

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 28 June 2016

Report of
Assistant Director, Planning,
Highways & Transportation

Contact Officer:
Andy Higham
Sharon Davidson
Mr Francis Wambugu

Ward:
Southgate

Ref: 15/05222/HOU

Category: Householder

LOCATION: 47 Meadway, London, N14 6NJ,

PROPOSAL: Single storey side, part single, part two storey rear and first floor side/front, front dormer and conversion of garage.

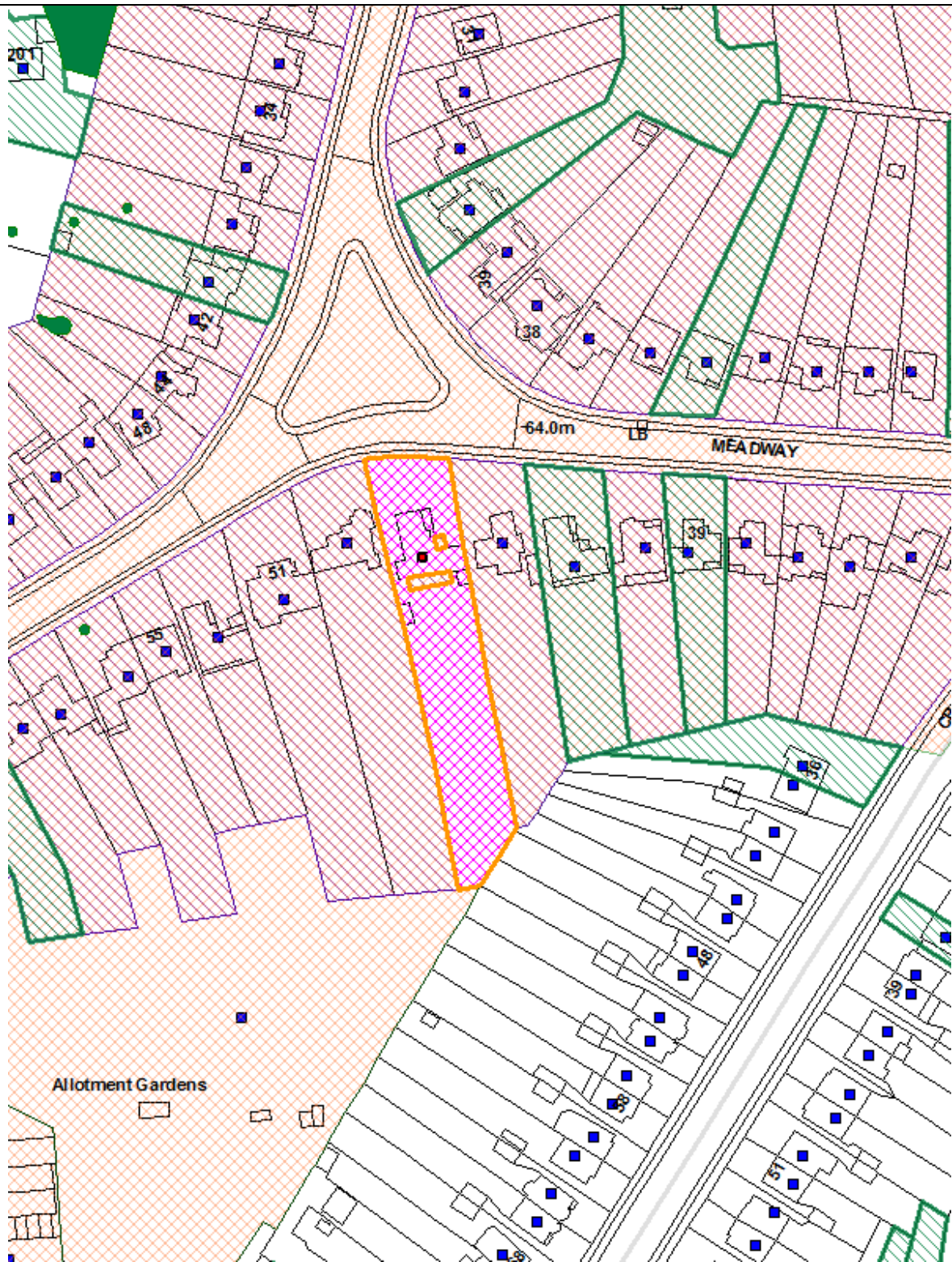
Applicant Name & Address:
Mr & Mrs P Dongba
47 Meadway
N14 6NJ
United Kingdom

Agent Name & Address:
Mr Seumas Moran
30 Riverway
Palmers Green
London
N13 5LJ
United Kingdom

RECOMMENDATION:

It is recommended that the application be **GRANTED** planning permission subject to conditions.

Ref: 15/05222/HOU LOCATION: 47 Meadway, London, N14 6NJ,



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Scale 1:1250

North



Site and Surroundings

- 1.1 The subject site is located on the south side of Meadway directly opposite its junction with Bourne Avenue. The site is spacious and generally regular in shape and is occupied by a part single storey, part two-storey detached dwelling.
- 1.2 The site is located within an established residential area and within the Meadway Conservation Area which was designated in November 2008; the updated Conservation character appraisal was recently approved in June 2015. The property is recognised in the Meadway Conservation Area Character Appraisal as a building which contributes to the special interest of the area and the green island it overlooks on the street also recognised as a focal point within the conservation area.

1. Proposal

- 1.1 The application seeks planning permission for; single storey side and first floor side extension, part single, part two-storey rear extension, a front dormer and conversion of garage to habitable room.
- 1.2 **Single storey rear extension:** would be stepped on both sides projecting 4m deep close to the boundaries (reduced from 4.6m) and extending 1m further at the middle part, it would be 13m wide and 4.1m high to pitched roof (3.1m to eaves).

Single storey side extension: would be an infill to the front of the existing utility/store on the west side. It measures 2.4m wide, 15.6m deep and 3.3m high to pitched crown roof.

First floor side extension: measures 2m wide (reduced from 2.8m) by 5.9m deep, it has an associated front dormer 1m wide by 1.2m high.

First floor rear extension would be approximately 2m deep by 10.35m wide with pitched crown roof.

2. Relevant Planning Decisions

- 2.1 None.

3. Consultations

Neighbours:

- 3.1 Letters were sent to 11 adjoining and surrounding properties. The consultation period elapsed on 24.12.16. No objections were received.

Internal:

- 3.2 Conservation Officer: no objection to the revised plans; previously considered the 'floating' pillar in front of the existing garage to be an awkward architectural detail requiring further details. Extensions should be concentrated to the rear and views and original features should be preserved.

External:

- 4.3 Meadway Conservation Area Study Group: objection. Issues raised summarised as follows:

- Ground floor rear extension should be limited to 4m depth and the first floor to 2m;
- No comprehensive roof plan;
- No dimensions given to the extensions;
- First floor side extension would close the gap between the adjacent property and reduce views through leading to 'terracing' effect;
- Loss of the original gable chimney feature and alcove windows - this is the only house with its original front elevation intact; and
- Hope the proposals can be adjusted accordingly.

4.4 Conservation Advisory Group: objections to both the original drawings and the revised drawings. Issues raised in response to the revised drawings summarised as follows:

- Poor quality drawings;
- Loss of original features; chimney stack and windows on the eastern elevation;
- The extensions would be out of keeping with the front elevation;
- The rear extension looks incongruous and does not reflect the style of the existing dwelling; and
- The scale of the proposal is excessive and fails to maintain the style of the existing dwelling to the detriment of the conservation area.

4. Relevant Policies

Core Strategy

Policy 30	Maintaining and improving the quality of the built and open environment
Policy 31	Built & Landscape Heritage

Development Management Document

DMD 11	Rear Extensions
DMD 13	Roof Extensions
DMD 14	Side Extensions
DMD 37	Achieving high quality and design-led development
DMD 44	Conserving and Enhancing Heritage Assets

London Plan 2015

Policy 7.4	Local character
Policy 7.6	Architecture
Policy 7.8	Heritage assets and archaeology

Other Relevant Policy Considerations

National Planning Policy Framework
 National Planning Policy Guidance
 Meadway Conservation Area Character Appraisal - June 2015

5. Analysis

- 5.1 Extensions to existing housing stock are generally acceptable in principle. 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.
- 5.2 The proposed development consists of a single storey side and first floor side extension, part single, part two-storey rear extension, a front dormer and conversion of garage to habitable room.
- 5.3 The proposals have been revised following extensive discussions with officers so that the ground floor rear extension is reduced in depth at 1.5m from the boundaries, the first floor extension above the garage reduced in width, the chimney and alcove windows retained and the pillar in front of existing garage removed.

Impact on character of surrounding area and amenity to neighbours

Ground and first floor side extension

- 5.4 The existing dwelling is one of a few similar detached dwellings on the Meadway but the only one retaining original architectural features.
- 5.5 DMD 14 states that extensions to the side of properties will only be permitted where they do not result in the creation of a continuous façade of properties or 'terracing effect' and the bulk is subordinate when viewed from the street scene.
- 5.6 The ground floor side extension would be an infill to the front of the existing utility/store on the west side. It measures 2.4m wide by 15.6m depth and 3.3m high to pitched crown roof. It is inset by 1.3-1.5m from boundary with No. 49. Given its size, design and location, no objection is raised with regard to this element.
- 5.7 With regard to the first floor side, the existing gap at first floor level between the flank wall and side boundary is approximately 3.7m. The proposals have been revised so that a 1.7m gap up from 1m previously proposed is retained. In addition the bulk of the extension would be reduced by lowering the ridge height by 1.3m.
- 5.8 If the current proposal were constructed, a 3.8m gap would be retained with No. 45 Meadway; this would safeguard the important views to the rear greenery above the garage. Although other properties in the area have had full extensions above the garage, it is considered that retaining a significant gap will preserve and enhance the character of the existing dwelling and that of the wider conservation area.
- 5.9 It is considered that the proposed side extension as revised would not harm the character of the existing dwelling and the conservation area, having regard to Policy DMD 44, and is therefore considered acceptable.
- 5.10 The Conservation Officer and the Conservation Advisory Group had objected to this element of the proposal in its original submission form due to closure of the gap above the garage; however the proposals have since been revised as discussed above so that a significant gap is now retained.
- 5.11 It is proposed to retain the existing chimney stack but the feature would be wrapped around by the side elevation and only the upper portion would be visible. The two alcove windows on the side elevation are to be replaced with four similar windows

ensuring these important architectural details are retained and enhanced. To the front, the garage doors have been retained and the pillar at the front removed.

Single storey rear extension

- 5.12 The proposed single storey rear extension would be stepped, extending 4m beyond the original rear wall of the dwelling at the sides (reduced from 4.6m) and the middle part extending 1m further; it would have a width of 13m wide with insets of 1.5m from boundaries with both neighbouring properties No. 45 to the east and 49 to the west. It has a pitched roof approximately 4.1m to the ridge (3.1m to the eaves).
- 5.13 Policy DMD 11 requires that single-storey rear extensions must not exceed 4m in depth beyond the original rear wall for detached dwellings and must not exceed a line taken at 45-degrees from the mid-point of the nearest original ground floor window to any of the adjacent properties.
- 5.14 The extension by projecting 4m beyond the original rear wall at the edges would be within the limits on depth and height set by policy for such extensions. However, as the middle part would project by a further 1m, this would exceed the limits set by policy but given its siting with significant distances of 1.5m from the boundaries, it would not result in any undue adverse impact on the neighbouring properties or the surrounding area and is therefore considered acceptable.

First floor rear extension

- 5.15 The proposed first floor rear extension would be approximately 2m deep by 10.35m wide with pitched crown roof. It would be located inset by 2.2m and 4.1m from the east and west boundaries respectively.
- 5.16 Given its siting to the rear and its design and appearance proposed, this element of the proposals is considered acceptable having regard to Policies DMD 11 and 44.

Front dormer

- 5.17 Policy DMD 13 requires that roof extensions must 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), be in keeping with the character of the property, and not dominant when viewed from the surrounding area. The proposed front dormer is designed with a pitched roof matching that of the host dwelling. It appears subordinate and appropriately sited on the front facing roof slope leaving adequate distances from the sides, eaves and ridge and in terms of design and appearance would fit well within its context. The property already has a larger dormer to the front facing east. No objections raised with regard to this element.

Conversion of garage to habitable room

- 5.18 The proposals have been revised so that the garage doors have been retained in their current form although the interior of the garage has been altered to accommodate the new use for habitable accommodation. There is adequate space on the forecourt for parking 3+ vehicles and given there would be no alterations to the exterior, no objection is raised to this element.

Conclusion

5.19 There are no amenity impacts of the proposals with regard to overlooking, overshadowing and/or loss of outlook and the proposals are therefore considered acceptable.

5.20 Officers consider that the concerns raised by the Conservation Officer, the Meadway Conservation Area Study Group and the Conservation Advisory Group regarding loss of views above the garage, depth of rear extension and loss of original architectural features including the alcove windows and the chimney have all been satisfactorily addressed following revisions to the plans. The submitted plans include a roof plan and are to scale.

6. Recommendation

6.1 In light of the above assessment, it is recommended that the application be GRANTED planning permission subject to the following conditions:

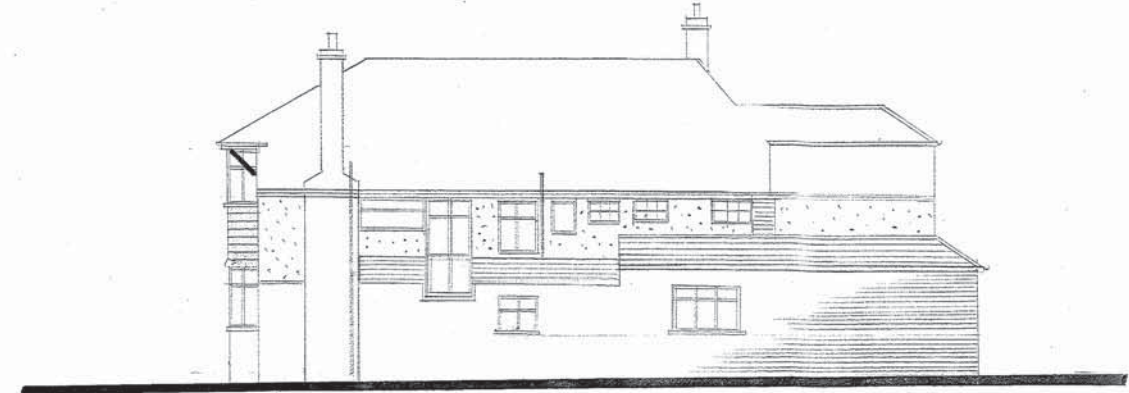
1. Time Limits
2. Approved Plans
3. Materials to Match
4. Restriction of Extension Roofs
5. No Additional Fenestration







PROPOSED NORTH ELEVATION



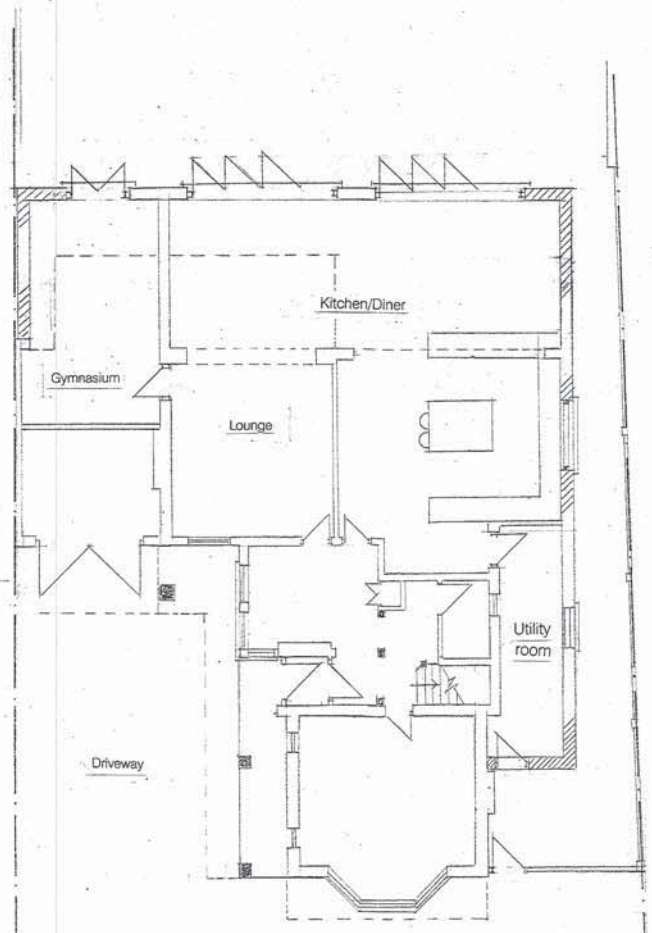
PROPOSED WEST ELEVATION



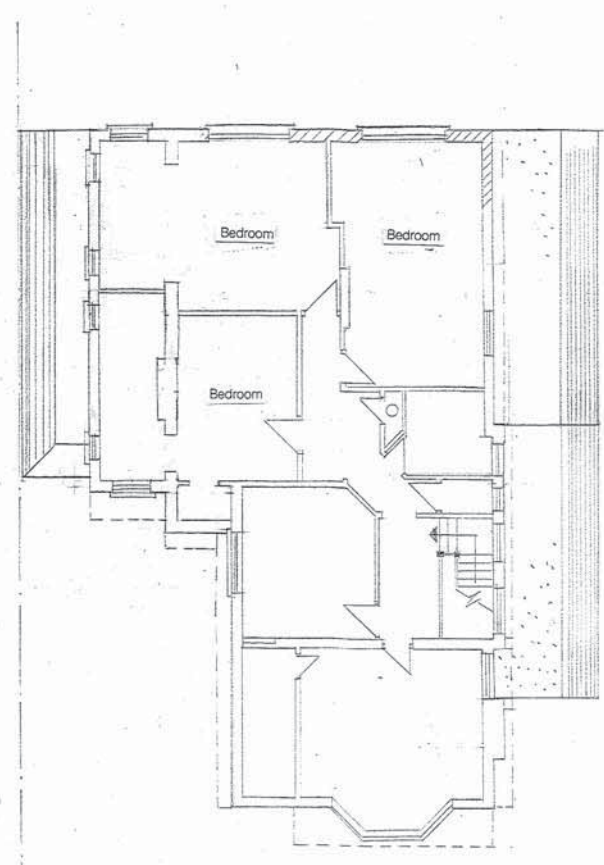
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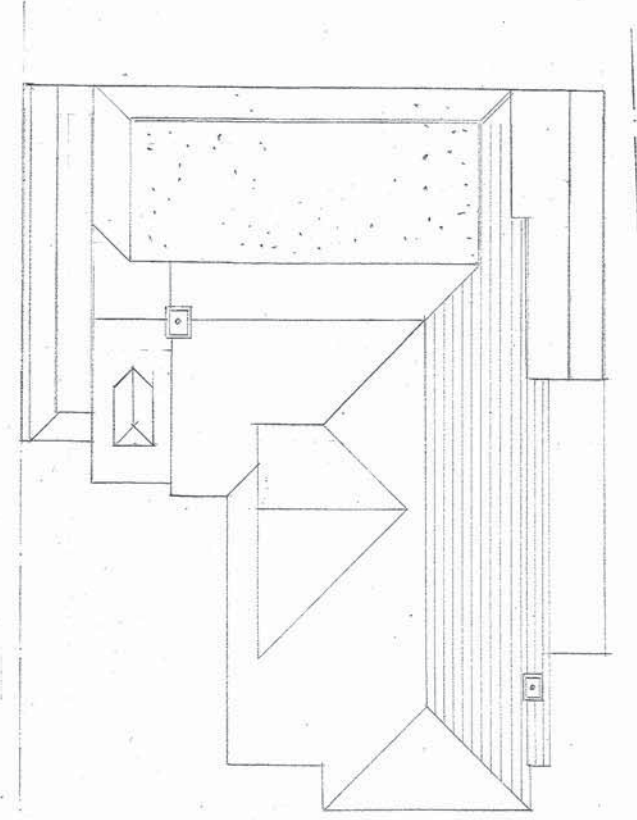
PROPOSED EAST ELEVATION



PROPOSED GROUND FLOOR



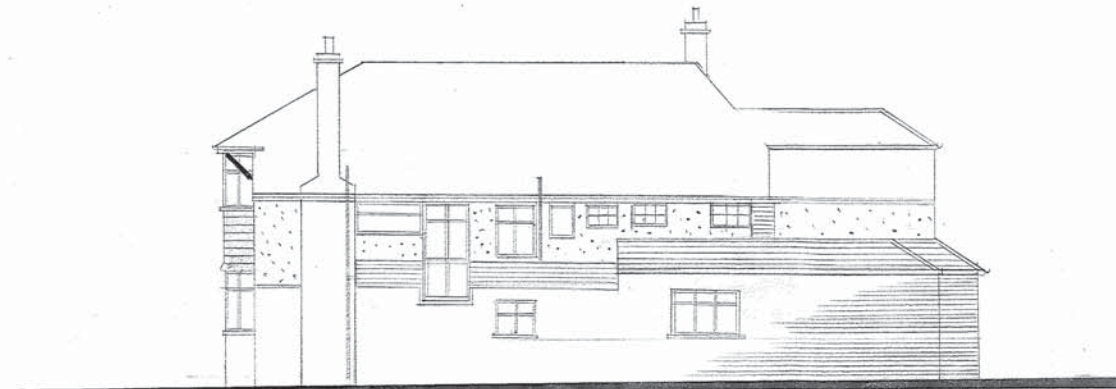
PROPOSED FIRST FLOOR



PROPOSED ROOF PLAN



PROPOSED NORTH ELEVATION



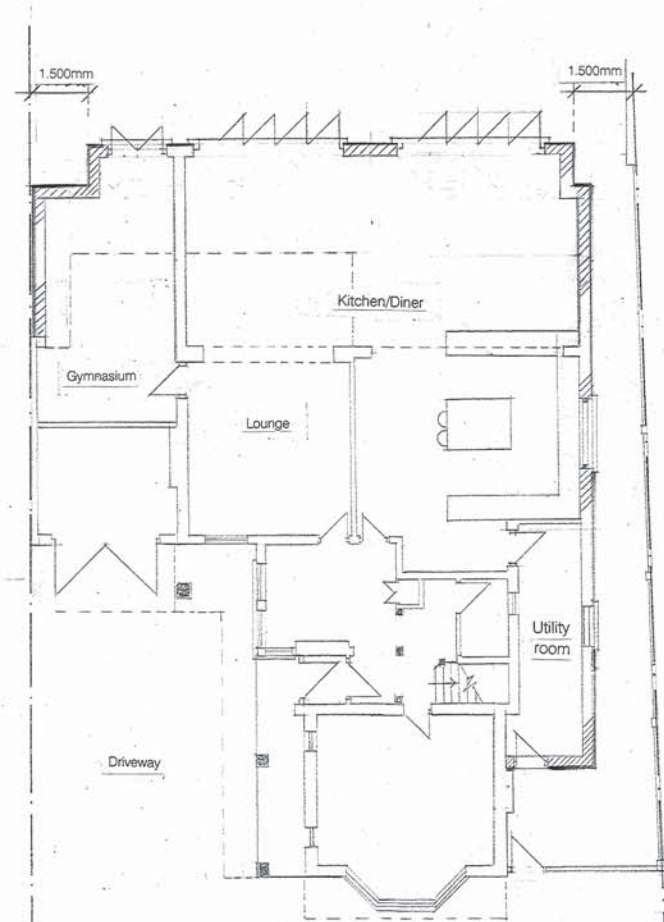
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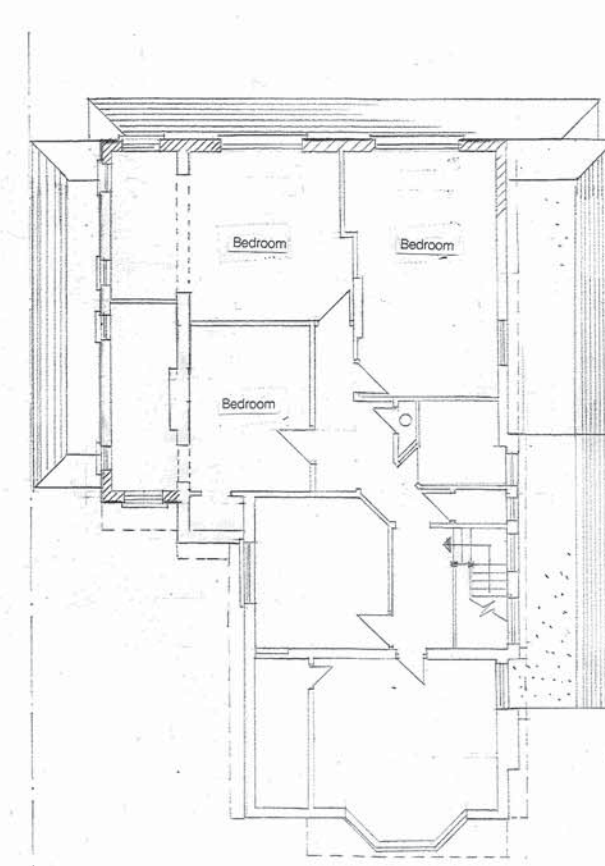
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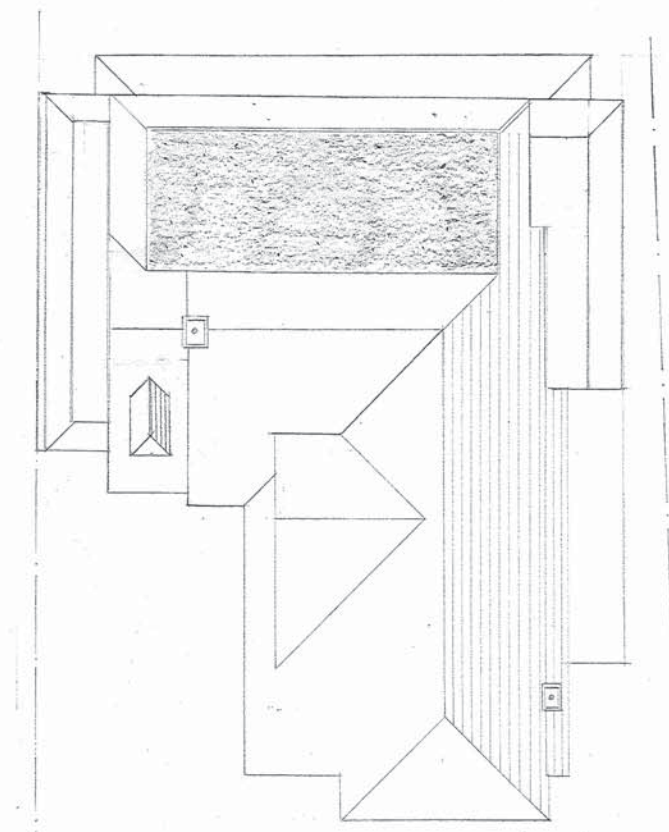
PROPOSED EAST ELEVATION



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



PROPOSED ROOF PLAN

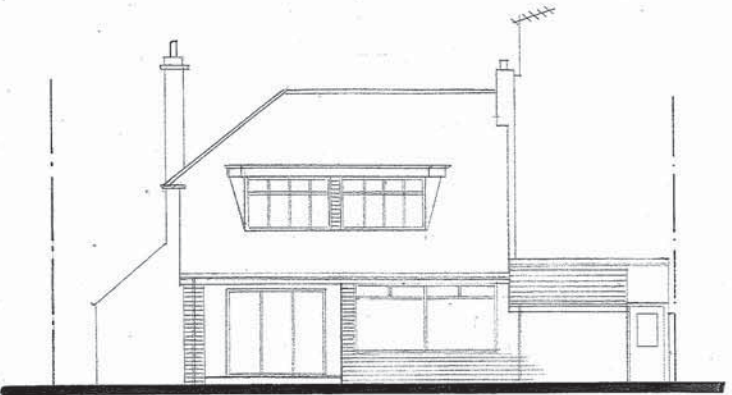
MORAN ARCHITECTURE
 30 RIVERWAY
 LONDON N13 5LJ
 Tel: 07984-857809
 E-Mail: Moranseumas@yahoo.co.uk
 Client:
 Mr & Mrs P.Dongba
 47 Meadway
 Enfield N14 6NJ.
 Project:
 Ground and first floor side and
 rear extensions with garage conversion
 Drawing:
 Existing plans,
 elevations, site and location plans
 Scale: 1:100 / 1:1250 / 1:200
 Dwg No: 0111 Date: Nov 2015.



EXISTING NORTH ELEVATION



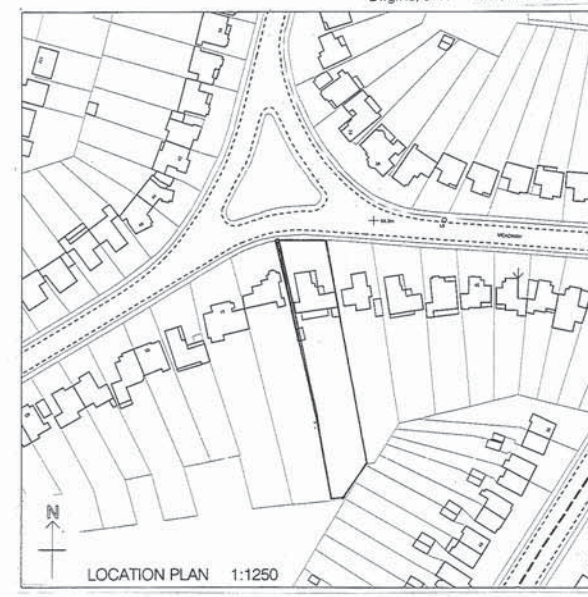
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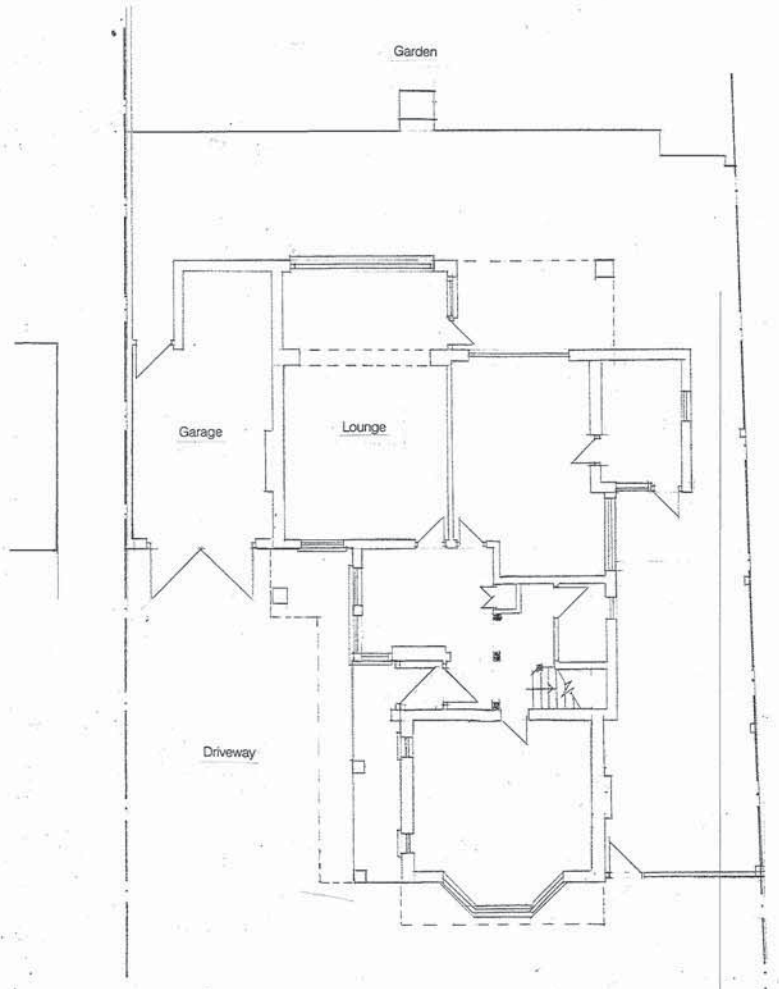
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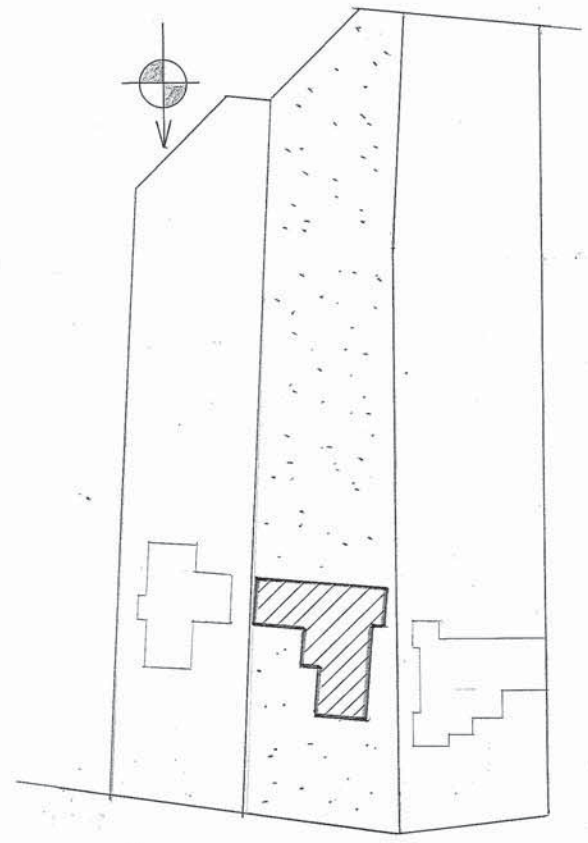
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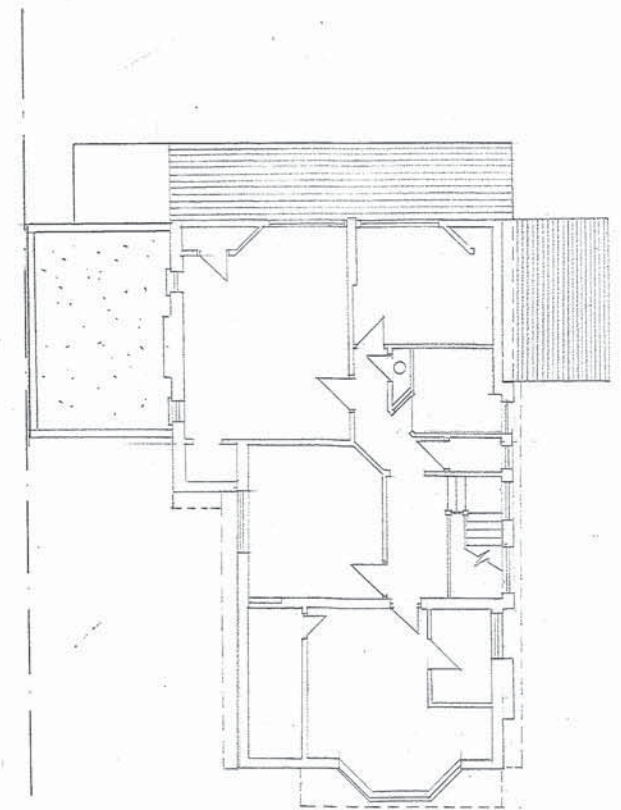
LOCATION PLAN 1:1250



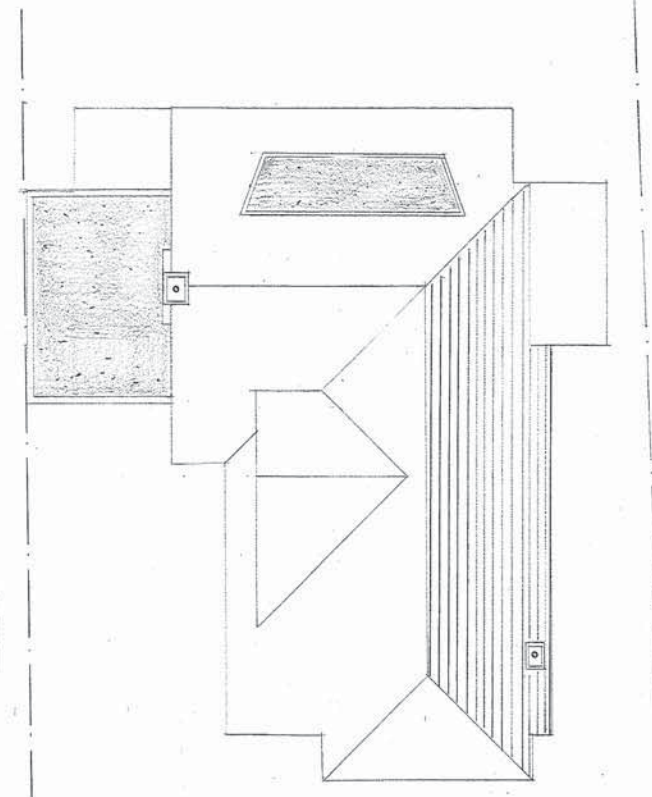
EXISTING GROUND FLOOR



SITE PLAN 1:400



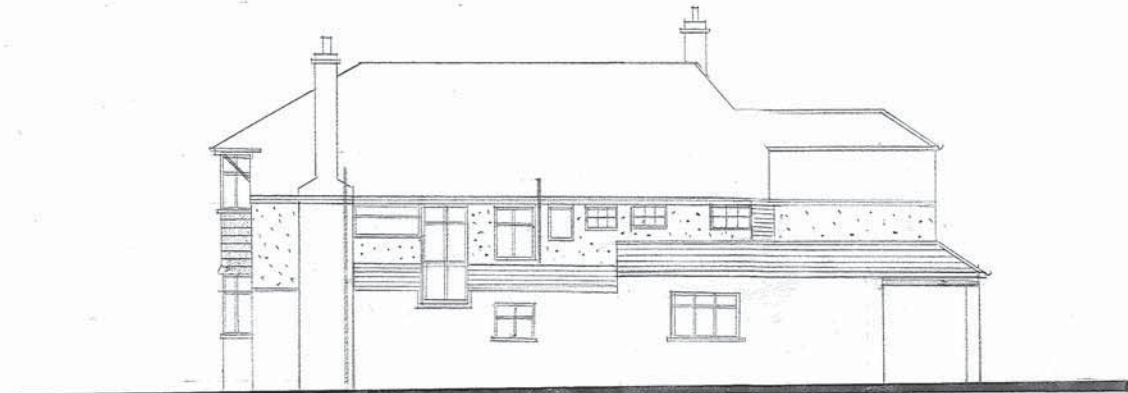
EXISTING FIRST FLOOR PLAN



EXISTING ROOF PLAN



PROPOSED NORTH ELEVATION



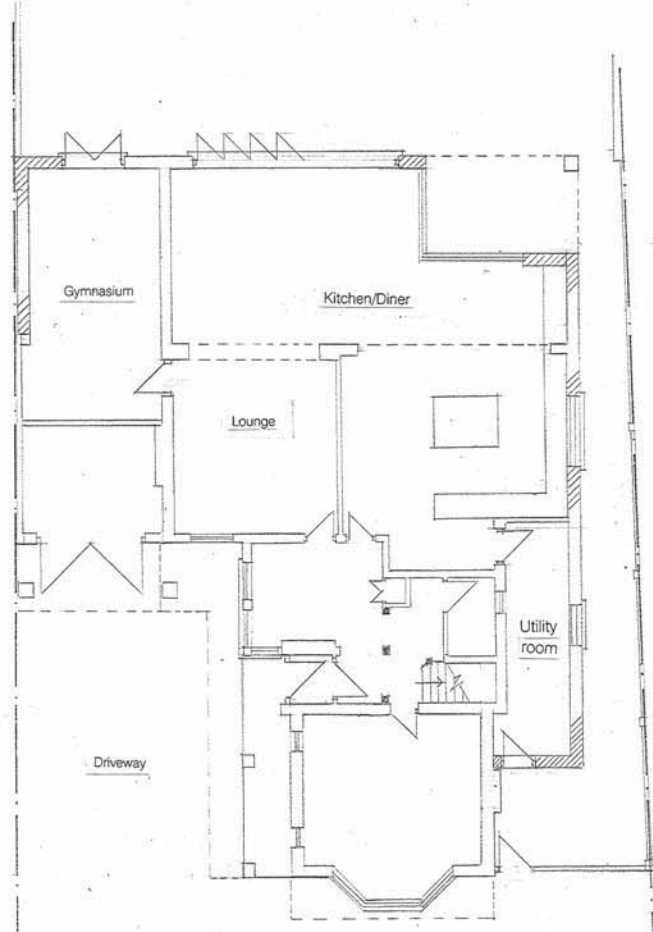
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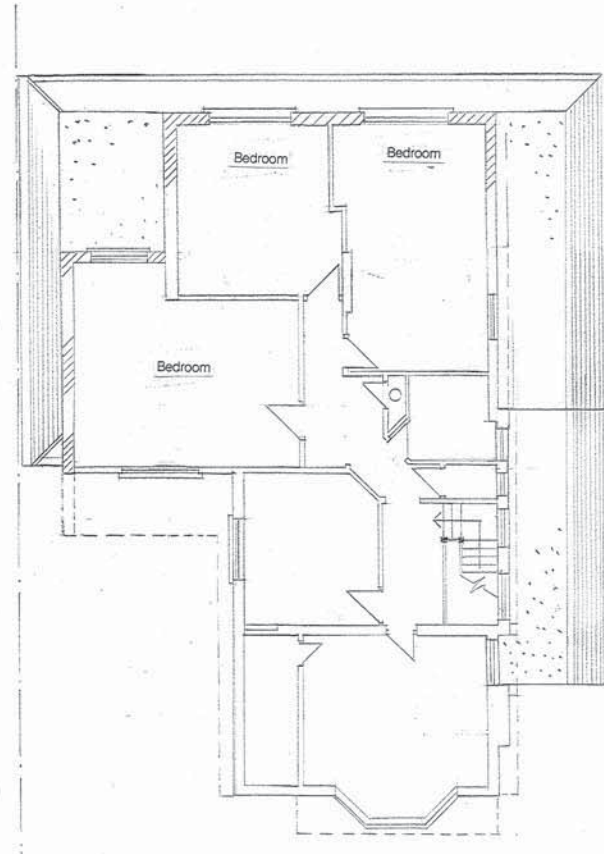
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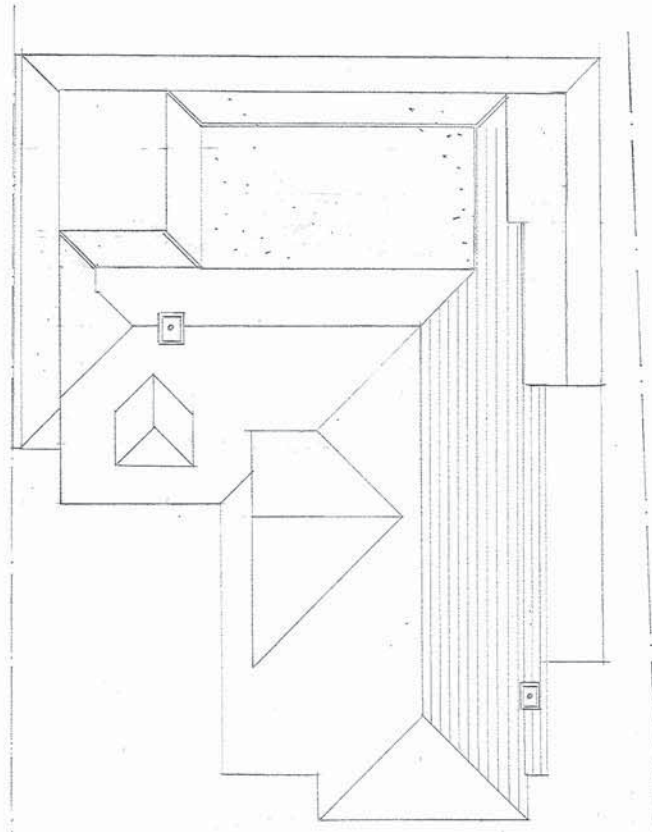
PROPOSED WEST ELEVATION



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



PROPOSED ROOF PLAN