6.8 metres in width and 6.2 metres in length.

## **3.0 Relevant Planning History**

- 3.1 TP/09/1026 – part single, part 2-storey side & rear extension – granted – 14/09/2009
- 3.2 LDC/09/0284 – gable end & rear dormer – granted – 14/09/2009
- 3.3 15/03884/HOU - Alterations to existing outbuilding involving installation of pitched roof over existing flat roof (retrospective) – Refused – 17/11/2015
- 3.4 ENF/15/0345 – outbuilding – investigation pending

## **4.0 Consultation**

### **4.1 Public**

Letters were sent to 5 adjoining and nearby residents on 29<sup>th</sup> January 2016. No comments were received.

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

4.2.1 None

## **5.0 Relevant Planning Policies**

### **5.1 London Plan (2011/ REMA 2013)**

Policy 7.4 - Local Character

### **5.2 Core Strategy (adopted November 2010)**

CP30 - Maintaining and improving the quality of the built and open environment

### **5.3 Development Management Development (adopted November 2014)**

DMD8 – Residential Development

DMD12 - Outbuildings

DMD37 - Achieving High Quality and Design-Led Development

### **5.4 Other Policy**

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

## **6.0 Analysis**

### **6.1 Impact on character and appearance of surrounding area**

6.2 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. Policy DMD8 of the Development Management Document seeks to ensure that development is high quality, sustainable, has regard for and enhances local character and can meet the existing and future needs of residents.

6.3 Policy DMD12 requires that outbuildings will only be permitted if all of the following criteria are met:

- a. The building must be ancillary to the use as a residential dwelling;
- b. The design should have regard to topography;
- c. It should not normally project forward of the front building line;
- d. Maintaining adequate distance from the dwelling and be of an appropriate height and bulk so as not to adversely impact on the character of the local area and amenities of neighbouring properties;
- e. The size, scale and siting of the development must not have an unacceptable impact on the adjoining properties in line with relevant criteria in DMD 8 'General Standards for New Residential Development'

6.4 Given the reasonable sized rear gardens of the properties in Orpington Gardens it is not considered that the building would adversely impact on the residential amenities of the adjoining properties in terms in loss of light or privacy given the intervening distances.

6.5 Overall the general design and appearance of the proposed outbuilding is considered acceptable in this location, it is not considered that the height of 3 metres to the top of the pitch would adversely impact on the amenities of the surrounding residents. The outbuilding is constructed from breeze block with a render finish and its appearance is considered satisfactory.

## **7.0 Conclusion**

7.1 The proposed development would not result in any demonstrable harm to the character and appearance of the surrounding area or the amenities of the adjoining properties to warrant refusal of the application. The development is considered acceptable with relevant planning policies of the London Plan and the Enfield Local Plan.

## **8.0 Recommendation**

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

1 The proposed pitched roof as shown on drawing number 001 shall replace the existing roof over the outbuilding within 3 months of the date of this permission.

Reason: In the interest of the character and appearance of the surrounding area.

2 The external finishing materials shall match those used in the construction of the existing building.

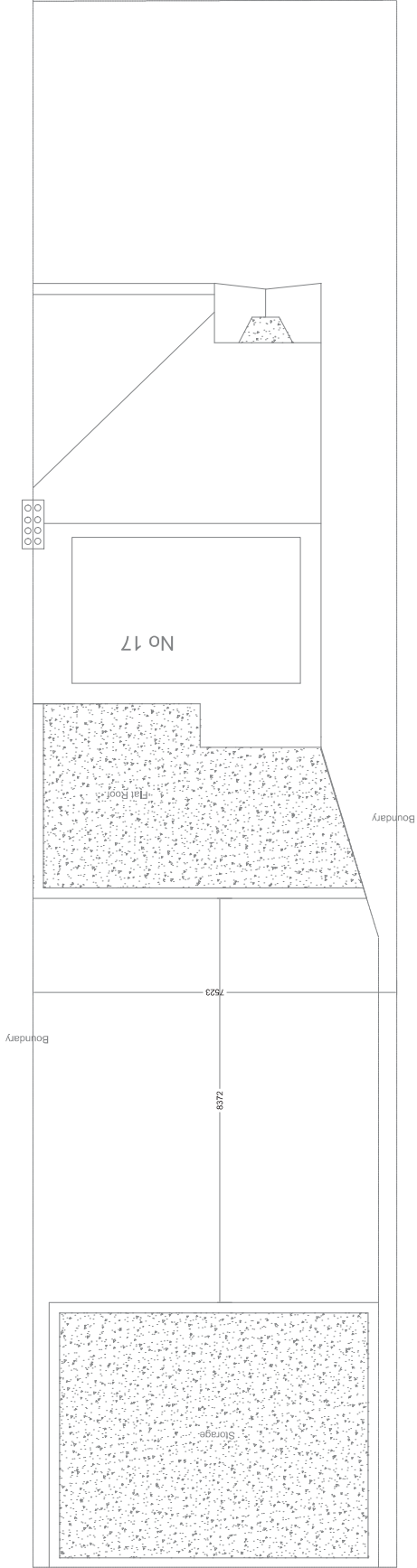
Reason: To ensure a satisfactory appearance.

3 The outbuilding shall be used for purposes solely incidental to the enjoyment of the dwelling and shall not be used for any permanent habitable living accommodation.

Reason: In order to protect the residential amenities of surrounding residents.

**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.

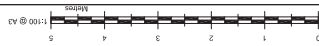
The proposed works may fall within the Party Wall Act 1996. The building owner must notify and obtain formal agreement from the adjoining owner in writing and the works must be adopted before work commences on site. Please refer to information booklet from www.cedpm.gov.uk/partywalls/1996 or 018870 1224233



EXISTING BLOCK PLAN



LOCATION PLAN 1:1250



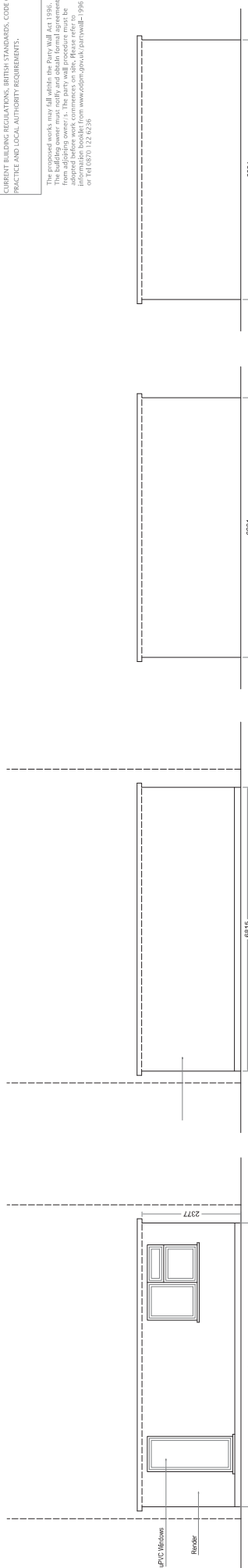
DWG 002	PROPOSED
1:1001:50 @ A3	4/1/2016

**NOTES:**

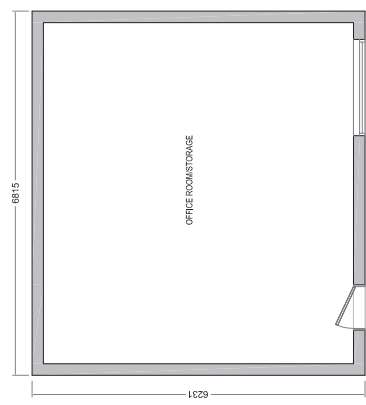
THE CONTRACTORS ARE TO CHECK ALL DIMENSIONS, DRAIN RUNS AND GENERAL CONDITIONS ON SITE BEFORE COMMENCING WORK. ANY DISCREPANCIES SHOULD BE REPORTED IMMEDIATELY TO THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, REGULATIONS, STATUTES, STANDARDS, CODE OF PRACTICE AND LOCAL AUTHORITY REQUIREMENTS.

The proposed works may fall within the Party Wall Act 1996. The contractor shall be responsible for notifying the adjacent owner/s of any proposed works and for obtaining any necessary consent. The party wall procedure must be adopted before work commences on site. Please refer to www.partywalladvice.com or 014 (08370) 122 6238.

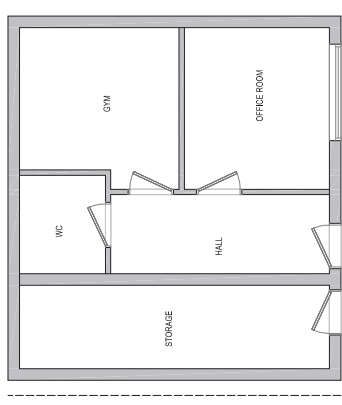
T: 07939 666006 A: 6 Bournwell Close, Hadley Wood, EN4 0JX  
 E: info@myadell.co.uk



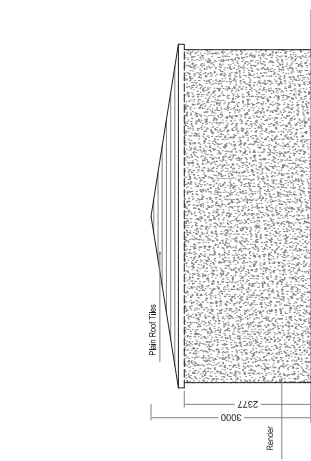
EXISTING FRONT ELEVATION  
 EXISTING BACK ELEVATION  
 EXISTING SIDE ELEVATION  
 EXISTING SIDE ELEVATION



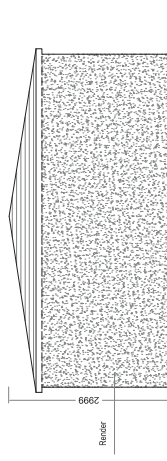
EXISTING FLOOR PLAN



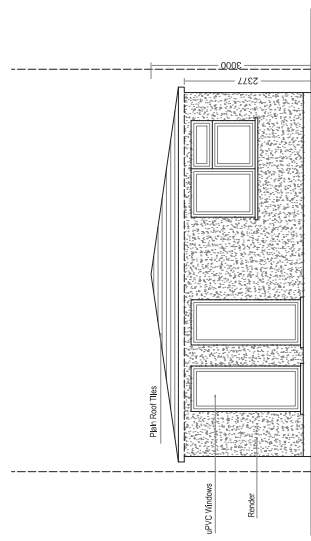
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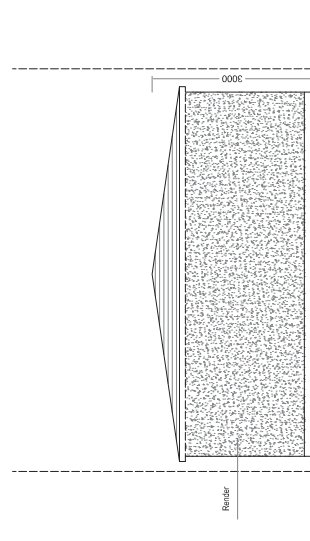
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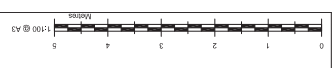
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PROPOSED FRONT ELEVATION

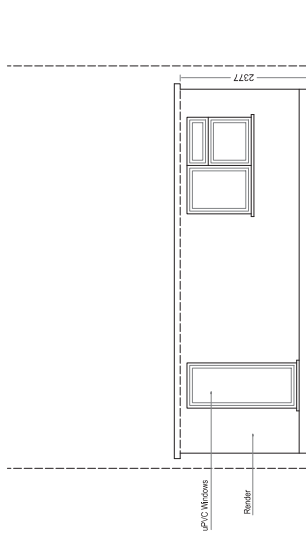


PROPOSED BACK ELEVATION

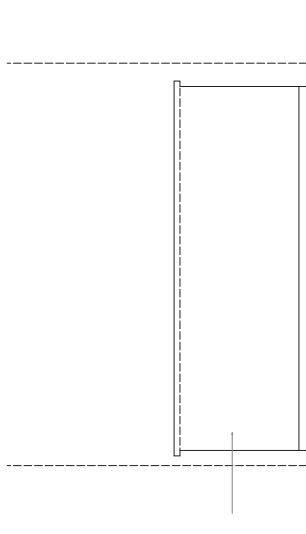


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1:100/150 @ A3	4/12/16

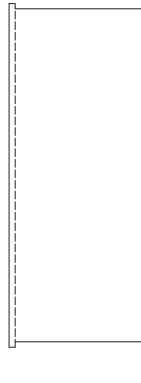
This drawing and design is copyright of the Architect and must not be reproduced in any form without prior written consent. Contractors must verify all dimensions on site before commencing work or preparing shop drawings. Any discrepancies in the drawing must be reported to the Agent.



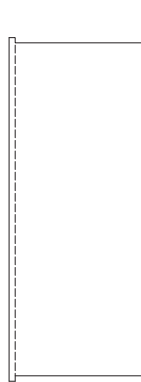
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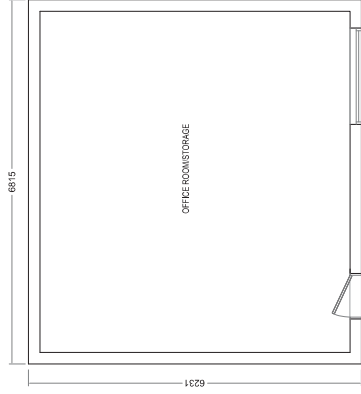
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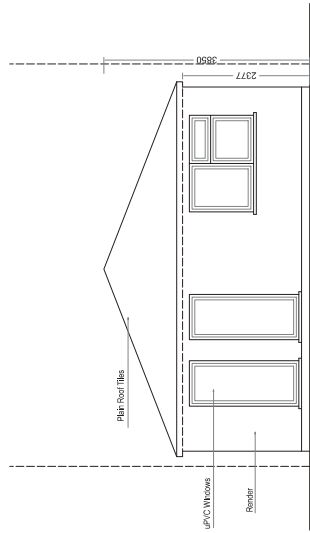
EXISTING SIDE ELEVATION



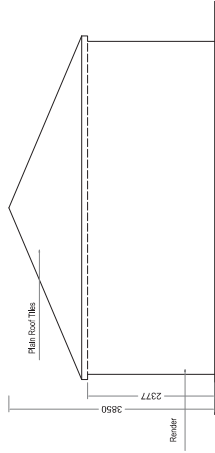
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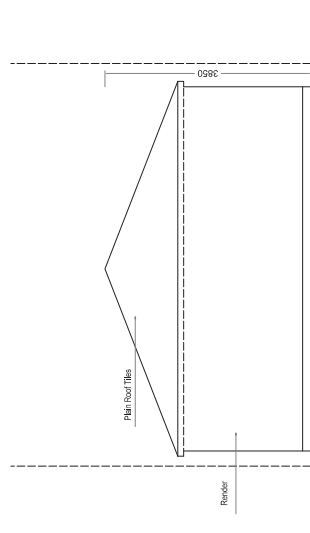
EXISTING FLOOR PLAN



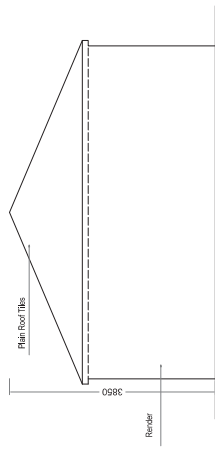
PROPOSED FRONT ELEVATION



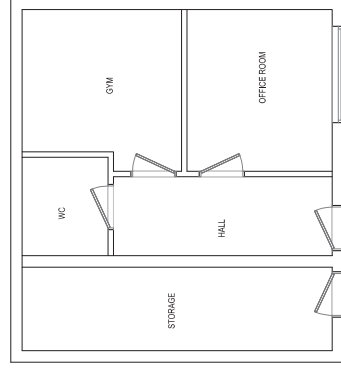
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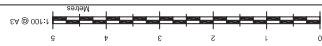
PROPOSED BACK ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED FLOOR PLAN



DWG 001

1:50 / 1:100 @ A3

24/7/2015