

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 22 March 2016

Report of

Assistant Director, Planning,
Highways & Transportation

Contact Officer:

Andy Higham
Sharon Davidson
Ms Marina Lai

Ward:

Winchmore Hill

Ref: 15/05669/HOU

Category: Householder

LOCATION: 29 Avondale Road, London, N13 4DX,

PROPOSAL: Demolition of existing ground floor bay window to rear and erection of a single storey side extension with 3 x roof lights

Applicant Name & Address:

Mr Ben Leandro
29 Avondale Road
N13 4DX
NW2 4QE

Agent Name & Address:

Mr Amir Faizollahi
6 Bournwell Close
London
United Kingdom

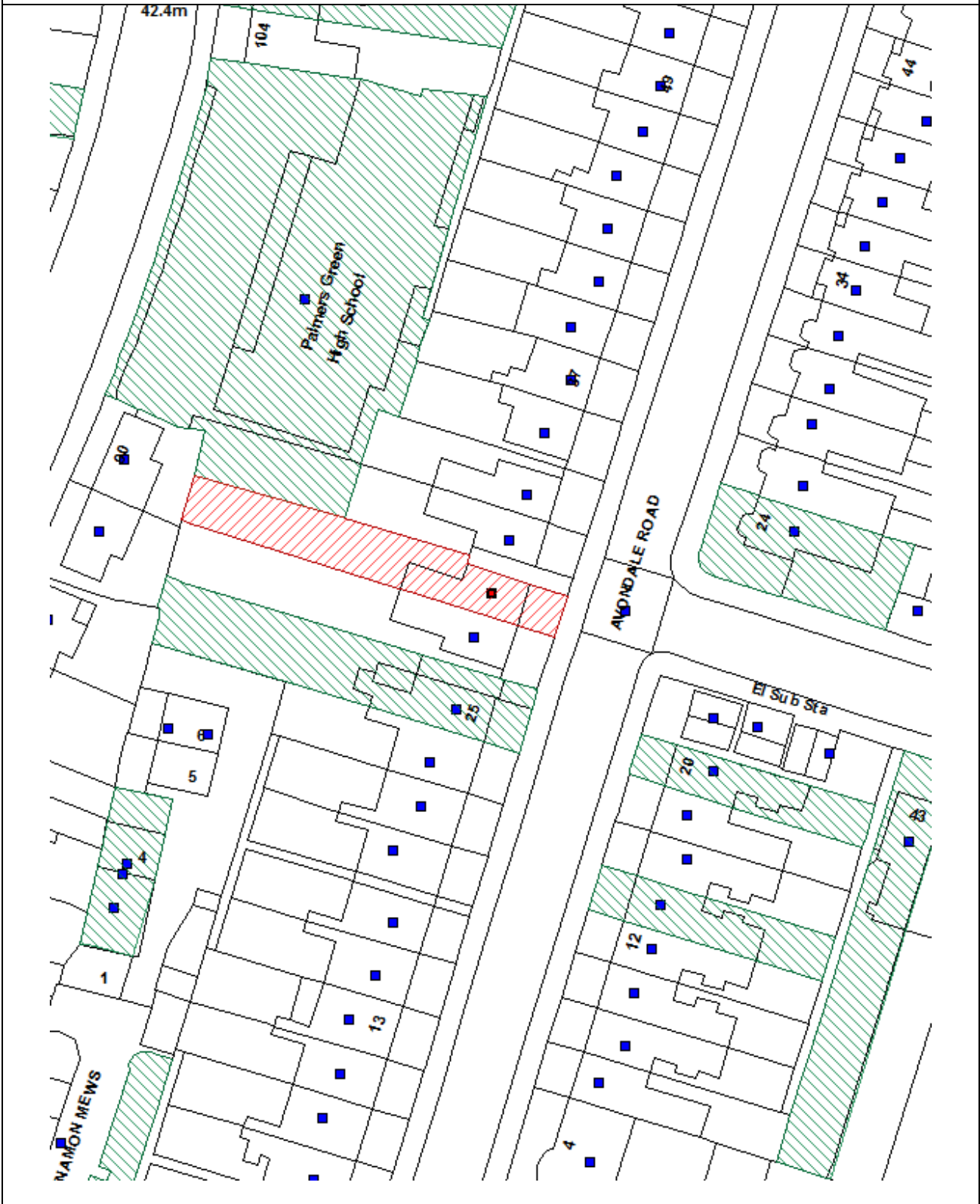
RECOMMENDATION:

Based on the assessment, planning consent is recommended for **APPROVAL** subject to conditions

Note for Members:

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.

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Scale 1:1250

North



1. Site and Surroundings

- 1.1. The subject property is a two-storey semi-detached dwelling house located on the western side of Avondale Road. The property has an existing ground floor bay window set on the back of its two-storey rear return and forms a pair with No.27 Avondale Road.
- 1.2. The area is predominately residential in character, with further two-storey semi-detached/terraced dwellings.

2. Proposal

- 2.1. Planning consent is sought for the demolition of the existing ground floor bay window on the rear of the existing back addition and erection of a single-storey extension that infills the gap between the primary building and back addition of the site.
- 2.2. The new side infill extension will flush with the original rear and flank walls of the house, measuring 1.63m in width x 6.071m in depth and incorporating with a pitched roof rising to 3.562m at its highest point sloping down to 2.5m in height at its eaves.
- 2.3. The structure will contain large amount of glazing fenestrations to the rear, to include a full-height panel and sliding doors, constructed with slate tiled roof, uPVC windows and brickwork that match the existing, in addition to 3 x roof lights within the roof slope. The roof lights will project 100mm beyond the proposed roof slope.

3. Consultations

- 3.1. *Neighbours:* The application was referred to 3 surrounding properties (expiry date by 28/01/2016) and no comments received.
- 3.2. *Internal:* None
- 3.3. *External:* None

4. Relevant Planning History

- 4.1. No previous planning applications received.

5. Relevant Policies

- 5.1. National Planning Policy Framework (NPPF)
Section 7): Requiring Good Design
- 5.2. London Plan Consolidated with Alterations since 2011 (2015)
Policy 3.5: Quality and Design of Housing Developments
Policy 7.4: Local Character
Policy 7.6: Architecture
- 5.3. Core Strategy
CP4: Housing Quality

CP30: Maintaining and Improving the Quality of the Built and Open Environment

5.4. Development Management Document (adopted in November 2014)

DMD 6: Residential Character

DMD 14: Side extensions

DMD 37: Achieving High Quality and Design-Led Development

5.5. Other Relevant Policy Considerations

Enfield Characterisation Study

6. Analysis

- 6.1. There is no objection in principle to alterations to residential properties in established residential areas, provided that development is of a high standard of design, does not adversely impact upon the amenity of the original building and its adjoining properties or residents, and respect and preserve the character of the surrounding in accordance with above mentioned development policies.
- 6.2. With regards to the amenity impact, the application building forms a pair with No.27. The proposed development would align with the original rear wall of the parent property and therefore, is unlikely to generate any detrimental form of effect on the occupiers of No.27 Avondale Road.
- 6.3. No.31 has an existing conservatory set on the side of its two-storey rear return, which, given its proximity, could be affected by the development. The submitted drawing (Drawing No.004) shows that the proposed development would have a distance of 1.80m to No.31's conservatory, which would act a sufficient separation to mitigate the overbearing effect.
- 6.4. Confirmed upon a site visit, there is no height difference between the garden levels of the application site and No.31. The eaves level of the proposed structure would be marginally higher than No.31's conservatory by 78mm. coupled with the separation of 1.8m between these two structures, the development is not considered to generate an undue impact on light to No.31 that warrants a refusal.
- 6.5. DMD 14 (Side extensions) of the council's adopted DMD sets out guidance for side extensions which must be:
 - 1) They do not result in the creation of a continuous façade of properties or 'terracing effect' which is out of character with the locality. A minimum distance of 1 metre from the boundary with adjoining property should be maintained. A greater distance may be required depending on the size and nature of the residential plots, and to prevent adverse impacts on the streetscene and residential amenity;
 - 2) They maintain a distance from the back edge of the pavement on the return frontage to the flank wall. This will be assessed having regard to the following:
 - a) The need to maintain a direct relationship with the established building line and vista to the properties adjoining at the rear;
 - b) The character of the local area;

- c) The bulk/dominance of the structure along the street frontage and its subordination in relation to the original dwelling;
 - d) The need for adequate visibility splays; and
 - e) The need to retain an adequate amount of amenity space
- 6.6. The proposed side infill extension will sit back from the side boundary with No.31 by 0.98m, which is on balance considered to comply with DMD14 (1). Given the location, DMD 14 (2) does not apply to the proposed side extension.

7. Conclusion

- 7.1. Given the scale of the proposed side extension being single-storey, sloping down to 2.5m in height at the eaves, at a distance of 1.8m from the adjoining properties conservatory, it is considered the proposed development would have a minimal impact on adjoining residents and as such is considered acceptable.

8. Recommendation

- 8.1. Based on the above assessment, planning consent is recommended for approval, subject to conditions.

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.

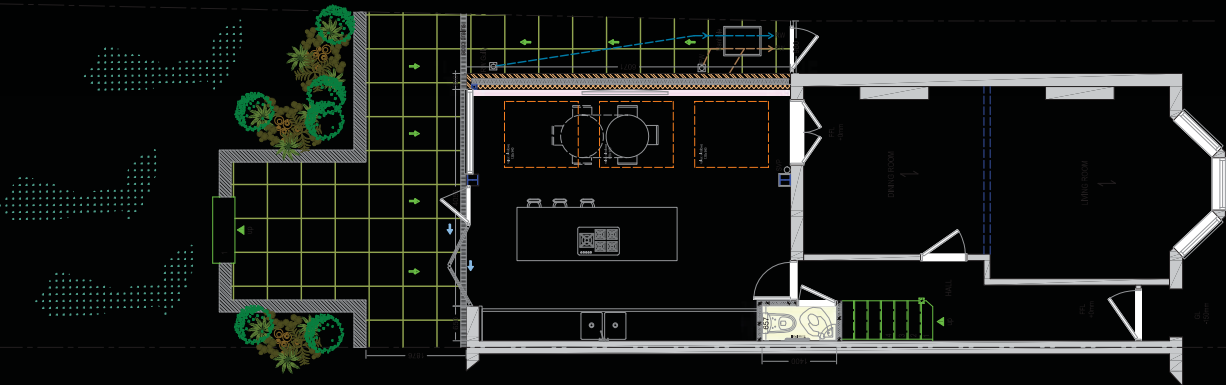
2. The development hereby permitted shall be carried out in accordance with the approved plans, as set out in the attached schedule which forms part of this notice.

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

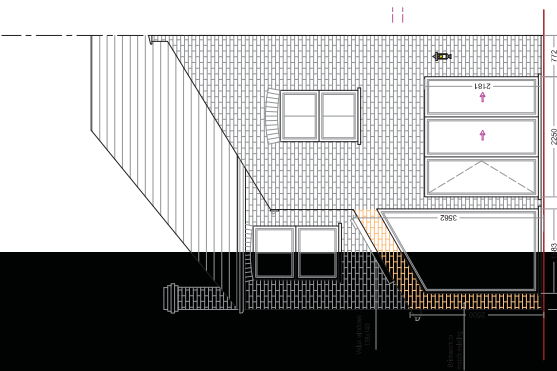
3. The external finishing materials shall match those used in the construction of the existing building and/or areas of hard surfacing.

Reason: To ensure a satisfactory appearance.

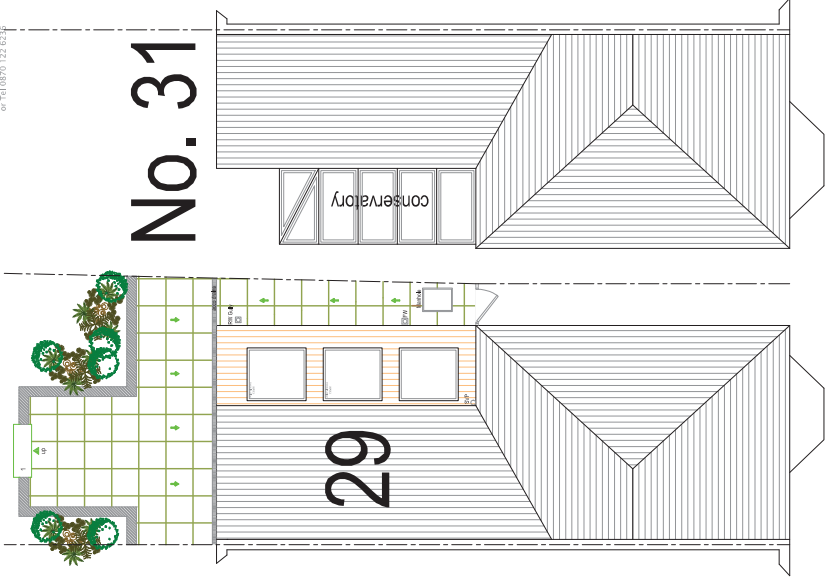
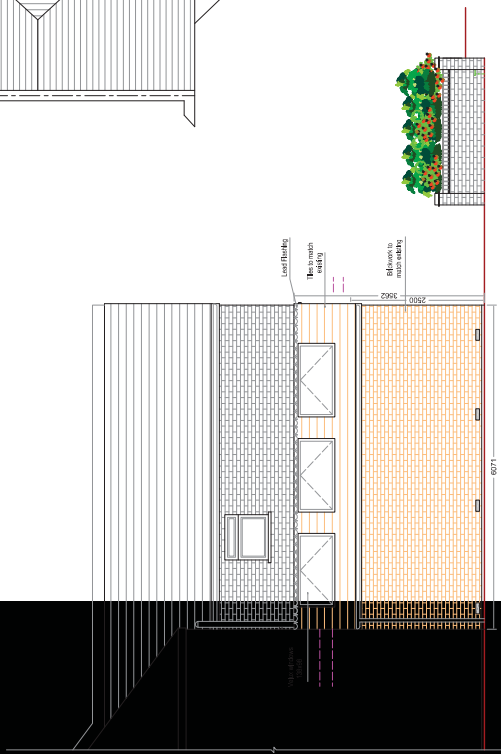
PROPOSED GROUND FLOOR



PROPOSED BACK ELEVATION



PROPOSED SIDE ELEVATION



No. 31

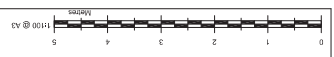
29

conservatory

NOTES:

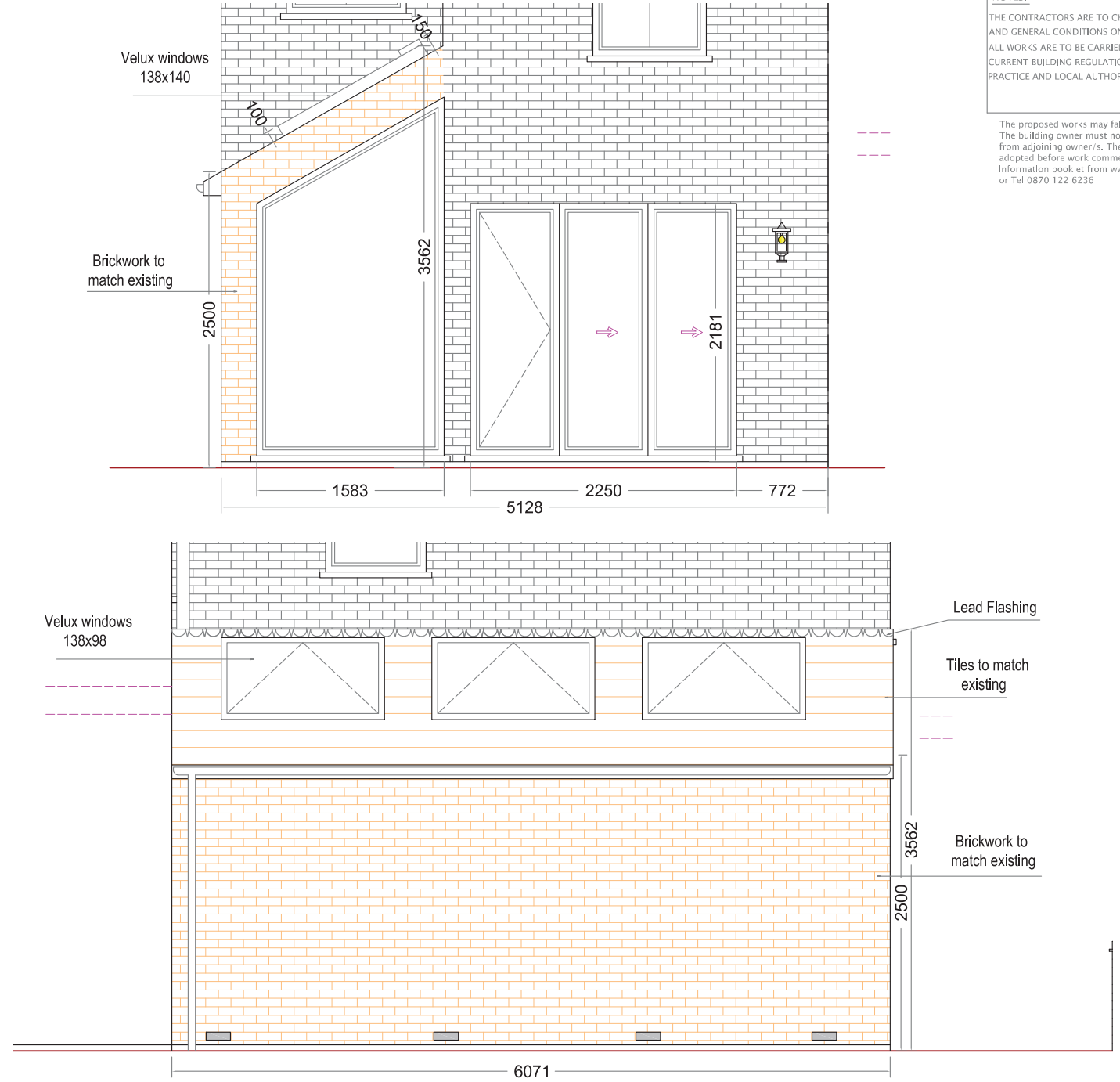
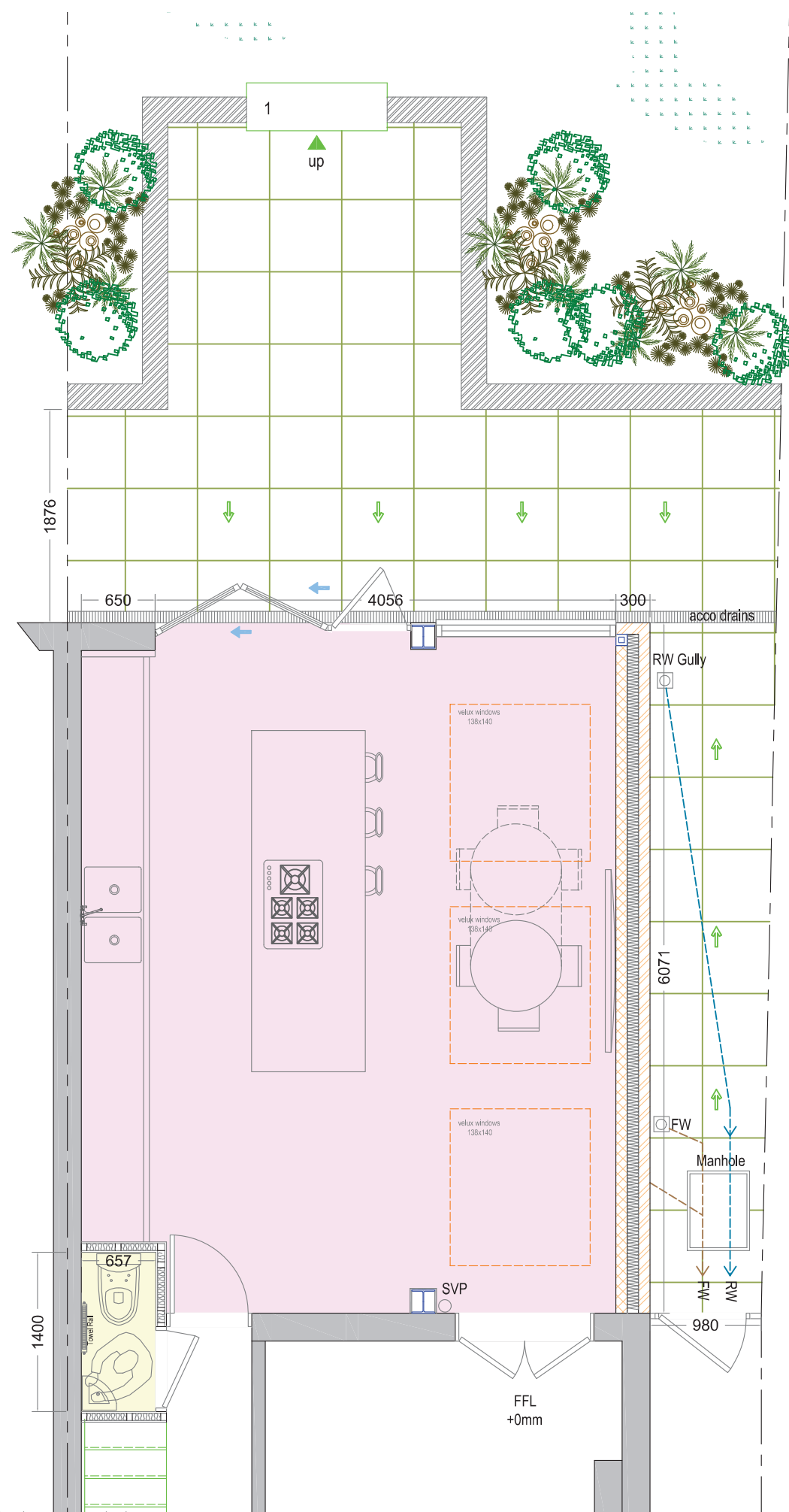
THE CONTRACTORS ARE TO CHECK ALL DIMENSIONS, DRAIN RUNS AND GENERAL CONDITIONS ON SITE BEFORE COMMENCING WORK. THE CONTRACTORS ARE TO CHECK ALL DIMENSIONS, DRAIN RUNS, CONSERVATORY BUILDING REGULATIONS, PARTS STANDARDS, CODE OF PRACTICE AND LOCAL AUTHORITY REQUIREMENTS.

The proposed works may fall within the Party Wall Act 1996. The contractor must ensure that the Party Wall procedure must be adopted before work commences on site. Please refer to the Party Wall Act 1996 for further information. Tel: 0870 322 6238



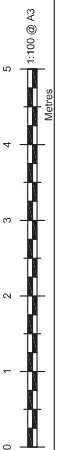
DWG 002A PROPOSED
 1:50 / 1:100 @ A3
 11/12/2015

29 Avondale Road N13 4DX

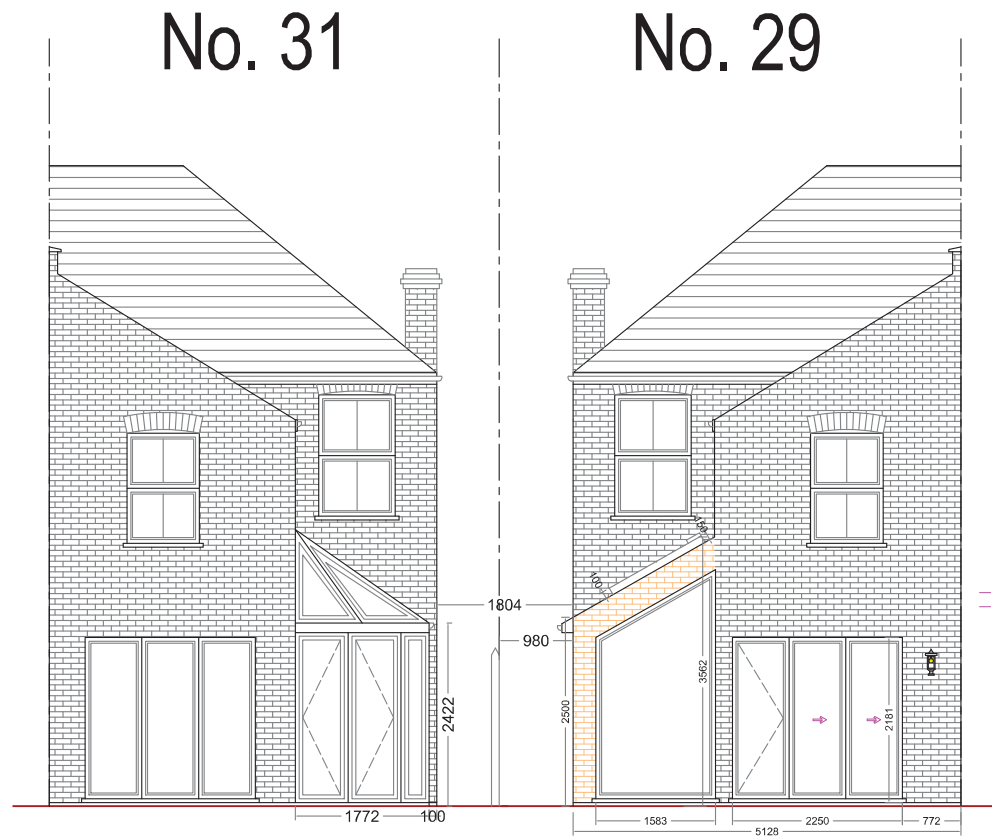


NOTES:
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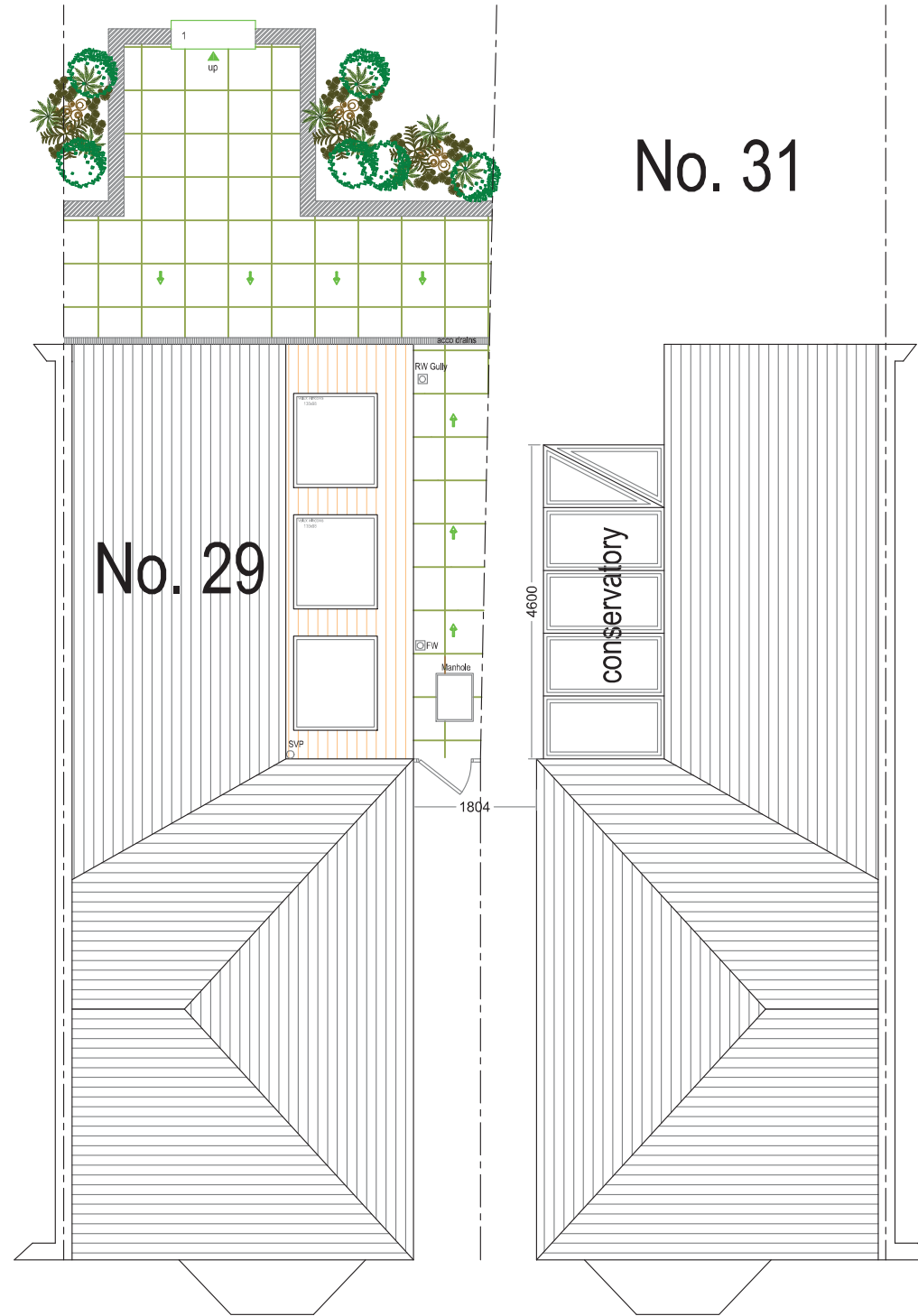
The proposed works may fall within the Party Wall Act 1996. The building owner must notify and obtain formal agreement from adjoining owner/s. The party wall procedure must be adopted before work commences on site. Please refer to Information booklet from www.odpm.gov.uk/partywall-1996 or Tel 0870 122 6236



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 before commencing work or preparing shop drawings. Any discrepancies in the drawing must be reported to the Agent



PROPOSED BACK ELEVATION



PROPOSED ROOF STRUCTURES

NOTES:
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DWG 004	PROPOSED
1:50 / 1:100 @ A3	11/12/2015

29 Avondale Road N13 4DX

