

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

Date : 22 March 2016

**Report of**  
Assistant Director, Planning,  
Highways & Transportation

**Contact Officer:**  
Andy Higham  
Sharon Davidson  
Ms Eloise Kiernan

**Ward:**  
Cockfosters

**Ref:** 16/00034/HOU

**Category:** Householder

**LOCATION:** 36 South Lodge Drive, London, N14 4XP,

**PROPOSAL:** Single storey side and rear extension with front porch .

**Applicant Name & Address:**

Mrs Faye Stavrou  
36 South lodge Drive  
Oakwood  
N14 4XP

**Agent Name & Address:**

Mr Amir Faizollahi  
6 Bournwell Close  
London  
United Kingdom

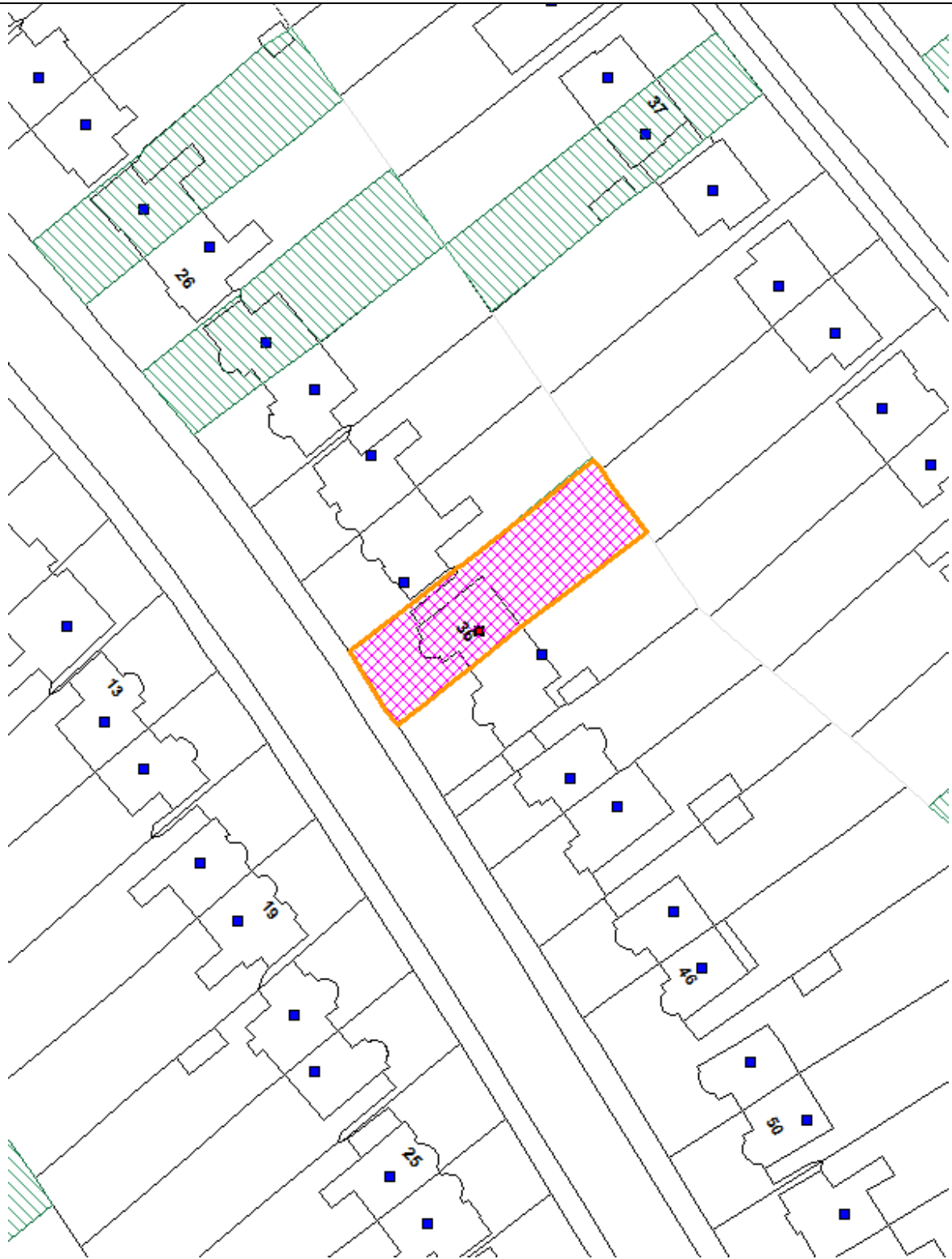
**RECOMMENDATION:**

It is therefore recommended that planning permission be **GRANTED** 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 application site is situated on the north eastern side of South Lodge Drive on a rectangular shaped plot. The site contains a semi-detached dwelling with hipped roof design and two storey front bay window projection.
- 1.2 The surrounding area is residential in character and contains a number of dwellings of a similar design, age and character.
- 1.3 The subject property is positioned on a relatively flat site itself although there is a gradual slope down this section of the street; therefore Number 38 is set slightly lower than Number 36.
- 1.4 The site is not listed and does not fall within a Conservation Area

## **2. Proposal**

- 2.1 The applicant is being reported to Planning Committee as the agent is employed by the Council.
- 2.2 The proposal is for a single storey side and rear extension with new front porch.
- 2.3 The proposed extension would wrap around the flank elevation with a maximum depth of 3.3m from the original rear wall and maximum height of 3.4m. The extension would feature a flat roofline with parapet wall.

## **3. Consultations**

### *3.1. Neighbours*

Letters were sent to 7 adjoining and nearby residents. One response was received which raised the following considerations:

- Contrary to adopted policies;
- Land serving the side access is not within applicants ownership;
- The rear depth at 3.3m exceeds those at adjoining properties;
- Side extension is 0.6m off common boundary, contrary to policy DMD14;
- Not a well-designed extension and would result in a terracing effect;
- Extension is too close to common boundary and impacts on levels of sunlight/daylight to the rear kitchen at no. 34.

### *3.2. Internal*

None

### *3.3. External*

None

## **4. Relevant Planning History**

- 4.1 TP/72/1415: Two Storey Extension - Refused
- 4.2 TP/73/0151: Two Storey extension - Refused
- 4.3 TP/87/1425: Erection of front storm porch with single storey rear conservatory and single storey side and rear extension to existing house - Granted with conditions.
- 4.4 14/04230/HOU - Two storey side extension, extension to roof at side to form a gable end, part single, part two-storey rear extension, rear dormer and front porch – refused for the following reasons:
1. *The proposed development with reference to the two storey side and rear extension by virtue of its scale, width and prominent siting close to boundary line with Number 34 in combination with its projection forward of the established building line with Number 34 would result in a significant overdevelopment of the property and the potential to create a negative terracing effect out of character with the street scene. This is contrary to policy DMD14 and 37 of the Development Management Document CP30 of the Local Plan and 7.4 of the London Plan.*
  2. *The proposed roof extensions, by reason of the hip to gable roof alteration and its extent out over the two storey side extension along with the large rear dormer, would detract from the appearance of the dwelling and unbalance the pair of semi-detached properties and overall negatively impact on the character and appearance of the adjoining streetscene. This is contrary to Policy 13 of the Development Management Document, CP30 of the Core Strategy and Policies 7.4 and 7.6 of the London Plan*
  3. *The proposed development constituting the two storey side and rear extension and the hip to gable roof extensions and rear dormer due to their siting and design would represent an unneighbourly development creating an unacceptable level of dominance that would impact negatively on the neighbouring and visual amenities of the adjoining occupiers at Number 34 and 38 South Lodge Drive. This would be contrary to DMD 13, 14 and 37 of the Development Management Document CP30 of the Local Plan and 7.4 of the London Plan.*
  4. *The proposed two storey rear projection would be visually dominant and create an unacceptable sense of enclosure and loss of outlook specifically when viewed from the nearest rear facing bedroom window of Number 38. This is considered to be contrary to DMD11 of the Development Management Document, CP30 of the Local Plan and 7.4 of the London Plan.*
- 4.5 INV/10/0139: Alleged Premises being used as a business – case closed
- 4.6 ENF/14/0505: Alleged building a large extension PP not yet granted (14/04230/HOU): **Current Live running enforcement case.**

## **5. Relevant Policy**

- 5.1. The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The DMD provides detailed criteria and standard based polices by which planning applications will be determined.

5.2. The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application.

5.3. London Plan (incorporating FMA)

7.4 Local character

7.6 Architecture

5.4. Core Strategy

SO10 Built Environment

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

5.5. Development Management Document

DMD6 Residential character

DMD11 Rear extensions

DMD37 Achieving High Quality and Design Led Development

5.6. Other relevant policy/guidance

National Planning Policy Framework

National Planning Practice Guidance

## **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.

### Impact on Character of Surrounding Area

6.2. Policy DMD37 of the Development Management Document is relevant in this case; it requires developments to be appropriate to their context having regard to their surroundings.

6.3. The overall design of the single-storey side and rear extension with a flat roofline would not be detrimental to the character and appearance of the building or visual amenities of the street scene, having regard to policies DMD37 of the DMD and CP30 of the Core Strategy. Additionally, the front porch with pitched roofline would add visual interest to the front elevation.

6.4. Although the extension does project approximately 0.3m beyond the 3m single-storey rear extension at No. 38, it is broadly in compliance with the Council's guidance on rear extensions which allows flexibility on proposed extensions projecting beyond existing extension by 0.75m. In addition the increased depth would not appear out of keeping with the surrounding form and pattern of development as the plot could accommodate an extension of this size, and thus on balance, the proposals are considered acceptable.

## Impact on Neighbouring Properties

- 6.5. Policy DMD11 of the Development Management Documents seek to secure a common alignment of extensions, and state that rear extensions to an attached dwelling should not exceed 3 metres in depth and 3 metres to the eaves. The rear extension would have a projection of 3.3m from the original rear wall, and a height of 3.4m (top of parapet).
- 6.6. The properties most affected by the proposed extension would be the adjacent neighbours at No's 34 and 38 South Lodge Drive.
- 6.7. No. 34 is set to the immediate west of the proposed site and due to differing land levels, is at a slightly higher level. The existing footprint of No. 36 is set approximately 2.5m from the common boundary line. However it is a relatively unusual arrangement as there is a common access point right on the boundary line where access into either garden veers off at the rear of both properties.
- 6.8. No. 34 features a single-storey rear extension of approximately 3 metres in depth which includes rear north facing windows which serve a rear kitchen and wc. That area is also served by a side facing window, but this window is linked into the same rear room as the rear facing windows. The rear extension on No. 34 is set 2.5 metres in from the side boundary. Having assessed this relationship from within No. 34 it is not considered that the proposed side and rear extension would be detrimental in regards to loss of sunlight/daylight or outlook to occupiers of this property and a 45 degree line would be maintained from the nearest habitable window, having regard to policy DMD11 of the DMD.
- 6.9. No. 38 features an existing single-storey extension of approximately 3m in depth and therefore a 45 degree line would be maintained from the nearest rear habitable window. It is therefore considered that the proposed single-storey extension would not have a detrimental impact on neighbouring amenities in regards to loss of sunlight/daylight and outlook, having regard to policy DMD11 of the DMD.
- 6.10. No additional windows are proposed in the flank elevation facing No. 34. There are two existing windows and a replacement window which would serve a utility room and storage. It is considered that due to the location, these windows would not give rise to unacceptable overlooking, particularly given their location and the common boundary treatment.

## **7. Conclusion**

- 7.1 The single storey side and rear extensions with front porch are appropriately designed and would not have a detrimental impact on residential amenities, having regard to Policies DMD11 and DMD37 of the Development Management Document and CP30 of the Core Strategy.

## **8. Recommendation**

- 8.1 It is therefore recommended that planning permission be granted 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.

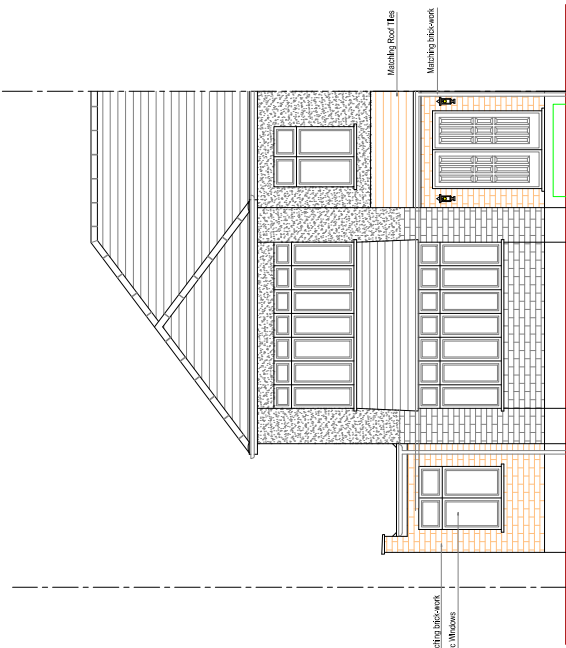
Reason: To ensure a satisfactory appearance.

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.

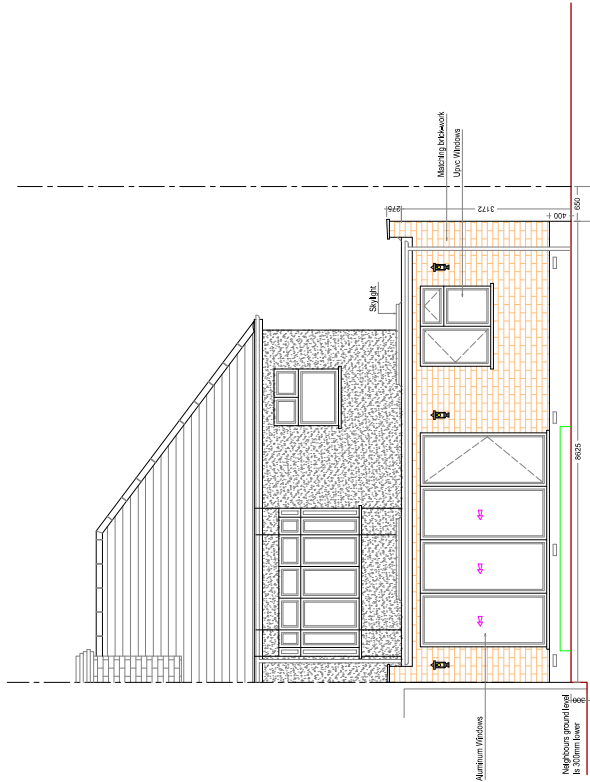
Reason: To safeguard the privacy of the occupiers of adjoining properties.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, 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.

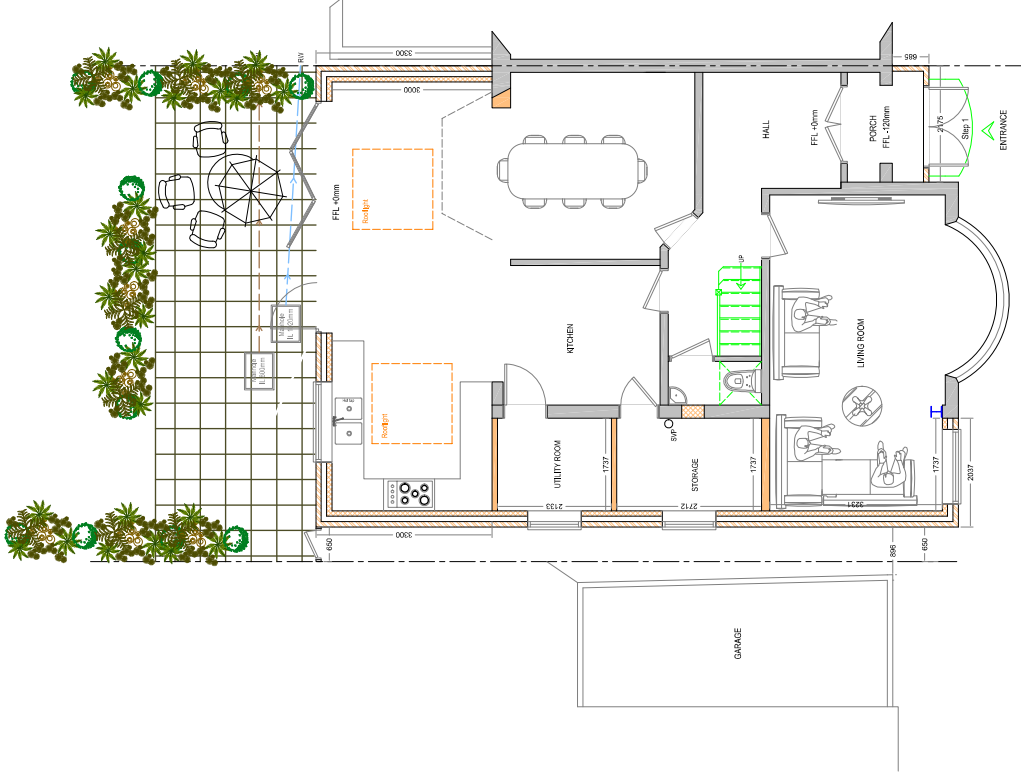
Reason: To safeguard the privacy of the occupiers of adjoining properties.



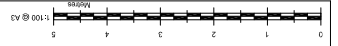
PROPOSED FRONT ELEVATION



PROPOSED BACK ELEVATION



PROPOSED GROUND FLOOR

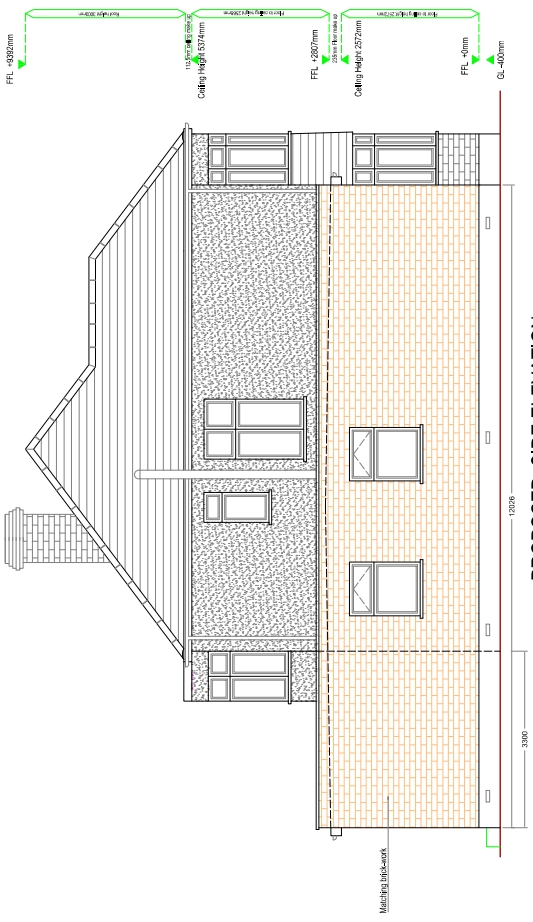


DWG 003	Proposed
1:50 / 1:100 @ A3	12/11/2015
36 South Lodge Drive N14 4XP	

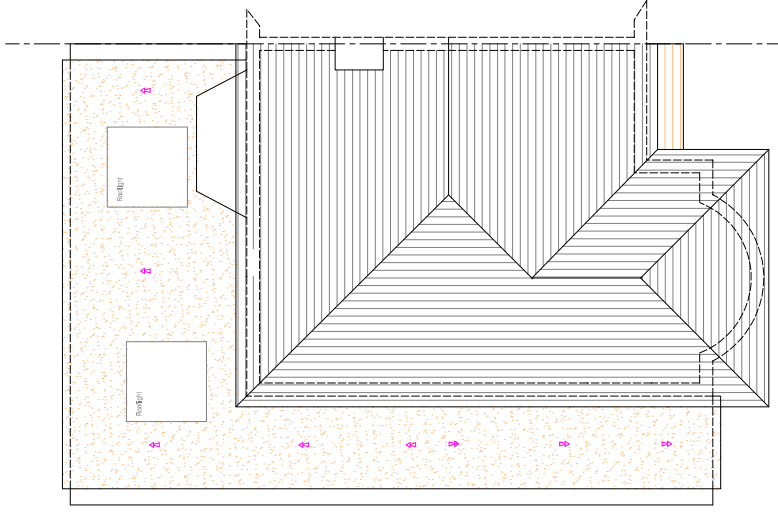
THE CONTRACTORS ARE TO CHECK ALL DIMENSIONS, DRAIN RUNS AND GENERAL CONDITIONS ON SITE BEFORE COMMENCING WORK. ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS, CODE OF PRACTICE AND LOCAL AUTHORITY REQUIREMENTS.

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 before any work commences. Please contact the Party Wall Surveyors at www.adpms.gov.uk partywall@adpms.gov.uk 01483 827012 122 6216





PROPOSED SIDE ELEVATION



PROPOSED ROOF PLAN

PROPOSED SIDE ELEVATION

THE CONTRACTOR ARE TO CHECK ALL DIMENSIONS, DRAIN RUNS AND LEVELS AT THE START OF WORK AND TO REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. ALL WORKS ARE TO BE COMPLETED IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS, BRITISH STANDARDS, CODE OF PRACTICE AND LOCAL AUTHORITY REQUIREMENTS.

The proposed works may fall within the party wall Act 1996, from adjoining owner's. The party wall procedure must be followed. For more information on this please refer to the information booklet from www.partywalls.org.uk or 01907 122 6236

DWG 004	Proposed
1:50 / 1:100 @ A3	12/11/2015
36 South Lodge Drive N14 4XP	