

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: 15/05793/HOU

Category: Householder

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

PROPOSAL: Extension of roof at side to form a gable-end

Applicant Name & Address:
Mr Ben Leandro
29 Avondale Road
London
N13 4DX

Agent Name & Address:
Mr Amir Faizollahi
6 Bournwell Close
London
EN4 0JX
United Kingdom

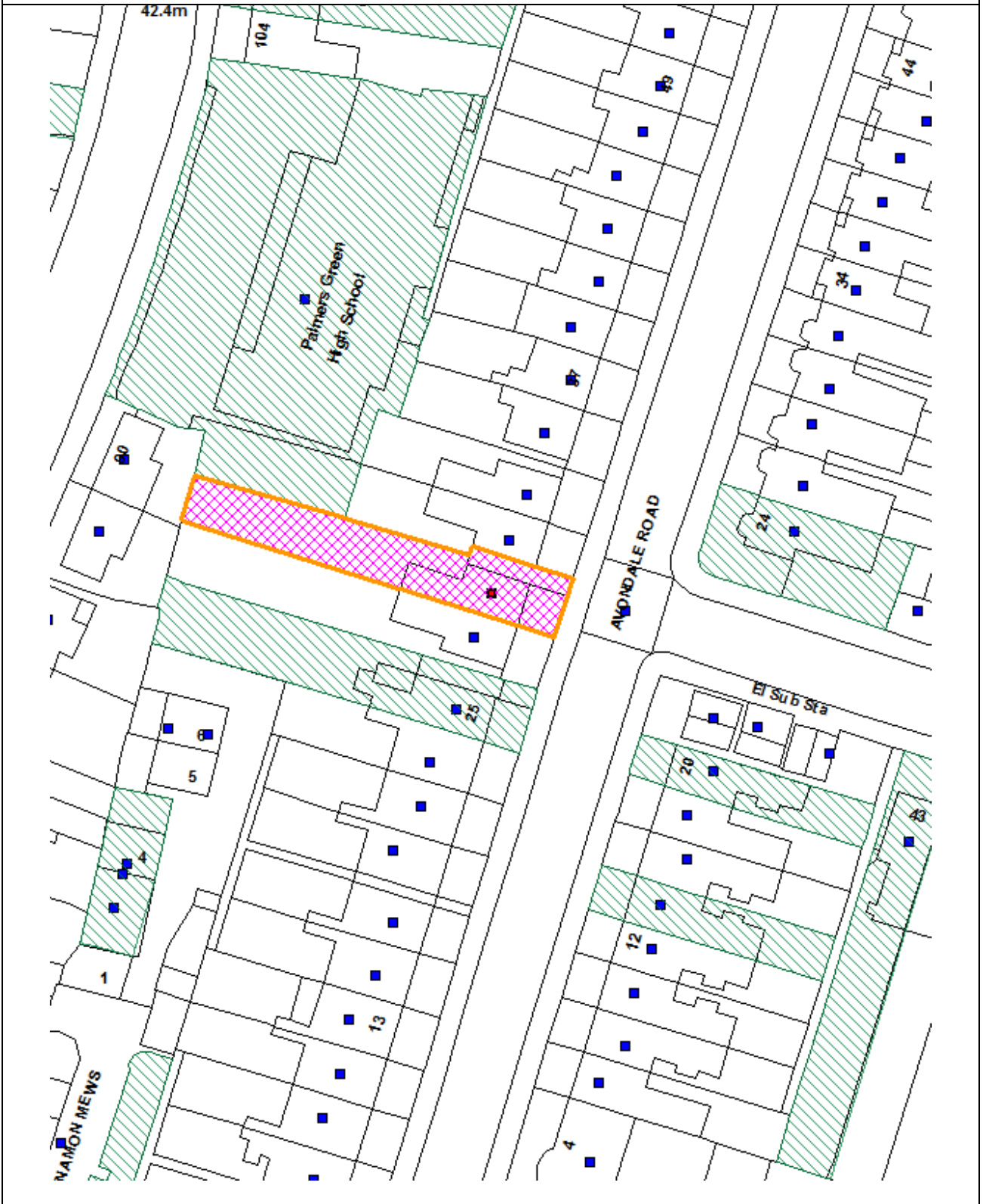
RECOMMENDATION:

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.

Ref: 15/05793/HOU LOCATION: 29 Avondale Road, London, N13 4DX,



Reproduced by permission of Ordnance Survey on behalf of HMSO. ©Crown Copyright and database right 2013. All Rights Reserved. Ordnance Survey License number 100019820

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 loft extension to the side to form a gable-end roof that matches the existing roof form of No.27.
- 2.2. The proposal would result in the existing roof ridge to be extended to the side by 3.608m and removal of 2 x existing chimneys to the side.

3. Consultations

- 3.1. *Neighbours:* The application was referred to 3 surrounding properties (expiry date by 04/02/2016) and no comments received.
- 3.2. *Internal:* None
- 3.3. *External:* None

4. Relevant Planning History

- 4.1. No previous planning applications received.

Relevant Planning History of Neighbouring Sites

- 4.2. 27 Avondale Road: Certificated of Lawfulness was granted in 1992 for extension to the side of existing roof involving the installation of a rear dormer (Ref: LDC/92/0046).

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 13: Roof 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. It is particularly noted that the proposal would constitute permitted development by virtue of Article 3, Schedule 2, Part 1 Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015, given that the proposed structure meets the following criteria:
- i. Not exceed the highest part of roof;
 - ii. Not extend beyond the principle roof plane facing a highway;
 - iii. the resulting roof addition would not exceed 50m³;
 - iv. materials would match existing;
 - v. doesn't involve any rear dormer;
 - vi. the application site is not in a conservation area.
 - vii. In accordance with Section 55 of the Town and Country Act 1990, demolition or removal of existing chimneys doesn't constitute operational development, not requiring planning consent.
- 6.3. With regards to residential amenity, the proposal loft extension would have no amenity impact on the adjoining properties in terms of light, outlook, a sense of enclosure or loss of privacy due to the location of the proposed development.
- 6.4. DMD 13 (Roof Extensions) of the council's adopted DMD requires that roof extensions to residential properties will only be permitted if all of the following criteria are met.
- a) 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);
 - b) Be in keeping with the character of the property, and not dominant when viewed from the surrounding area;
- 6.5. DMD 13 also indicates that roof extensions to the side of a property must not disrupt the character or balance of the property or pair or group of properties of which the dwelling forms a part.
- 6.6. The proposal would only involve an extension to the existing hipped roof to form a gable end. Given its scale and massing, it is considered appropriate to its local context and would not appear dominating when viewed from the street.
- 6.7. The application site forms a pair with No.27 of which roof has been previously extended involving a gable end and a rear dormer. As such, the proposal structure would be in keeping with the character of the adjoining property and provide a balance to the pair at roof level.

6.8. As such, the proposal is considered acceptable in amenity and design terms.

7. Conclusion

7.1. Given the scale of the proposed extension and the location at roof level which would have no impact on residential amenity and considering that the adjoining semi has an existing hip to gable extension, the proposal would visually balance the pair; as such the proposed development 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.

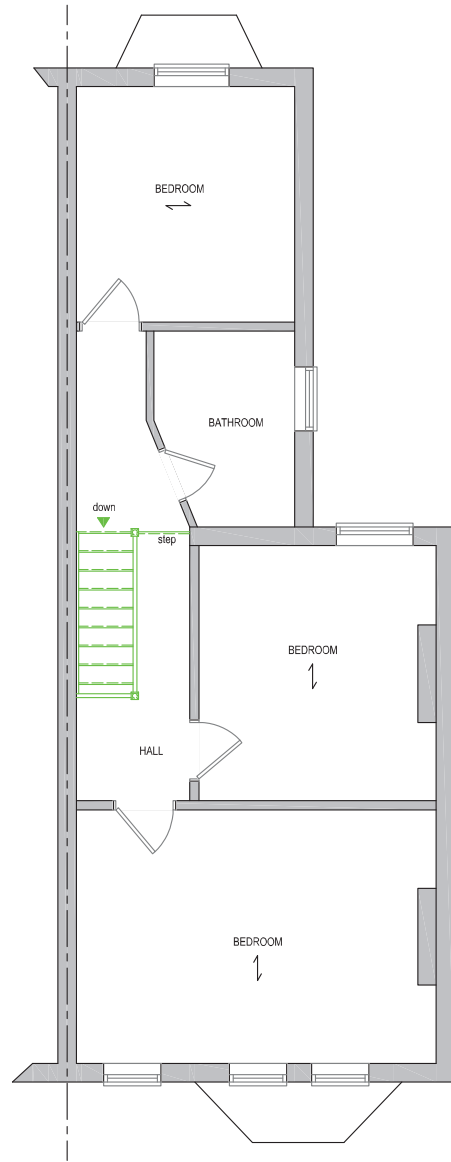
3. The external finishing materials shall match those used in the construction of the existing building and/or areas of hard surfacing.

Reason: To ensure a satisfactory appearance.

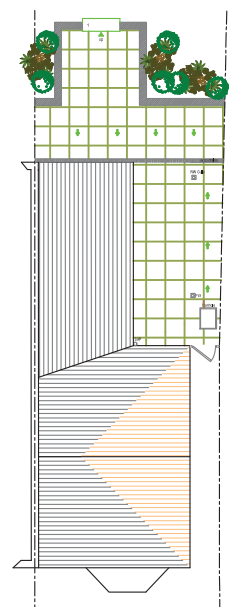
T: 07939 666006 A: 6 Bournwell Close, Hadley Wood, EN4 0JX
 E: info@myadl.co.uk

Architectural Design London
 Chartered Building Engineer

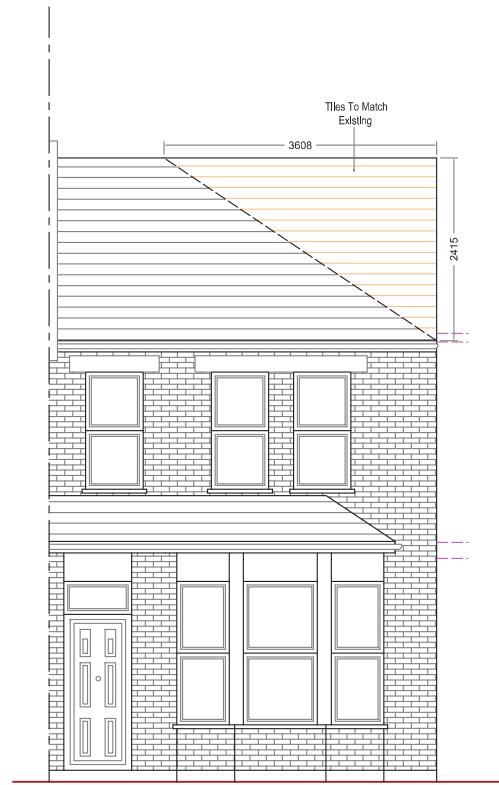
NOTES:
 THE CONTRACTORS ARE TO CHECK ALL DIMENSIONS, DRAIN RUNS AND GENERAL CONDITIONS ON SITE BEFORE COMMENCING WORK. ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS, CODE OF PRACTICE AND LOCAL AUTHORITY REQUIREMENTS.
 The proposed works may fall within the Party Wall Act 1996. The building owner must notify and obtain formal agreement from 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



EXISTING FIRST FLOOR



PROPOSED ROOF



PROPOSED FRONT ELEVATION



EXISTING SIDE ELEVATION



PROPOSED BACK ELEVATION

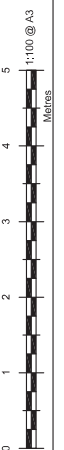


PROPOSED SIDE ELEVATION

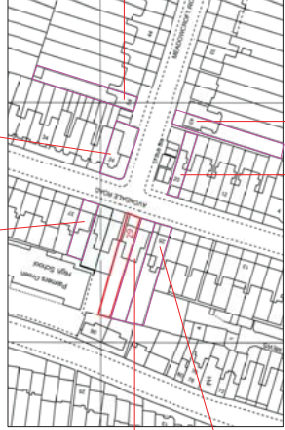
This drawing and design is copyright and must not be reproduced in part or in whole without prior written consent. Contractors must verify all dimensions on site before commencing work or preparing shop drawings. Any discrepancies in the drawing must be reported to the Agent

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

29 Avondale Road N13 4DX



NOTES:
 1. The drawings are to be used for the proposed development only and do not constitute a contract. Construction is subject to the relevant planning permission and the relevant building regulations. The drawings shall be prepared by the Agent.
 2. The drawings are to be used for the proposed development only and do not constitute a contract. Construction is subject to the relevant planning permission and the relevant building regulations. The drawings shall be prepared by the Agent.



DWG 002

DWG 002	PROPOSED
1:50 / 1:100 @ A3	11/12/2015
29 Avenue Road N12 4DX	

