

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 27 July 2016

Report of

Assistant Director, Planning,
Highways & Transportation

Contact Officer:

Andy Higham
Andy Bates
Ms Claire Williams

Ward:

Ponders End

Ref: 16/01391/RE3

Category: Full Application

LOCATION: 84 Clydesdale, Enfield, EN3 4RN

PROPOSAL: Conversion of single family dwelling into 1 x 2 bed and 1 x 3 bed self contained dwellings, involving two storey side and part single part 2-storey rear extension with associated car parking.

Applicant Name & Address:

Mr Detlev Munster
Housing Gateway Limited

Agent Name & Address:

Mr Colin Finlayson
Strategic Property Services
Silver Street
Enfield
London
EN1 3XE
United Kingdom

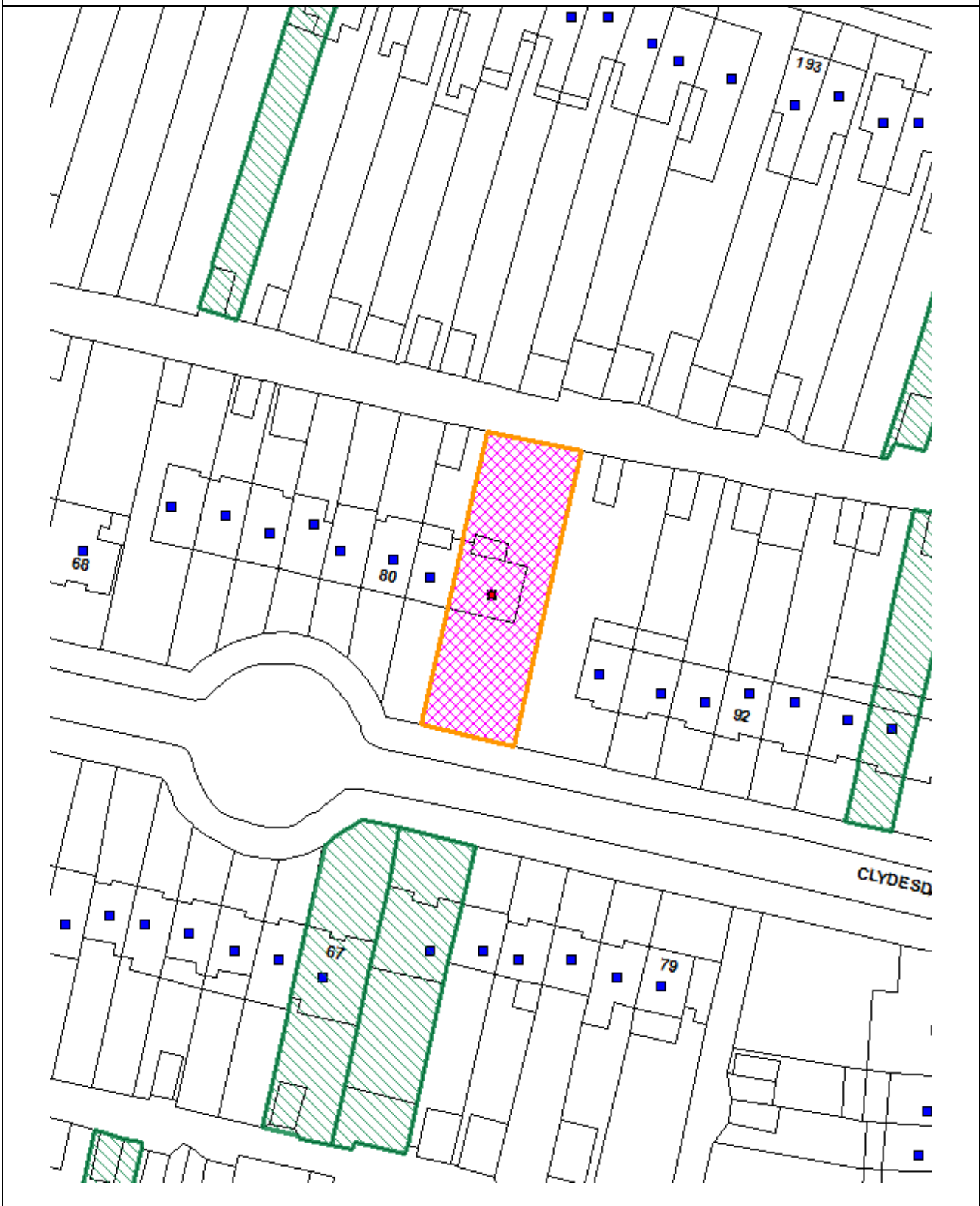
RECOMMENDATION:

That, Planning permission be **GRANTED** subject to conditions.

Note for Members:

Applications of this nature would normally be considered under delegated powers but Councillor Orhan has requested that the proposal be considered by the Planning Committee.

Ref: 16/01391/RE3 LOCATION: 84 Clydesdale, Enfield, EN3 4RN,



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North



1.0 Site and Surroundings

- 1.1 The application site is a rectangular plot that comprises an end of terrace two storey dwelling with an existing single storey side and rear extension. The site is located on the northern side of Clydesdale. The character of the area is suburban, with a regular pattern of terraced residential properties with staggered building lines.
- 1.2 The application site is not located within a Conservation Area and the building is not listed.

2.0 Proposal

- 2.1 The application seeks full planning permission for the conversion of a single family dwelling into 1 x 2 bed and 1 x 3 bed self-contained dwellings, involving two storey side and part single part 2-storey rear extension with associated car parking.
- 2.2 Amendments have been made to the original scheme in response to concerns that include:
 - Part of the single storey rear extension set in from the side boundary by 0.8 metres
 - Two storey rear extension reduced in width by 1.2 metres so that it measures a total width of 3.3 metres
 - Two storey side extension reduced in width by 0.1 metres so that it is set in from the side boundary by 1.1 metres
 - Three bed 4 person unit changed to a 2 bed 3 person unit (House A)
 - Two separate crossovers introduced
 - Pedestrian path reduced in width and hedges and trees introduced within the front curtilage
- 2.3 The two storey side extension would measure 4.7 metres in width and extend along the entire depth of the house and beyond to accommodate a two storey rear extension with a depth of 4 metres from the rear building line of No.84 and a width of 3.3 metres. The roof form would be a continuation of the existing roof.
- 2.4 The single storey rear extension would measure 2.5 metres in depth along the boundary with No.82 Clydesdale and would then reduce in width so that it is set in from the common boundary with No.82 by 0.8 metres to extend to the rear for an additional 1.6 metres. The single storey rear extension would have a maximum depth of 4 metres. It would comprise a flat roof and measure 3.1 metres in height from the ground level.
- 2.5 One parking space is proposed to serve the existing house and two parking spaces proposed to serve the new house. Crossovers are also proposed to serve each dwelling.

3.0 Relevant Planning History

- 3.1 TP/87/0435 - Erection of single storey extension at side and rear of house to provide additional living accommodation. – Approved 25.06.1987

4.0 Consultations

4.1 Statutory and Non-Statutory Consultees

Traffic and Transportation

- 4.1.1 No objection but conditions suggested including details of the crossovers and reinstatement of the footpath.

Thames Water

- 4.1.2 No objection but informative suggested.

4.1.3 SuDS Officer

SuDS Strategy required to be secured through a condition.

4.2 Public response

- 4.2.1 Letters were sent to 13 adjoining and nearby residents and one objection letter and a petition was received with 37 signatories. The concerns are summarised as follows:

- Out of keeping with the character of the area
- Overdevelopment
- Concerns with the number of residents who would be sharing the dwelling for the amount of space that has been provided
- Insufficient parking
- Loss of light
- Noise nuisance
- Strain on existing community facilities

Drawings with the amendments set out in paragraph 2.2 have been received and adjoining and nearby residents were re-consulted on 4 July 2016. Members will be updated on any comments received on the revised scheme at the Planning Committee meeting.

5.0 Relevant Policy

5.1 London Plan (2016)

Policy 2.15 – Town Centres
 Policy 3.3 – Increasing housing supply
 Policy 3.4 – Optimising housing potential
 Policy 3.5 – Quality and design of housing development
 Policy 3.8 – Housing choice
 Policy 3.10 – Definition of affordable housing
 Policy 3.11 – Affordable housing targets
 Policy 3.12 – Negotiating affordable housing on individual private residential
 and mixed use schemes
 Policy 3.13 – Affordable housing thresholds
 Policy 4.7 – Retail and Town Centre Development
 Policy 4.8 – Supporting a successful and diverse retail sector and related
 facilities and services
 Policy 5.1 - Climate change mitigation
 Policy 5.2 - Minimising carbon dioxide emissions
 Policy 5.3 - Sustainable design and construction
 Policy 5.7 - Renewable energy
 Policy 5.9 – Overheating and cooling
 Policy 5.10 – Urban greening
 Policy 5.11 – Green roofs and development site environs
 Policy 5.12 – Flood risk management
 Policy 5.13 - Sustainable drainage
 Policy 5.14 - Water quality and wastewater infrastructure
 Policy 5.15 - Water use and supplies
 Policy 5.16 - Waste self sufficiency
 Policy 6.3 – Assessing effects of development on transport capacity
 Policy 6.9 – Cycling
 Policy 6.10 - Walking
 Policy 6.13 - Parking
 Policy 7.1 - Building London’s neighbours and communities
 Policy 7.2 – An inclusive environment
 Policy 7.3 – Designing out crime
 Policy 7.4 - Local character
 Policy 7.6 – Architecture
 Policy 8.2 – Planning obligations
 Policy 8.3 – Community infrastructure levy

5.2 Core Strategy (adopted October 2010)

CP2 Housing Supply and Locations for New Homes
 CP3 Affordable Housing
 CP4 Housing Quality
 CP5 Housing Types
 CP20 - Sustainable Energy use and Energy Infrastructure
 CP21 - Delivering Sustainable Water Supply, Drainage and Sewerage
 Infrastructure
 CP22 - Delivering Sustainable Waste Management
 CP24 - The Road Network
 CP25 - Pedestrians and Cyclists
 CP30 - Maintaining and Improving the Quality of the Built and Open
 Environment
 CP32 – Pollution
 CP36 - Biodiversity
 CP40 – North East Enfield

CP41 – Ponders End
CP46 - Infrastructure Contributions

5.3 Development Management Document (adopted November 2014)

DMD2 - Affordable Housing for Developments of less than 10 units
DMD3 - Providing a Mix of Different Sized Homes
DMD6 - Residential Character
DMD8 - General Standards for New Residential Development
DMD9 - Amenity Space
DMD10 – Distancing
DMD11 – Rear Extensions
DMD14 – Side Extensions
DMD15 – Specialist Housing Needs
DMD37 - Achieving High Quality and Design-Led Development
DMD45 - Parking Standards and Layout
DMD47 – New roads, access and servicing
DMD49 - Sustainable Design and Construction Statements
DMD50 – Environmental assessment methods
DMD51 – Energy efficiency standards
DMD53 – Low and zero carbon technology
DMD55 – Use of roof space/ vertical surfaces
DMD56 – Heating and cooling
DMD57 -Responsible Sourcing Of Materials, Waste Minimisation And Green Procurement
DMD58 - Water Efficiency
DMD59 – Avoiding and Reducing Flood Risk
DMD61 – Managing surface water
DMD64 – Pollution Control and Assessment
DMD66 – Land Contamination and Instability
DMD68 – Noise
DMD79 – Ecological enhancements
DMD81 - Landscaping

5.4 Other Material Considerations

National Planning Policy Framework
National Planning Practice Guidance
London Plan Housing SPG
Housing SPG
Affordable Housing SPG
Enfield Market Housing Assessment
Section 106 SPD

6.0 **Analysis**

Principle

- 6.1 The application has been submitted by Housing Gateway Limited (HGL) a company that was established in 2014 by Enfield Council to help reduce the Borough's housing pressures. The company is responsible for acquiring and managing a property portfolio that can be used for the Council to discharge its statutory duties to provide temporary accommodation. One of the objectives of HGL is to add to the Borough wide housing stock available for rental. HGL is seeking to improve the quality, availability and security of rented accommodation for Enfield residents including those at risk of homelessness. The key aims of HGL are to:
- (i) increase the supply of cost effective private rented accommodation that can be accessed by Enfield Council to reduce budget pressures;
 - (ii) secure local properties for local people;
 - (iii) set exemplary landlord standards with well managed and maintained accommodation.
- 6.2 Policy 3.4 of the London Plan promotes the optimisation of housing output within different types of location. Policy 3.8 of the London Plan also encourages the Council to provide a range of housing choices in order to take account of the various different groups who require different types of housing. The proposal would be compatible with these policies, in addition to Policy CP2 of the Core Strategy and Policy DMD3 of The DMD, insofar as it would add to the Borough's housing stock.
- 6.3 In terms of housing need, the Council's Core Strategy seeks to ensure new developments offer a range of housing sizes to meet housing need. The Core Strategy policy is based on evidence from the research undertaken by Ecotec. The findings of Ecotec's research, Enfield Strategic Housing Market Assessment (February 2010), demonstrates a shortage of houses of all sizes, particularly houses with three or more bedrooms across owner occupier, social and private rented sectors. Additional information submitted to support the application highlights that there is a high demand for temporary accommodation and particularly a need for two and three bed accommodation in the borough. The existing house would remain as a 3 bed family house and the proposed house would also be a 3 bed family dwelling which would serve an identified need for 3+bedroom dwellings in the borough.
- 6.4 In terms of specialist housing needs Policy DMD15 of the DMD states that development will only be permitted if the following criteria is met:
- a. *The development would meet an identified borough need for that form of specialist housing having regard to evidence of need in the Council's Market Statement, Health and Adult Social Care Commissioning Strategies, or the needs assessment of a recognised public health care body;*
 - b. *The property is suitable for such a use and would not result in an over intensive use of the site;*
 - c. *That residential amenity is preserved in accordance with the relevant criteria in policy DMD 8 'General Standards for New Residential Development';*
 - d. *It would not result in an excessive number or concentration of similar uses in a locality which would be detrimental to residential character or amenity;*
 - e. *The development is adaptable, well designed, of a high quality, accessible (internally and externally), meets the needs of the specific client groups it serves and their carers but is flexible in case these change. Developments must have regard 'General Standards for new development', other design*

- considerations and local guidance. The Council will work with partners to ensure the facilities provide an adequate form of accommodation; and*
- f. *The development is well located so that it is easily accessible to existing local community facilities, infrastructure and services, such as public transport, health services, retail centres, recreation and leisure opportunities.*
- 6.5 The proposed development in providing temporary accommodation for those with urgent housing needs would meet an identified housing need in the borough and therefore the principle of the development is considered acceptable. However in the determination of applications for provision of new dwellings and assessing the subject scheme against Policy DMD15, the Council has a number of standards that must be met for the development to be considered acceptable. These comprise a minimum floor area of the proposed unit, car parking provision and amenity space provision. Regard must also be given to the relevant policies within the Enfield Local Plan that seek to, in particular, protect the residential amenities of the neighbouring and future occupiers, the character and appearance of areas, and have appropriate regard to highway issues. These issues must be balanced with the requirement for new housing within the Borough, as set out above.

Design and Impact on Street Scene

- 6.6 The London Plan policy 7.6B states that all development proposals should be of the highest architectural quality which complement the local architectural character and be of an appropriate proportion, composition, scale and orientation.
- 6.7 Policy CP30 of the Core Strategy requires new development to be of a high quality design and in keeping with the character of the surrounding area. This is echoed in Policy DMD8 which seeks to ensure that development is high quality, sustainable, has regard for and enhances local character; and also Policy DMD37 which sets out criteria for achieving high quality and design led development.
- 6.8 Policy DMD14 seeks to ensure that extensions to the side of existing residential properties do not assist in creating a continuous façade of properties or a terracing effect out of character with the street scene. A minimum distance of 1 metre is required to be maintained between the flank wall of a two storey side extension and the site boundary of the property. The policy states that a greater distance may be required depending on the size and nature of the residential plots and to prevent adverse impacts on the street scene.
- 6.9 Policy DMD13 states that roof extensions to residential properties will only be permitted if it is in keeping with the character of the property and not dominant when viewed from the surrounding area.
- 6.10 Clydesdale is a residential road that comprises a regular pattern of two storey terraced residential properties. The application dwelling is an end of terrace dwelling and therefore the proposed two storey side extension would not result in a terracing affect within the street scene. The row of terraces to the east of the site are set forward of the front building line of the subject dwelling by approximately 7 metres so that the front building line of No.84 is approximately in line with the rear building lines of the dwellings to the east. With a reduction in width of the two storey side extension so that it is set in from the common

boundary with No.86 by 1.1 metres the proposed two storey side extension would meet and slightly exceed policy requirements and ensure there is sufficient space between the extension and the side boundary of the site.

- 6.11 Policy DMD11 requires that single storey rear extensions to terrace dwellings do not exceed 3 metres in depth from the original rear wall of a dwelling and do not exceed 3 metres in height when comprising a flat roof. In terms of first floor rear extensions, where appropriate, they should secure a common alignment of rear extensions and should not have an adverse visual impact.
- 6.12 In terms of the ground floor rear extension although it would measure a maximum depth of 4 metres given that there is an existing 'L' shaped single storey rear extension of the same depth and in a similar position to what is proposed the proposed extension is considered acceptable. The single storey rear extension would measure 2.5 – 4 metres in depth and would have a height of 3.1 metres. The extension would not appear prominent in relation to the neighbouring properties and would not result in any adverse visual impact.
- 6.13 The first floor rear extension has been reduced in width by 1.2 metres so that it measures a total width of 3.3 metres. The proposed roof of the extension would be an extension to the existing roof and would be set down from the main ridge. It is considered that the way in which the extension has been designed would ensure that the extension does not appear significantly prominent within the street scene or in relation to the neighbouring properties.
- 6.14 The extension has been sympathetically designed to respect the character and appearance of the original dwelling and row of terraces in terms of the fenestration size and positioning, the front building lines and front porches. External materials to be used would match the existing dwelling and the roof form would be an extension to the existing dwelling. The proposed extension has been designed so that it would not appear out of keeping with the character and appearance of the existing dwelling or the area or appear highly dominant to result in any harm to the visual amenity within the street scene.
- 6.15 The new hardstanding within the front curtilage is considered acceptable because it is not excessive in area and areas of lawn and planting strips are proposed. The proposal would not appear out of keeping along Clydesdale which consists of residential properties that have implemented vehicle crossovers and hardstanding within their front curtilages. The treatment of the area to the front of the building is to be conditioned.

Impact on Residential Amenity

- 6.16 Any new development should not impact on the residential amenity of neighbouring residents. Policies 7.6 of the London Plan and CP30 of the Core Strategy seek to ensure that new developments have appropriate regard to their surroundings, and that they improve the environment in terms of residential amenity. Policy DMD8 states that new developments should preserve amenity in terms of daylight, sunlight outlook, privacy, overlooking, noise and disturbance.
- 6.17 Policy DMD11 requires single storey rear extensions not to intrude into a 45 degree splay line when taken from the nearest original ground floor window to the boundary, and first floor rear extensions should not intrude into a 30 degree line when taken from the nearest original first floor window to the boundary.

- 6.18 In terms of the single storey rear extension there would be an intrusion into the 45 degree splay line when taken from the original rear window closest to the boundary from both of the neighbouring properties. However it is important to note that the extension would be similar to the existing extension in terms of its depth and siting and the neighbouring dwellings have implemented a single storey rear extension which would all help reduce any significant impact on the neighbouring properties. The proposed height and the use of a flat roof would also help reduce the dominance of the structure and any impact on the neighbours.
- 6.19 At first floor level there would be no intrusion into a 30 degree line when taken from the neighbouring residential property No.82 but there would be a breach of the 30 degree splay line when taken from No.86. However given the staggered building lines, the reduction in width of the two storey side and rear extension and the approximately 7 metre distance between the two buildings, it is considered that the proposed development would not result in any demonstrable harm to the residential amenity of No.86 to warrant refusal of the application. The application site is also located to the west of No.86 which would further reduce any significant impact on this neighbour. A condition would be attached to any permission preventing the insertion of any additional windows within the development to prevent the opportunity for overlooking to occur.
- 6.20 There would be an intrusion into a 30 degree splay line when taken from the original house however the window closest to the common boundary would serve a bathroom. The next window along the rear elevation of the existing house serves a bedroom where there would be a breach of the 30 degree splay line. Given the two storey rear extension has been reduced in width so that the mid-point of the window would be set in from the flank wall of the two storey rear extension by approximately 5 metres it is considered that this distance would assist with ensuring that the extension does not have a significant impact on the residential amenity of future occupants of House A in terms of being overbearing and loss of light and outlook. The hipped roof would also help reduce any significant impact on House A. On balance Officers consider that taking into account the particular constraints of the case the relationship with neighbours is considered to be acceptable.

Quality of Accommodation

Internal Layout

- 6.21 The provision of good quality housing is a key aspect of the Council's housing policy. One of the Council's strategic objectives set out in the adopted Core Strategy is to provide new homes that are of exemplary space and design standards to meet the aspirations of local people. Policy CP4 states that high quality design and sustainability will be required for all new homes. Policy DMD8 requires developments to provide a well-designed, flexible and functional layout, with adequately sized rooms in accordance with the London Housing Design Guide.
- 6.22 On 27th March 2015 a written ministerial statement (WMS) was published outlining the government's policy position in relation to the Housing Standards Review. The statement indicated that as of the 1 of October 2015 existing

Local Plans, neighbourhood plan, and supplementary planning document policies relating to water efficiency, access and internal space should be interpreted by reference to the nearest equivalent new national technical standard. Decision takers should only require compliance with the new national technical standards where there is a relevant current Local Plan policy.

- 6.23 DMD5 and DMD8 of the Development Management Document and Policy 3.5 of the London Plan set minimum internal space standards for residential development. In accordance with the provisions of the WMS, the presence of these Policies within the adopted Local Plan is such that the new Technical Housing Standards – Nationally Described Space Standard would apply to all residential developments within the Borough. It is noted that the London Plan is currently subject to Examination, with Proposed Alterations currently being considered which seek to reflect the Nationally Described Space Standards.
- 6.24 Notwithstanding the fact that the existing Development Plan Policies broadly align with the new technical standards and in acknowledgement of London Plan review process, the LPA has sought Counsel Advice in relation to the status of adopted Local Plan Policy.
- 6.25 The changes announced as part of the WMS are a material planning consideration in the determination of applications. However, the change to national policy is only one of a number of material planning considerations that must be taken into account in the determination of any particular application or appeal.
- 6.26 Accordingly, when determining such applications the Council must have regard to and apply the provisions of the Local Plan including Policies DMD5, DMD8 and 3.5 which requires that all new residential development attain a minimum internal floor area across all schemes and remain a material consideration.
- 6.27 Table 1 sets out the GIA of the proposed new units. To ensure sufficient space would be provided for future occupants of House A the dwelling has been changed from a 3 bed 4 person dwelling to a 2 bed 3 person dwelling. House A will now conform with the minimum space standards. Although there would be a 2sqm shortfall for House B this deficiency would not result in a substandard quality of accommodation to refuse the application.

Unit	Proposed GIA	London Plan/ National Space Standards (sqm)
House A (2-bed 3 person)	74sqm	70sqm
House B (3-bed 4 person)	82sqm	84sqm

Table 1: Proposed Gross Internal Area for the development

Amenity Space

- 6.28 Policy DMD8 states that development will only be permitted if all of the criteria set out in Policy DMD9 is provided which includes providing a high quality amenity space within developments in line with Policy DMD9.
- 6.29 Policy DMD9 (amenity space standards) sets out that a three bedroom dwelling house for 4 people is required to provide a minimum private amenity space of 38 square metres and a two bedroom dwelling house for 4 people is required to provide a minimum private amenity space of 23sqm (there is not a minimum private amenity space for 2 bed 3 person dwellings).
- 6.30 House A would have a rear garden measuring approximately 48sqm and house B would have a rear garden measuring approximately 97sqm. Both of the dwellings would be in accordance with the minimum amenity space requirements. Details of the proposed boundary treatments have not been provided and therefore this would be dealt with by condition.

Inclusive Access

- 6.31 The London Plan policy 7.2 requires all future development to meet the highest standards of accessibility and inclusion. The supporting text at paragraph 4.112 emphasises that a truly inclusive society is one where everyone, regardless of disability, age or gender can participate equally. The London Plan, Policy CP4 and Policy DMD8 confirm that all new housing should be built to Lifetime Homes' standards. This is to enable a cost-effective way of providing homes that are able to be adapted to meet changing needs.
- 6.32 As stated previously in this report the WMS national technical standards are material in the assessment of the subject application. Building Regulations optional standard M4(2) is the equivalent of Lifetime Homes Standard and given the status of the Development Plan and in particular Policies 7.2, DMD5, DMD8 and CP4 the LPA would hold that this optional standard is applicable to all residential development within the Borough.
- 6.33 A Lifetime Home will meet the requirements of a wide range of households, including families with push chairs as well as some wheelchair users. The additional functionality and accessibility it provides is also helpful to everyone in ordinary daily life, for example when carrying large and bulky items.
- 6.34 A condition would be attached to any planning permission to ensure the application complies with the M4(2) standard which is the equivalent of Lifetime Homes Standard.

Transportation, Access and Parking

- 6.35 The London Plan, Core Strategy and DMD encourage and advocate sustainable modes of travel and require that each development should be assessed on its respective merits and requirements, in terms of the level of parking spaces to be provided for example.
- 6.36 Policy DMD45 requires parking to be incorporated into schemes having regard to the parking standards of the London Plan; the scale and nature of the development; the public transport accessibility (PTAL) of the site; existing

parking pressures in the locality; and accessibility to local amenities and the needs of the future occupants of the developments.

- 6.37 The Parking Addendum to The London Plan sets out maximum parking standards for new development dependent upon their use and level of public transport accessibility. The site has a PTAL rating of 2. The London Plan recommends a maximum residential car parking standard of 1 - 1.5 spaces for a 3 bed unit.
- 6.38 House A would have one parking space and House B would have two parking spaces. The proposed number of parking spaces would accord with the London Plan and the Traffic and Transportation have been consulted and raised no objection to the parking provision.
- 6.39 The proposed cycle parking spaces is considered acceptable.
- 6.40 Policy DMD46 states that vehicle crossovers and dropped kerbs that allow for off-street parking and access onto roads will only be permitted where it meets a certain criteria. Traffic and Transportation have been consulted on the new accesses and have not raised any objection and therefore they are considered acceptable.
- 6.41 The proposed parking provision and crossovers would not result in any material adverse effect on traffic flow and road safety, lead to increased pressures on on-street parking or affect the character of the area to warrant refusal of the application.

Landscaping and Biodiversity

- 6.42 The London Plan, adopted Core Strategy and DMD seeks to protect and enhance biodiversity. Policy DMD79 states that developments resulting in a net gain of one or more dwellings should provide on-site ecological enhancements and Policy DMD81 states that development must provide high quality landscaping that enhances the local environment. Conditions would be attached to any grant of planning permission to ensure that the proposal is in accordance with these policies.
- 6.43 Amended drawings have been received that reduces the width of the pedestrian path and planting strips introduced. A condition would be attached to any permission requiring soft and hard landscaping details to be submitted and approved by the LPA to enhance the setting of the dwellings.

Pollution

- 6.44 Policy DMD64 sets out that planning permission will only be permitted if pollution and the risk of pollution is prevented, or minimised and mitigated during all phases of development. Due to the residential nature of the proposal it is not considered that there would be any untoward opportunity for noise issues to occur.

Sustainable Design and Construction

- 6.45 Policy DMD49 states that all new development must achieve the highest sustainable design and construction standards having regard to technical feasibility and economic viability. Energy related documents such as a Building Regulations compliance report were submitted with the application however an energy statement in accordance with Policies DMD49 and DMD51 is required to demonstrate how the development has engaged with the energy hierarchy to maximise energy efficiency.
- 6.46 In the interests of addressing climate change and to secure sustainable development in accordance with the strategic objectives of the Council and Policy DMD50 several conditions would be attached to any grant of planning permission.

Section 106 Agreements

- 6.47 Policy CP3 of the Core Strategy, Policy DMD2 of the Development Management Document and the S106 SPD (adopted November 2011) require contributions for Affordable Housing from all schemes of one unit upwards. The S106 SPD also requires contributions towards education on all developments, including those for a single dwelling, which increases pressure on school places. However following the High Court Judge ruling and amendments to the NPPG in May 2016 the Council are no longer seeking affordable housing contributions and education contributions for schemes of less than 10 units. It should also be noted that the two dwellings would be social rented properties, a condition would be attached to any permission to secure this.

CIL

- 6.48 The proposed development would not be CIL liable because the extension would not exceed 100sqm.

7.0 Conclusion

- 7.1 The proposed development would contribute to meeting the need to increase housing stock in the borough, particularly temporary accommodation for people with urgent house needs. The development would not significantly impact on the amenities of nearby residential properties or the subject dwellings, detract from the character and appearance of the surrounding area, result in a substandard quality of accommodation or give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highways. Subject to the conditions below the proposed development is considered acceptable.
- 7.2 Objectors have made a number of objections to the proposal on various grounds such as the proposal being a form of overdevelopment that would be out of keeping with the character and appearance of the area, insufficient parking and its impact on residential amenity in terms of loss of light. The proposal complies with adopted planning policies and would not result in any demonstrable harm to the character and appearance of the area, residential amenity or highway safety and on this basis approval is recommended.

8.0 Recommendation

That, PLANNING PERMISSION BE GRANTED subject to the following conditions

1. (C51 Time Limit) - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

2. (C61 Approved Plans Revised) - The development hereby permitted shall be carried out in accordance with the approved plans including plans(s) that may have been revised, 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. (C08 Materials to Match) - The external finishing materials shall match those used in the construction of the existing building.

Reason: To ensure a satisfactory appearance.

4. (C25 No Additional Fenestration) - 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. Notwithstanding the submitted details the development shall not commence until details of the surfacing materials to be used within the development including footpaths, access roads and parking areas and road markings have been submitted to and approved in writing by the Local Planning Authority. The surfacing shall be carried out in accordance with the approved detail before the development is occupied or use commences.

Reason: To ensure that the development does not prejudice highway safety and a satisfactory appearance.

6. The site shall be enclosed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The means of enclosure shall be erected in accordance with the approved detail before the development is occupied.

Reason: To ensure satisfactory appearance and safeguard the privacy, amenity and safety of adjoining occupiers and the public and in the interests of highway safety.

7. The development shall not commence until an Energy Statement has been submitted to and approved in writing by the Local Planning Authority. Submitted details will demonstrate the energy efficiency of the development and shall provide for no less than a 8% improvement in total CO2 emissions arising from the operation of a development and its services over Part L of Building Regs

2013 utilising gas as the primary heating fuel. The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, DMD51 of the Development Management Document, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

8. Prior to commencement of works a BREEAM Domestic Refurbishment pre-assessment (or relevant equivalent if this is replaced or superseded) establishing the feasibility of achieving a rating of no less than 'Very Good' shall be submitted to and approved in writing by the Local planning Authority. If this target (or an agreed lesser target) is deemed feasible further evidence shall be required to be provided in the following formats and at the following times:
 - a. a design stage assessment, conducted by an accredited BREEAM Assessor and supported by relevant BRE interim certificates for each of the units, shall be submitted at pre-construction stage prior to the commencement of superstructure works on site; and,
 - b. a post construction assessment, conducted by and accredited BREEAM Assessor and supported by relevant BRE accreditation certificates for each of the units, shall be submitted following the practical completion of the development and within 3 months of first occupation.

The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior approval of the Local Planning Authority.

Reason: In the interests of addressing climate change and to secure sustainable development in accordance with the strategic objectives of the Council, DMD49 & 50 of the Development Management Document and Policies 3.5, 5.2, 5.3, 5.7, 5.9, 5.12, 5.13, 5.15, 5.16, 5.18, 5.20 & 6.9 of the London Plan 2011 as well as the NPPF.

9. The development shall not commence until details of surface drainage works have been submitted and approved in writing by the Local Planning Authority. The details shall be based on an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles as set out in the Technical Guidance to the National Planning Policy Framework and shall be designed to a 1 in 1 and 1 in 100 year storm event allowing for climate change. The drainage system shall be installed/operational prior to the first occupation and a continuing management and maintenance plan put in place to ensure its continued function over the lifetime of the development.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To ensure the sustainable management of water, minimise flood risk and to minimise discharge of surface water outside of the curtilage of the property in accordance with Policy CP28 of the Core Strategy, DMD61 of the Development Management Document, Policies 5.12 & 5.13 of the London Plan and the NPPF.

10. The development shall not commence until details of trees, shrubs and grass to be planted on the site have been submitted to and approved in writing by the Local Planning Authority. The planting scheme shall be carried out in accordance with the approved details in the first planting season after completion or occupation of the development whichever is the sooner. Any planting which dies, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.

Reason: To provide a satisfactory appearance and ensure that the development does not prejudice highway safety.

11. Development shall not commence until details of the internal consumption of potable water have been submitted to and approved in writing by the Local Planning Authority. Submitted details will demonstrate reduced water consumption through the use of water efficient fittings, appliances and recycling systems to show consumption equal to or less than 105 litres per person per day as specified in the pre-assessment submitted with the scheme.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To promote water conservation and efficiency measures in all new developments and where possible in the retrofitting of existing stock in accordance with Policy CP21 of the Core Strategy, Policy 5.15 of the London Plan.

12. The development shall not commence until details of biodiversity enhancements is submitted to and approved in writing by the Local Planning Authority. This shall include 5 bird and 5 bat tiles/bricks/ tubes.

Prior to first occupation, confirmation of bird/bat bricks/tubes/tiles shall be submitted and approved in writing by the Local Planning Authority. Details shall comprise a short letter report, to include a plan showing the location of the bricks and tiles and their specifications along with photographic evidence of their installation. The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To ensure that the biodiversity of the site is enhanced post development in order to comply with CP36 of the Core Strategy and to ensure that the council fulfil their obligations under the 2006 NERC Act.

13. The development shall not commence until details of facilities and methodology for cleaning the wheels of construction vehicles leaving the site have been submitted to and approved in writing by the Local Planning Authority. The approved facilities and methodology shall be provided prior to the commencement of site works and shall be used and maintained during the construction period.

Reason: To prevent the transfer of site material onto the public highway in the interests of safety and amenity.

14. The development shall not commence until details of the crossovers and any other highway alterations associated with the development have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in accordance with the approved details before development is occupied or the use commences at the developers expense.

Reason: To ensure that the development complies with the Local Plan Policies and does not prejudice conditions of safety or traffic flow on adjoining highways.

15. No less than 100% of the units hereby approved shall be built in accordance with Requirement M4(2) of Building Regulations and shall be maintained as such thereafter. Prior to occupation evidence of compliance with Requirement M4(2) across the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: This optional national technical standard will ensure that the development allows for the future adaptability of the home to meet with the needs of future residents over their lifetime in accordance with Policy CP4 of the Core Strategy, DMD8 of the Development Management Document and Policy 3.5 of the London Plan.

16. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, or any amending Order, the buildings hereby approved shall only be used as social rented temporary accommodation within Use Class C3 and shall not be used for any other purpose within Use Class C3 or for any other purpose.

Reason: To ensure the provision of a valuable community service within the borough.

Informatives

1. Thames Water advises the following:
 - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.
 - There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit thameswater.co.uk/buildover

- Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
2. The construction of the vehicular accesses involves work to the public highway and can only be built by the Council's Highway Services team, who should be contacted on the footway crossing helpdesk (020 8379 2211) as soon as possible so that the required works can be programmed.

B	H/004780-2/01	
	REVISION NO.	
DATE	22/06/16	SCALE
DRAWN	PKY/mhr	CHECKED
DATE		CF
PROJECT NO.		
<p>Approved for construction</p> <p>DATE: 22/06/16</p> <p>BY: PKY/mhr</p> <p>PROJECT NO.: H/004780-2/01</p>		

Gross internal area
House A : 73.78m²
House B : 81.91m²



Existing & Proposed Plans
One x 2 Bedroom Dwelling
One x 3 Bedroom Dwelling

DRAWING TITLE

84 Clydesdale
Enfield
EN3 4RN

JOB TITLE

Housing Gateway Limited

CLIENT

Planning Submission.

STATUS

REV

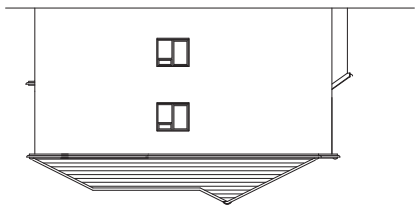
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DATE

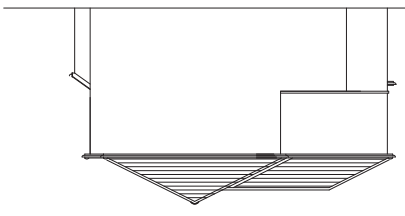
DESCRIPTION

1	20/06/16	Initial design
2	22/06/16	Final design

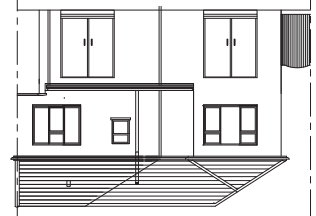
PROPOSED SIDE ELEVATION



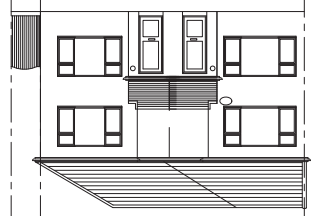
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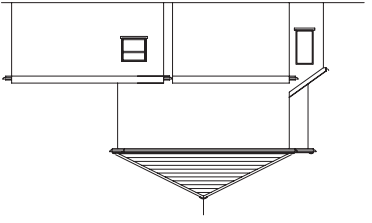
PROPOSED REAR ELEVATION



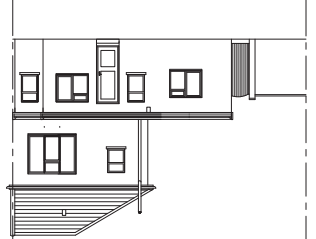
PROPOSED FRONT ELEVATION



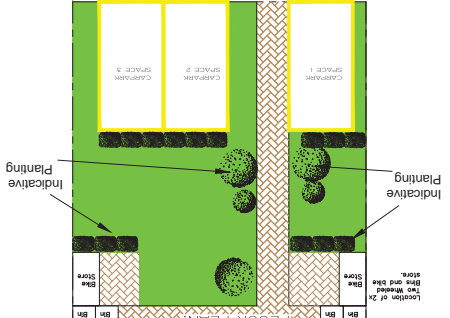
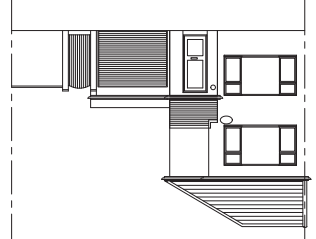
EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

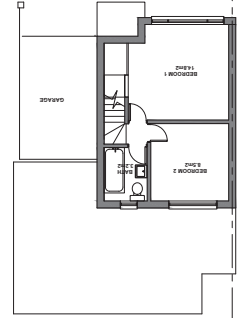


EXISTING FRONT ELEVATION

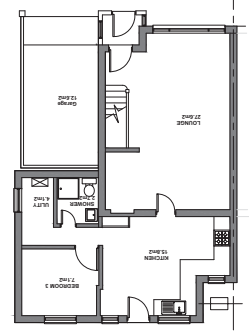


PROPOSED GROUND FLOOR PLAN

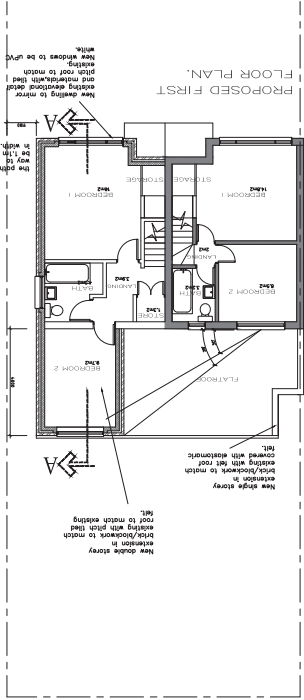
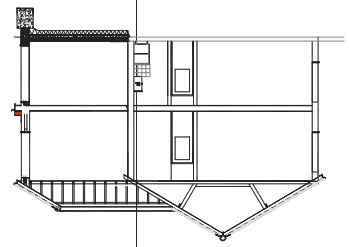
EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN



SECTION A-A THROUGH PROPOSED EXTENSION



PROPOSED FIRST FLOOR PLAN



Rev	Notes	Date


CDP Plan No.

STATUS
Planning Submission

CLIENT
Housing Gateway Limited

JOB TITLE
84 Clydesdale
Enfield
EN3 4RN.

DRAWING TITLE
Existing Site Plan



Chalk Down
Silver Street
Enfield
EN1 3XD
Tel: 020 879 1000
Company registration no: 880827

ARCHITECT'S O.
DRAWN PARVINDER
DATE 30/03/2016

CHECKED
RIBA WORKSTAGE

SCALE
1: 500 @ A3

CCF

DRAWING NO.
H/004780-2/02

REVISION



CAD File No.		Rev Notes		Date	
8		Change side passageway size to 1100mm.		July 2016	
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STATUS					
Planning Submission					
CLIENT					
Housing Gateway Limited					
JOB TITLE					
84 Clydesdale Enfield EN3 4RN.					
DRAWING TITLE					
Proposed Site Plan					
<small>Chad Deane Senior Street Enfield EN1 3XD Tel: 020 8379 1000 Company registration no: 8638827</small>					
ARCHITECT'S O.		DRAWN		DATE	
PARINDER		PARINDER		22/06/2016	
CHECKED		RIBA WORKSTAGE		SCALE	
CCF		-		1: 500 @ A3	
DRAWING NO.					
H/004780-2/03					
REVISION					
B					

84 Clydesdale Road, Enfield, EN3 4RN



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Scale:- 1:1250
Paper Size:- A4
Date:- 11th April 2016
Map Produced By Asset Information Team/SB

