

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 26th April 2016

Report of

Assistant Director, Planning,
Highways & Transportation

Contact Officer:

Andy Higham
Sharon Davidson
Mr Brian O'Donovan

Ward:

Turkey Street

Ref: 16/00103/HOU

Category: Householder

LOCATION: 64 Elmhurst Road, Enfield, EN3 5TB,

PROPOSAL: First floor rear extension with flank window.

Applicant Name & Address:

Mr Jermaine Gordon
64 Elmhurst Road
Enfield
EN3 5TB
United Kingdom

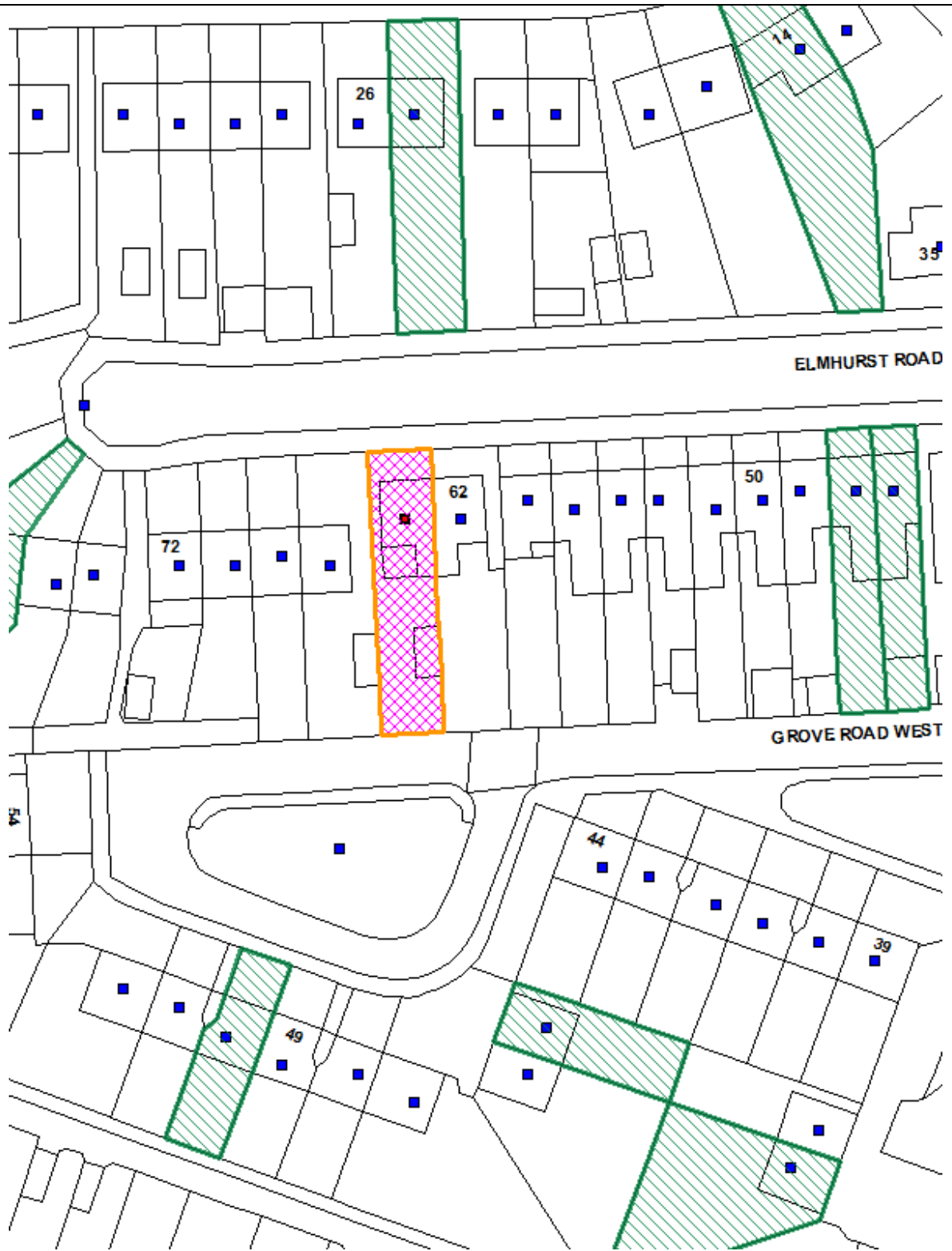
Agent Name & Address:

Mr Amir Faizollahi
6 Bournwell Close
London
EN4 0JX
United Kingdom

RECOMMENDATION: It is recommended that the application is approved 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: 16/00103/HOU LOCATION: 64 Elmhurst Road, Enfield, EN3 5TB,



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Scale 1:1250

North



1. Site and Surroundings

- 1.1 The subject site is a two-storey semi-detached property located to the southern side of Elmhurst Road.
- 1.2 The surrounding residential street is defined by two-storey semi-detached and terraced properties.
- 1.3 The site is located within an established residential area. It is not located within a conservation area and does not contain a listed building.

2. Proposal

- 2.1 The application seeks planning permission to construct a first floor rear extension above existing ground floor extension. The proposal would extend to a maximum depth of 3.05m, including bay window. The proposal would include a width of 2.85m, with an eaves height of 5.5m and a maximum height of 6.75m. An obscure glazed and non-openable window is to be included to the original flank elevation of the property.
- 2.2 The extensions will be constructed out of matching materials.

3. Relevant Planning Decisions

Reference	Proposal	Decision	Date
16/00106/CEA (Certificate of Lawfulness - Permitted Development for Householders)	Rear Dormer	Granted	09.03.2016
16/00136/PRH (Prior Approval Notification for Larger Residential Extensions)	Single-storey rear extension (6m deep)	No Objection Prior Approval Not Required	23.02.2016

4. Consultations

4.1 Statutory and non-statutory consultees

External

- 4.1.1 None

Internal

- 4.1.2 None.

4.2 Public response

- 4.2.1 There were 2 neighbouring properties consulted with regard to the application, with the neighbourhood consultation period ending on 17th February 2016. No responses were received.

5. Relevant Policies

London Plan

Policy 3.14	Existing housing
Policy 7.4	Local character
Policy 7.6	Architecture

Core Strategy

Policy 4	Housing quality
Policy 30	Maintaining and improving the quality of the built and open environment

Development Management Document

DMD 6	Residential character
DMD 11	Rear Extensions
DMD 37	Achieving high quality and design-led development

Other Relevant Policy Considerations

National Planning Policy Framework
National Planning Policy Guidance

6. Analysis

- 6.1 The adopted policies encourage the maintenance and enhancement of existing housing stock. However, proposals must also be assessed in relation to material considerations such as impact on the character of the surrounding area and impact on the neighbours' amenity.
- 6.2 In particular, DMD 11 is of relevance to this application. The provisions of DMD 11 seek to mitigate the form and scale of rear extensions to protect the character of a dwelling as well as the amenity of neighbouring properties. To this end, first floor rear extensions should not exceed a line taken at 30 degrees from the mid-point of the nearest original first floor window to any of the adjacent properties; and where appropriate, secure a common alignment.

Impact on the neighbours' amenity

- 6.3 It is considered that there are only two neighbouring properties which could be impacted upon by the proposed rear extension, No's 62 and 66 Elmhurst Road.
- 6.4 In relation to the adjacent property to the west, No.66 Elmhurst Road, it should be noted that the subject site (No.64 Elmhurst Road) is positioned approximately 4.2m forward of No. 66 Elmhurst Road with regard to building lines. The proposed first floor rear extension would not extend beyond the rear elevation of the adjacent property to the west, and the only flank fenestration located to the eastern side of No. 66 Elmhurst Road is an obscure glazed bathroom windows. Regardless, the development would not breach a 30 degree angle from this obscure glazed window

(this will be secured by way of condition), or any habitable room window for that matter and thus, would be deemed to be in accordance with Policy DMD11.

- 6.5 With regard to the adjoining property to the east, No.62 Elmhurst Road, the first floor extension would extend to a maximum depth of 3.05m in depth. The proposed feature would extend to a depth of 2.3m and would then be set-in 0.5m from both sides to create a bay window which would extend to a depth of 0.75m, creating the cumulative depth of 3.05m. The proposal would be set-in 2.8m from the shared boundary to the east and it would be set-back approx. 3.3m from the centre-point of the closest first floor window at No. 62 Elmhurst Road.
- 6.6 The proposed extension would be marginally intercepted when a 30 degree line is taken from the closest first floor window at No. 62 Elmhurst Road. However, the 30 degree line would clear the main section of the extension and would be marginally intercepted by the bay window.
- 6.7 In this instance, when having regard to the substantial set-back of the proposal from the adjacent property and closest first floor window, the marginal extent of the 30 degree breach (approx. 250mm) and the fact that the bay window would angle away from the adjacent property to the east, it is considered the any impacts upon No. 64 Elmhurst Road would be negligible.
- 6.8 Furthermore, it is noted no objections have been received from the neighbour of 164 Elmhurst Road in this regard. As such, on balance it is considered the impacts on this neighbouring property are acceptable. In relation to the proposed first floor flank elevation, it is considered that as it is to be obscure glazed and non-openable, will not impact on any neighbouring properties amenity.
- 6.9 Overall for the rationale set out above, the proposed extension is of an appropriate scale which maintains the amenity of both the original building and adjoining neighbouring properties, as such it is considered the proposal is consistent with DMD 11.

Impact on the character of the subject site and surrounding area

- 6.10 DMD 6 and DMD 37 state that development will only be permitted if it is of a scale and form appropriate to the existing pattern of development having regard to the character typology. Whilst the extension will be new, it is considered that it would subservient with regard to the host property and surrounding properties; it will not have an undue impact on the character and appearance of the host building, the adjoining semi-detached dwelling or surrounding dwellings. Whilst the proposal would be visible from Grove Road, a number of the properties upon the street benefit from original two-storey rear additions. It will not be an incongruous addition to the rear of the property and would not have a detrimental impact upon the character of the immediate and surrounding environment.
- 6.11 As such, it will not have an undue impact on the surrounds nor will it detract from the overall character and appearance of the residential surrounds, with regard to DMD6 and DMD37.

Community Infrastructure Levy

- 6.12 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. The Council is progressing its own CIL but this is not expected to be introduced until spring / summer 2014.

- 6.13 The proposed alterations and additions are not CIL liable.

Others Matters

- 6.14 Members are informed that the applicant has sought consent for a number of extensions to the building seeking to take advantage of opportunities to enlarge the property. Many of these do not require formal planning consent from the Council, however there are potentially phasing issues that will impact in due course on what can, cannot, be built.
- 6.15 The applicant is advised that the ground floor rear extension under Prior Approval Ref. 16/00136/PRH (if it adheres to Class A of the GPDO) would need to be complete before works for the first floor rear extension can be carried out. The applicant is also advised that if works on the rear dormer roof extension granted as per Certificate of Lawfulness Ref. 16/00106/CEA are to be carried out, then this would materially affect the first floor rear extension proposal determined in this application and would require a re-submission of planning permission to be determined accordingly.

7. Conclusion and Recommendation

- 7.1 Having regard to the above assessment, it is recommended that the application is approved subject to the following 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 2015, 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. The glazing serving the western flank elevation of the development indicated on drawing No 002; shall be fixed shut and in obscured glass with an equivalent obscuration as level 3 on the Pilkington Obscuration Range. The glazing shall not be altered without the approval in writing of the Local Planning Authority.

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

Informatives:

1. The applicant is advised that the ground floor rear extension under Prior Approval Ref. 16/00136/PRH (if it adheres to Class A of the GPDO) would need to be complete before works for the first floor rear extension can be carried out.
2. The applicant is advised that if works on the rear dormer roof extension granted as per Certificate of Lawfulness Ref. 16/00106/CEA are to be carried out, then this would materially affect the subject first floor rear extension and would require a re-submission of planning permission to be determined accordingly.

Architectural Design London
 Chartered Building Engineer

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

EXISTING PROPOSED GROUND FLOOR
1:100

EXISTING FIRST FLOOR
1:100

EXISTING SIDE ELEVATION
1:100

EXISTING BACK ELEVATION
1:100

EXISTING PROPOSED FRONT ELEVATION
1:100

BLOCK PLAN 1:200

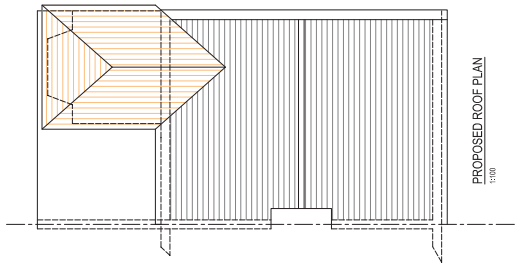
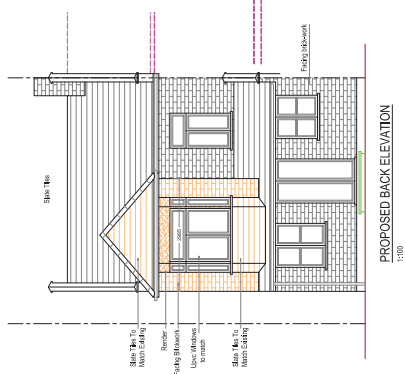
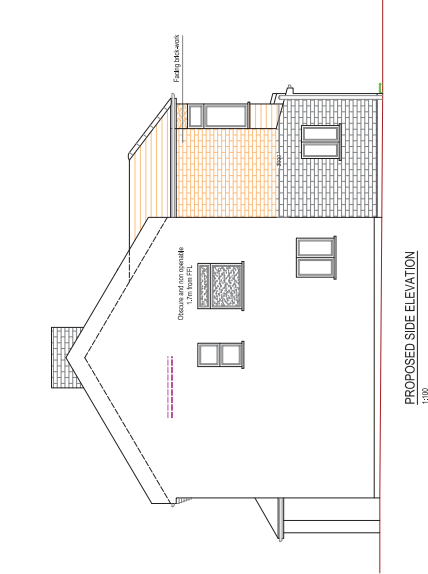
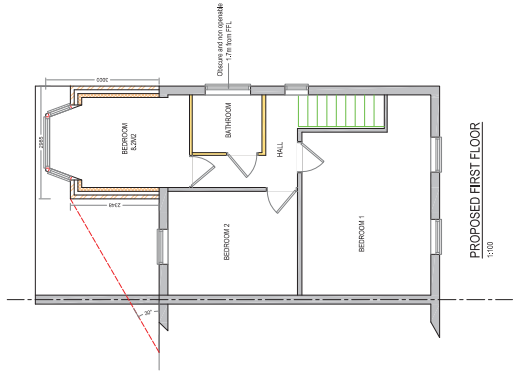
LOCATION PLAN 1:1250

DWG NO: Ea14gh/Proposed
 -150/ 1:100 @ A3 12/12/16
 64 Elmhurst Road EN4 5TB

THE CONTRACTOR IS TO CHECK ALL DIMENSIONS, DIMENSIONS AND ALL WORKS ARE TO BE COMPLETED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS TO CHECK ALL DIMENSIONS, DIMENSIONS AND ALL WORKS ARE TO BE COMPLETED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

The proposed works shall include:

1. To provide a full set of drawings for the proposed works.
2. To provide a full set of drawings for the proposed works.
3. To provide a full set of drawings for the proposed works.
4. To provide a full set of drawings for the proposed works.
5. To provide a full set of drawings for the proposed works.



THE CONTRACTOR SHALL CHECK ALL DIMENSIONS, DRAWINGS AND SPECIFICATIONS AGAINST THE CURRENT BUILDING REGULATIONS, INTERPRETATIONS, CODES OF PRACTICE AND LOCAL AUTHORITY REQUIREMENTS.

THIS PROJECT WORK IS IN ACCORDANCE WITH THE BUILDING REGULATIONS, INTERPRETATIONS, CODES OF PRACTICE AND LOCAL AUTHORITY REQUIREMENTS.

THE CONTRACTOR SHALL CHECK ALL DIMENSIONS, DRAWINGS AND SPECIFICATIONS AGAINST THE CURRENT BUILDING REGULATIONS, INTERPRETATIONS, CODES OF PRACTICE AND LOCAL AUTHORITY REQUIREMENTS.

DWG 002	Extinguished
129/11/00/045	01/2018
64 Edward Road EN1 2PB	

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