

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 24th May 2016

Report of
Assistant Director, Planning,
Highways & Transportation

Contact Officer:
Andy Higham
Sharon Davidson
Ms Marina Lai

Ward:
Jubilee

Ref: 16/01228/HOU

Category: Householder

LOCATION: 218 Bury Street, London, N9 9LG,

PROPOSAL: First floor rear extension.

Applicant Name & Address:
Mr Craig Campbell
218 Bury Steet
Edmonton
N9 9LG

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

RECOMMENDATION: Planning consent is **recommended** approval subject to conditions.

Note for Members:

Ref: 16/01228/HOU LOCATION: 218 Bury Street, London, N9 9LG,



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Scale 1:1250

North



1. Site and Surroundings

- 1.1. The subject property is an end of two-storey terraced dwelling house located on the southern side of Bury Street. The host terrace (No.214 - No. 218 Bury Street) is formed with 3 x two-storey dwelling of a similar design era. The property has an existing full-width ground floor rear extension and a rear dormer incorporating with a gable end to the side.
- 1.2. The area is predominately residential in nature, characterised with further two-storey semi-detached / terraced dwellings.

2. Proposal

- 2.1. Planning consent is sought for the erection of a single storey rear extension on the first floor that would measure 2.55m in depth x 2.98m in width.
- 2.2. The new structure will be constructed of a hipped roof projecting 5.323m in height to its eaves level and 6.4m at its highest point when measured from the ground floor level.
- 2.3. The proposal would also involve in the creation of a new 1st floor side window on the original flank elevation (facing No.220) of the property. The new window will be obscured.
- 2.4. The proposed materials in carrying out the development will include render to match existing, tiled roof and uPVC windows to the rear.

3. Relevant Planning History

- 3.1. TP/01/0703: Planning consent was granted in 2001 for single storey rear extension.
- 3.2. TP/74/0696: Planning consent was refused in 1974 for roof room.
- 3.3. INV/12/0031: An enforcement case was logged on 16/01/2012 for alleged loft conversion.

4. Consultations

- 4.1. *Neighbours:* The application was referred to 4 surrounding properties (expiry date by 14/04/2016) and no comments received.
- 4.2. *Internal:* None
- 4.3. *External:* None

5. Relevant Policies

- 5.1. Core Strategy
CP4: Housing Quality
- 5.2. Development Management Document (adopted in November 2014)

DMD 6: Residential Character
DMD 11: Rear extensions

- 5.3. London Plan Consolidated with Alterations since 2011 (2015)
Policy 7.4: Local Character
- 5.4. National Planning Policy Framework (NPPF)
Section 7): Requiring Good Design
- 5.5. Other Relevant Policy Considerations
Enfield Characterisation Study

6. Analysis

6.1. The main issues to be considered in respect of this application are:

- a) The principle of the development in terms of land use;
- b) Impact upon the amenity of the adjoining properties; and
- c) Design quality and impact on the character of the surrounding.

Principle of development

6.2. The application site is located in a well-established residential area. Given its local context, the proposed alteration to the existing property is considered acceptable in principle and would be consistent with the council's policies in terms of land use.

Amenity Impact

- 6.3. DMD 11 (Rear Extension) requires that first floor extensions must not exceed a line taken a 30-degrees from the mid-point of the nearest original first floor window to any of the adjacent properties.
- 6.4. The application site adjoins No.216 to its east, and lies a distance of 3.572m with No.220 to its west. As demonstrated on the submitted drawing (Drawing No: 002), both of a 30-degrees line drawn from the mid-point of the nearest 1st floor rear window of these two neighbouring properties do not intersect the proposed development. The test interprets that the proposed 1st floor extension is not considered to generate an undue impact on light and an overbearing effect to the adjoining occupiers.
- 6.5. The new side window is proposed to be obscured, and therefore this would not generate an overlooking issue to the occupiers of No.220. A condition is recommended assuring that the privacy of the adjoining occupiers is secured.

Impact on the character of surrounding

- 6.6. DMD6 and DMD 11 of the DMD require that extensions to a residential property should be appropriate to the existing pattern of development or setting, having regard to the character of the local area. Their bulk/dominance should appear subordination to the original dwelling.
- 6.7. The existing house benefits from a single storey full width extension to the rear. The proposed first floor extension would be single storey, occupying

approximately 30% of the roof of the existing rear extension, and therefore is not considered to dominate the host building.

- 6.8. It is noted that first floor extension is not a common development in the locality. However, the site is not located in a conservation area, and nor is listed. The proposal is confined to the rear, leading to no views from the public domain. Furthermore, the rear of the properties on this side of Bury Street is dominated by extensions and outbuildings at various scales. Given the scale and massing that is modest, the proposal is not considered to visually relate to the adjoining properties.
- 6.9. As such, the proposal is not considered to significantly harm the character and appearance of the locality that warrants a refusal, and, on balance, is acceptable in design terms.

7. Conclusion

- 7.1. Given the scale and massing, the proposed 1st floor rear extension is not considered to adversely impact on the amenity of the adjoining occupiers, and would not dominate the host building or visually relate to the neighbouring properties, which is then acceptable.

8. Recommendation

- 8.1. Based on the above assessment, planning consent is recommended approval, 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.

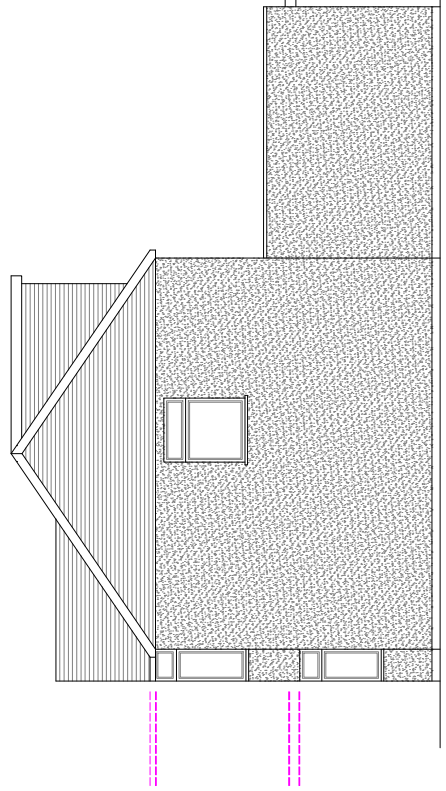
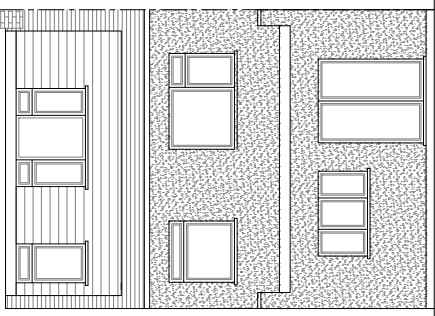
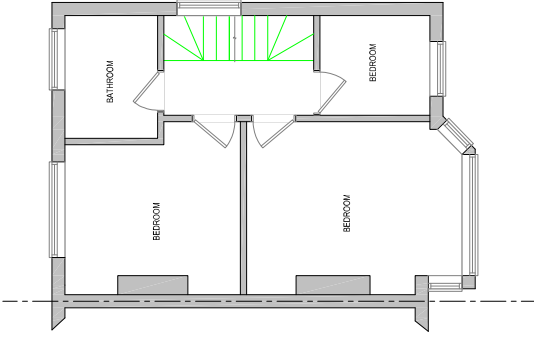
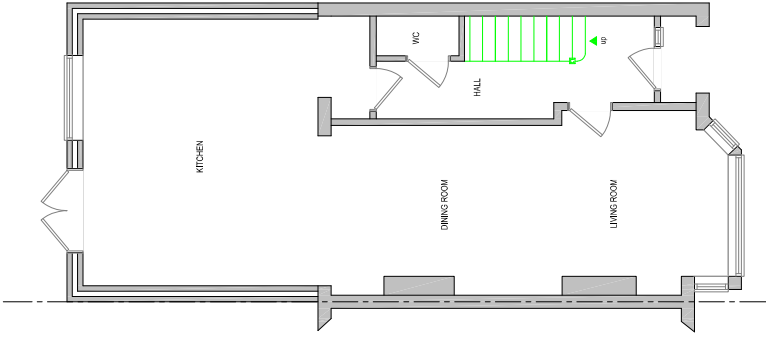
Reason: For the avoidance of doubt and in the interests of proper planning.

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

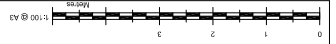
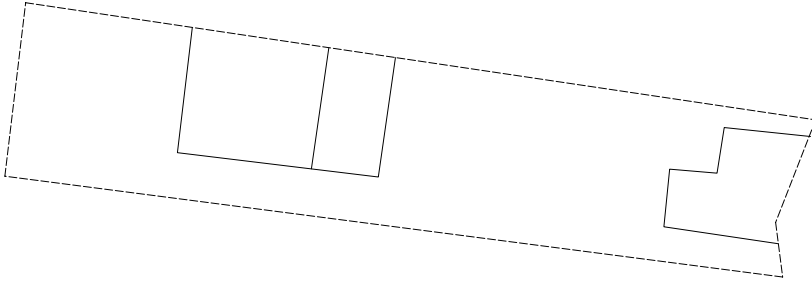
Reason: To ensure a satisfactory appearance.

- 4) The glazing new side window 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.



BLOCK PLAN 1:250



DWG 001	Building
1:50 / 1:100 @ A3	17/03/2016
218 Bury Street N9 9LG	

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 make formal agreement with the adjoining owner before work commences on site. Please refer to information booklet from www.odim.gov.uk (partwall-1996) or 01474 75 0248.

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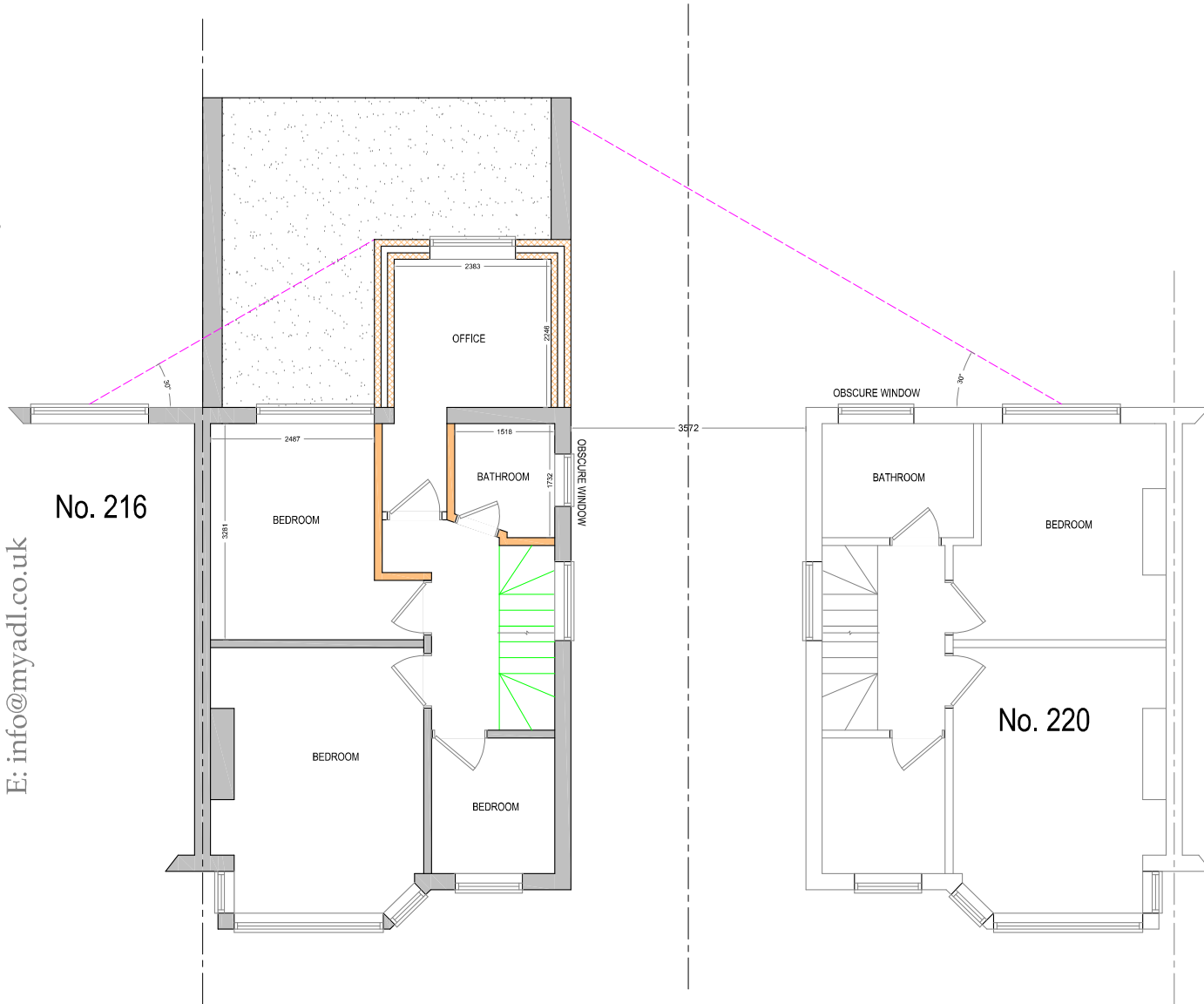
T: 07939 666006 A: 6 Bournwell Close, Hadley Wood, EN4 0JX
 E: info@myadl.co.uk

Architectural Design London
 Chartered Building Engineer

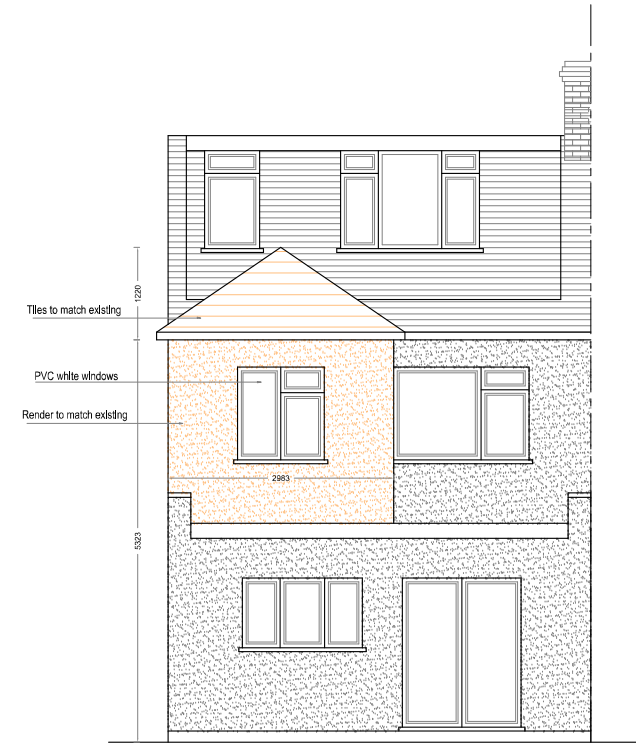
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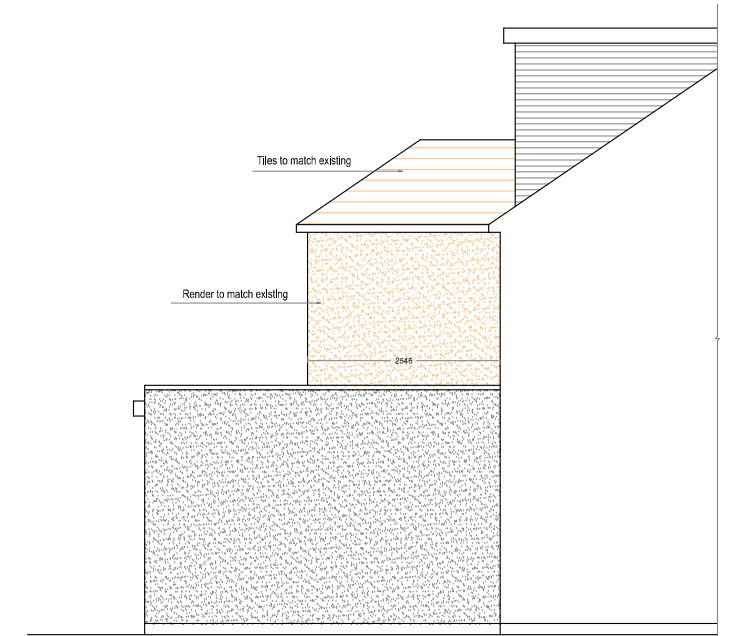
The proposed works may fall within the Party Wall Act 1996. The building owner must notify and obtain formal agreement from adjoining owner(s). The party wall procedure must be adopted before work commences on site. Please refer to Information booklet from www.odpm.gov.uk/partywall-1996 or Tel 0870 122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



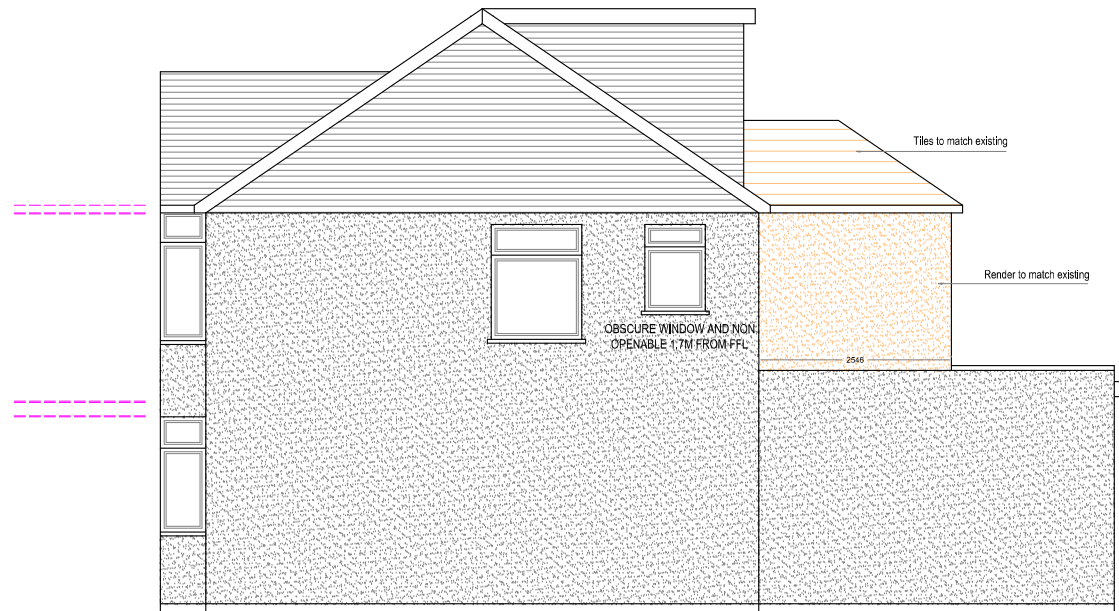
PROPOSED FIRST FLOOR
 1:100



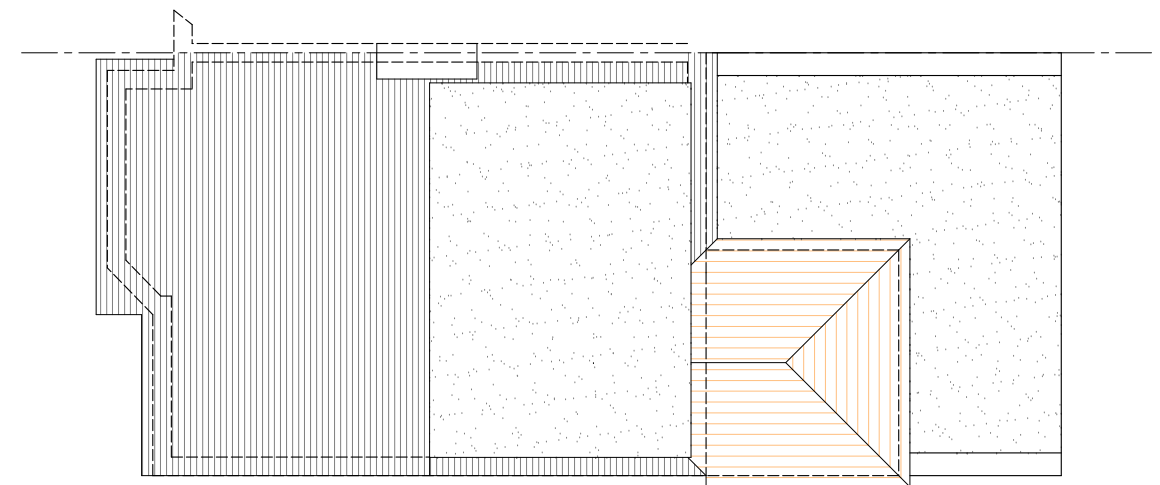
PROPOSED BACK ELEVATION
 1:100



PROPOSED SIDE ELEVATION
 1:100



PROPOSED SIDE ELEVATION
 1:100



PROPOSED ROOF PLAN
 1:100

DWG 002	PROPOSED
1:50 / 1:100 @ A3	17/3/2016

218 Bury Street N9 9LG

