

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 13 September 2016

Report of
Assistant Director, Planning,
Highways & Transportation

Contact Officer:
Andy Higham
Andy Bates
Ms Claire Williams

Ward:
Town

Ref: 16/03602/HOU

Category: Full Application

LOCATION: 291 Ladysmith Road, Enfield, EN1 3AG

PROPOSAL: Single storey side and rear extension

Applicant Name & Address:

Mr David Pullinger
291 Ladysmith Road
Enfield
EN1 3AG

Agent Name & Address:

N/A

RECOMMENDATION:

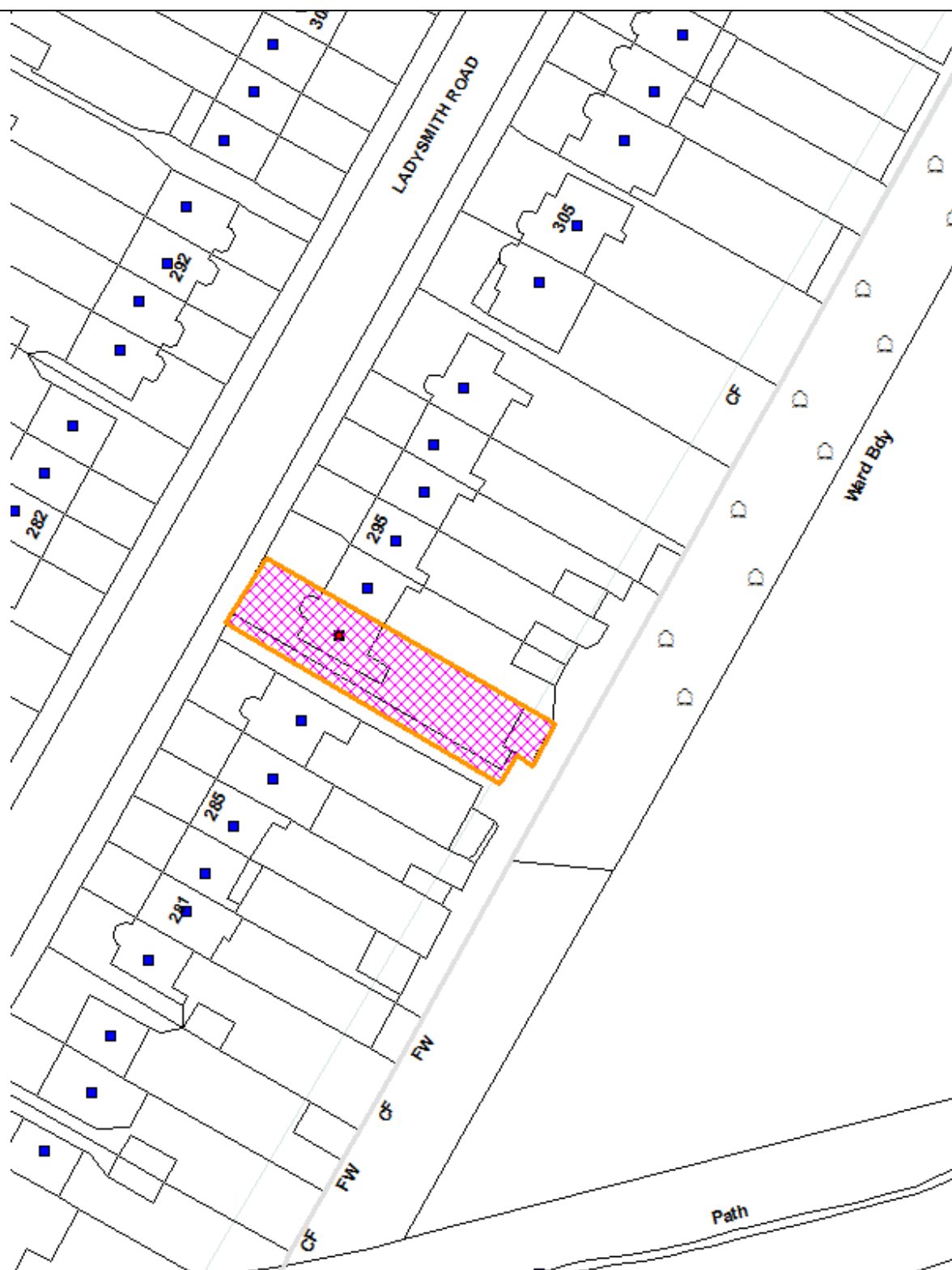
That That planning permission be **APPROVED** subject to conditions.

Note for Members:

Applications of this nature would normally be considered under delegated powers but the applicant is a member of staff at the Council within the Planning, Highways & Transportation Division and is therefore brought to the Planning Committee for consideration.

Drawing numbers: EC001 (Location Plan and Block Plan), EC002 (Location Plan), Sheet 1 of 2 (Existing and Proposed Elevations), Sheet 2 of 2 (Existing and Proposed Floor Plans)

Ref: 16/03602/HOU LOCATION: 291 Ladysmith Road, Enfield, EN1 3AG,



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Scale 1:1250

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 rear extension. The site is located on the western side of Ladysmith Road. The character of the area is suburban, with a regular pattern of terraced residential properties.
- 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 planning permission for a single storey side and rear extension. The existing single storey rear extension would be demolished to accommodate the proposed development.
- 2.2 The side extension would be built up to the side boundary and measure 1.3 metres in width and extend along the entire depth of the dwelling and wrap around to meet a new single storey rear extension that would measure 2.4 metres in depth, 3.4 metres in width, 3.2 metres in height and 2.8 metres in height at eaves level. The single storey side extension would comprise a mono pitched roof sloping away from the boundary and the rear extension would comprise a crown roof.

3.0 Relevant Planning History

- 3.1 None.

4.0 Consultations

4.1 Public response

- 4.1.1 Letters were sent to 5 adjoining and nearby residents and no comments were received.

5.0 Relevant Policy

5.1 London Plan (2016)

Policy 7.4 - Local character
Policy 7.6 – Architecture

5.2 Core Strategy (adopted October 2010)

CP30 - Maintaining and Improving the Quality of the Built and Open Environment

5.3 Development Management Document (adopted November 2014)

DMD8 - General Standards for New Residential Development
DMD11 – Rear Extensions
DMD14 – Side Extensions
DMD37 - Achieving High Quality and Design-Led Development

5.4 Other Material Considerations

National Planning Policy Framework
National Planning Practice Guidance

6.0 Analysis

Design and Impact on Street Scene

- 6.1 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.
- 6.2 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 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.
- 6.3 Ladysmith Road is a residential road that comprises a regular pattern of two storey terraced residential properties. The neighbouring end of terrace dwelling No.289 Ladysmith Road has implemented a single storey side extension built up to the side boundary and a single storey rear extension. The application dwelling is an end of terrace dwelling and therefore the proposed single storey side extension would not result in a terracing affect within the street scene. The proposed side extension would be single storey and proportionate in size to the existing dwelling. Given there is an access road between the application site and the neighbouring dwelling No.289 that serves the rear of the residential properties here, the proposal would not result in a continuous built form to the detriment of the visual amenity. The proposed single storey side extension has been designed to respect the character and appearance of the application dwelling.
- 6.4 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 4 metres in height when measured from the ridge and 3 metres at the eaves.

- 6.5 The single storey rear extension would measure 2.4 metres in depth, 3.2 metres in height and 2.8 metres in height at eaves level. The proposed single storey rear extension has been designed to accord with policy requirements and it is considered that the proposal would not result in any significant harm to the character and appearance of the existing dwelling or the pattern of development in the area.

Impact on Residential Amenity

- 6.6 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.
- 6.7 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 4 metres in height when measured from the ridge and 3 metres at the eaves. In addition Policy DMD11 requires that single storey rear extensions do not intrude into a 45 degree splay line when taken from the nearest original ground floor window to the boundary. The flank of the extension would be 3.5 metres away from the boundary with No.293.
- 6.8 The proposed single storey rear extension would comply with policy requirements in terms of the height and depth of the extension and would therefore not result in any demonstrable harm to neighbouring residential amenity.

CIL

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

7.0 Conclusion

- 7.1 The proposed development would not result in any demonstrable harm to residential amenity or the character and appearance of the existing dwelling or the surrounding area. The proposed single storey side and rear extension has been designed to comply with adopted planning policies and is therefore an acceptable form of development.

8.0 Recommendation

That, PLANNING PERMISSION BE GRANTED subject to the following conditions

1. 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. The development hereby permitted shall be carried out in accordance with the approved plans including planss, 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.

Reason: To ensure a satisfactory appearance.

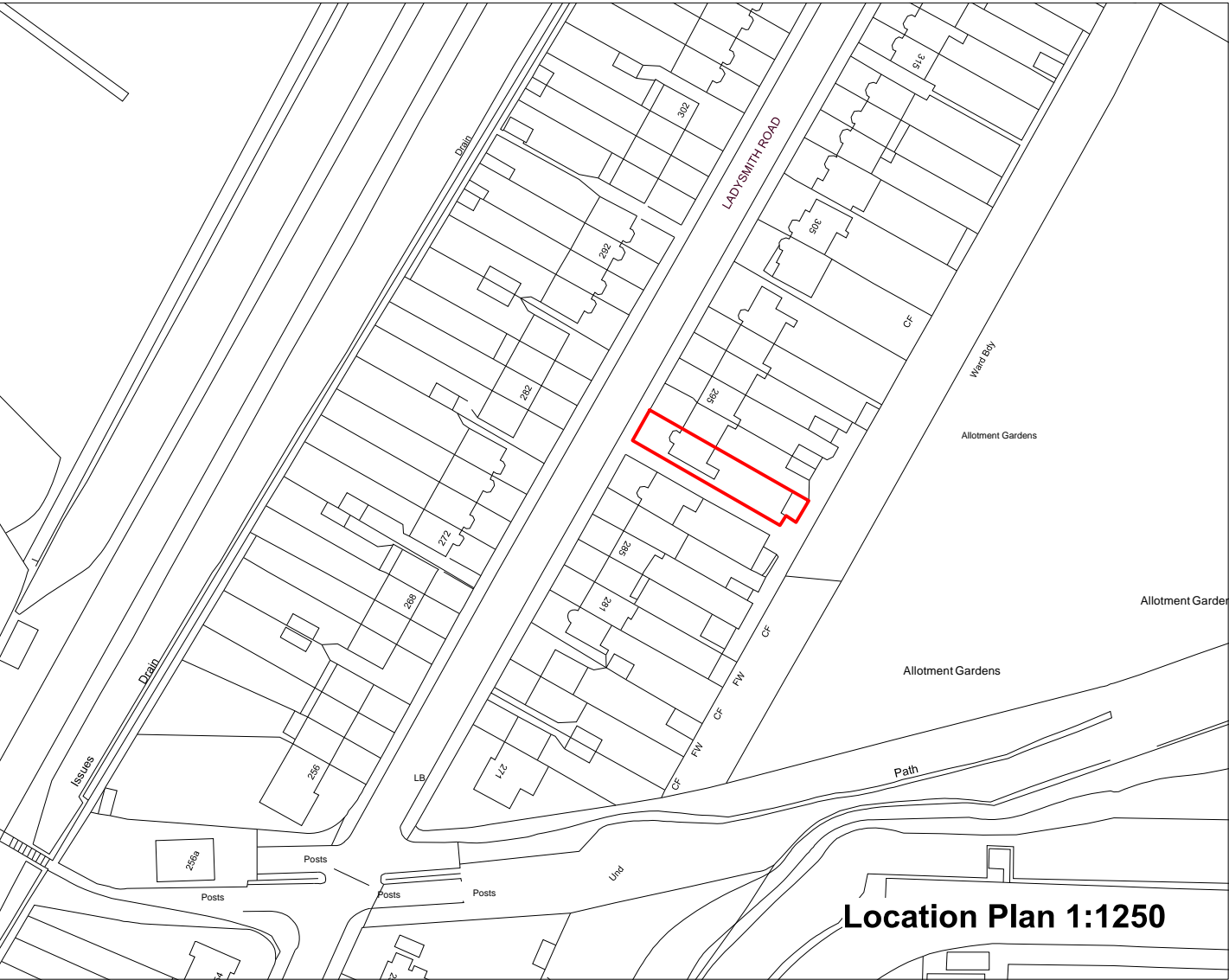
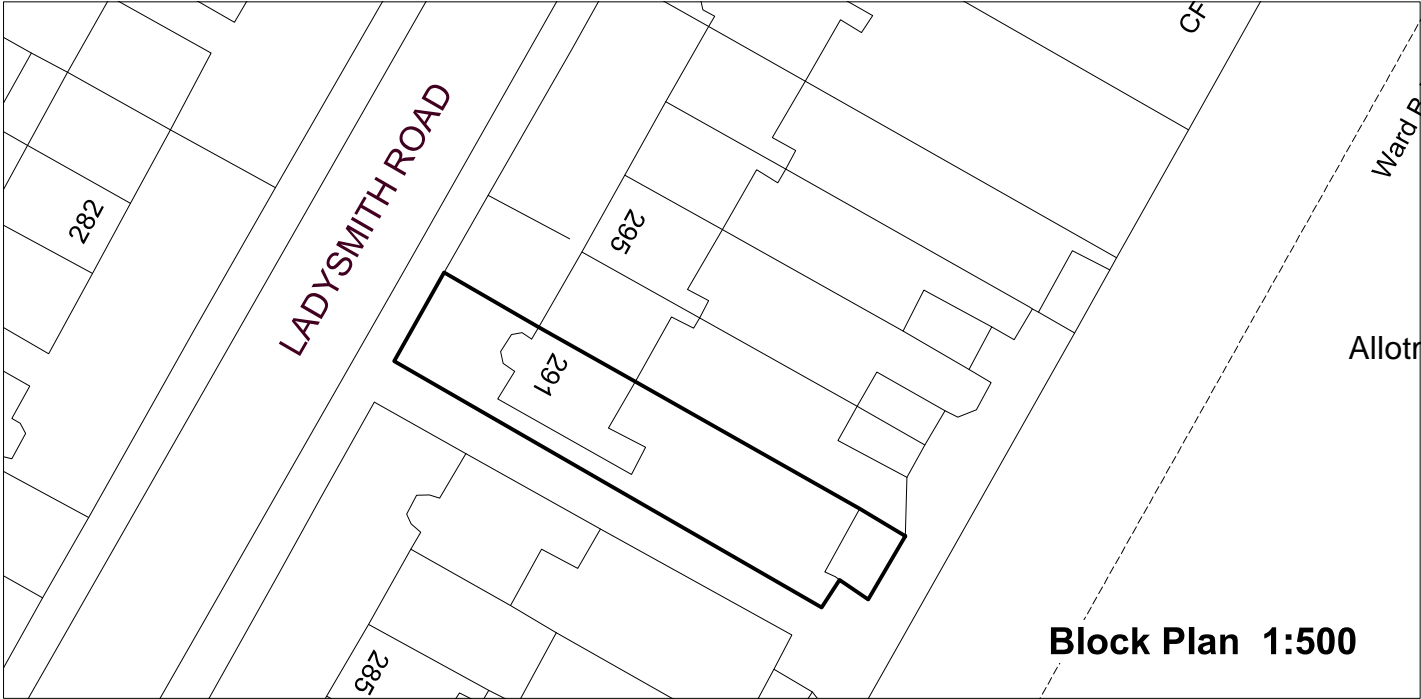
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any amending Order, no external windows or doors other than those indicated on the approved drawings shall be installed in the development hereby approved without the approval in writing of the Local Planning Authority.

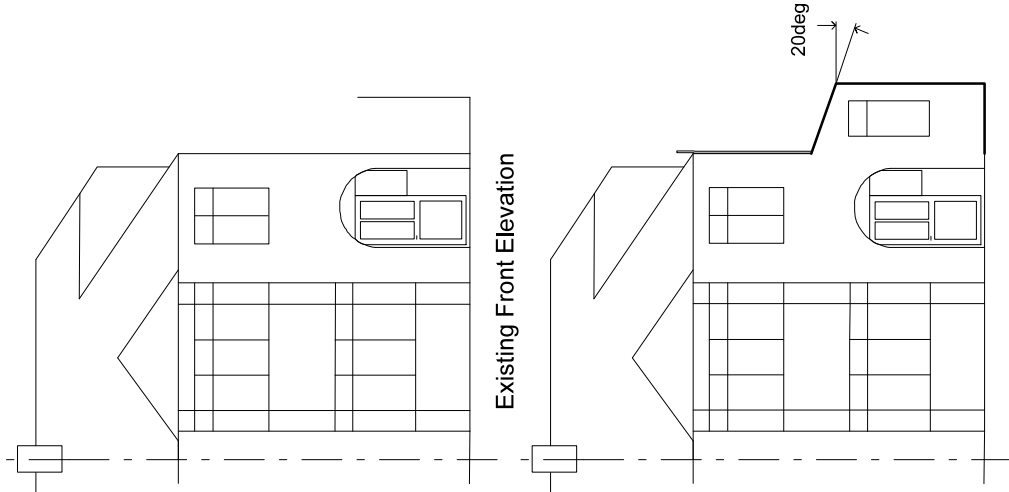
Reason: To safeguard the privacy of the occupiers of adjoining properties.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any amending Order, no balustrades or other means of enclosure shall be erected on the roof of the extension(s). No roof of any part of the extension(s) shall be used for any recreational purpose and access shall only be for the purposes of the maintenance of the property or means of emergency escape.

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

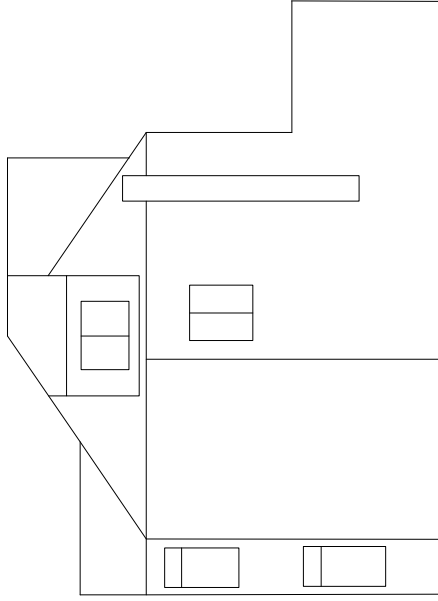
291 Ladysmith Road, Enfield, EN1 3AG



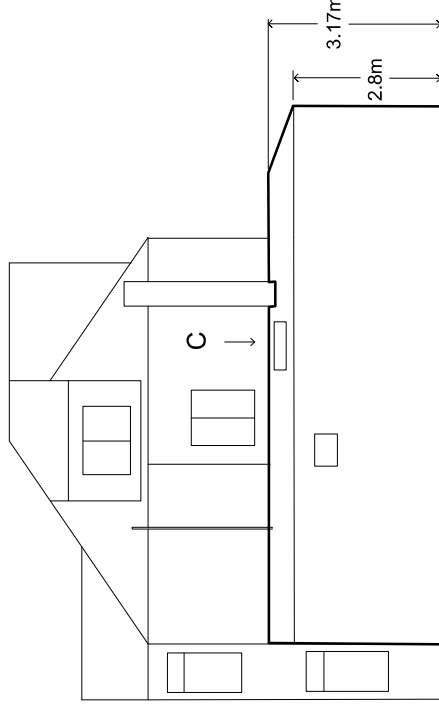


Existing Front Elevation

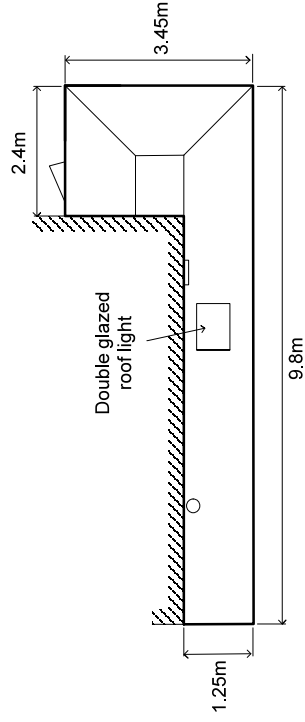
Proposed Front Elevation



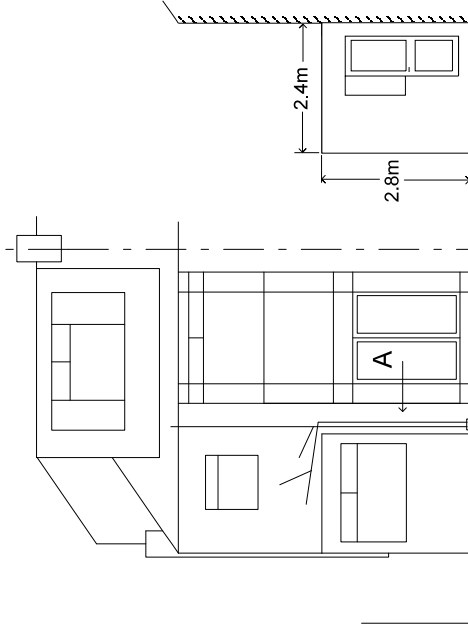
Existing Side Elevation



Proposed Side Elevation

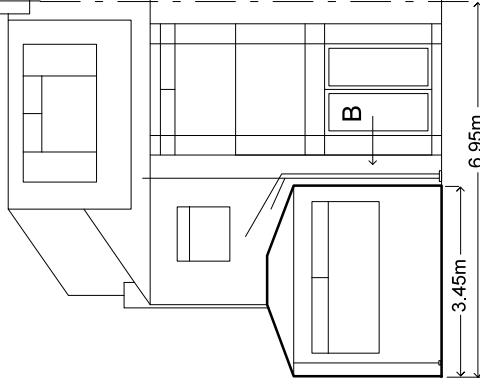


Proposed Elevation C



Existing Rear Elevation

Elevation A
Existing Rear Extension
(BC23330)



Proposed Rear Elevation

Proposed Elevation B

Re-use existing
double glazed
UPVC door &
window

Materials for new extension:

Roof: Tiles to match existing

Lead for flat portion

Elevations: Front & Rear - Brick to match existing

Side - pebbledash

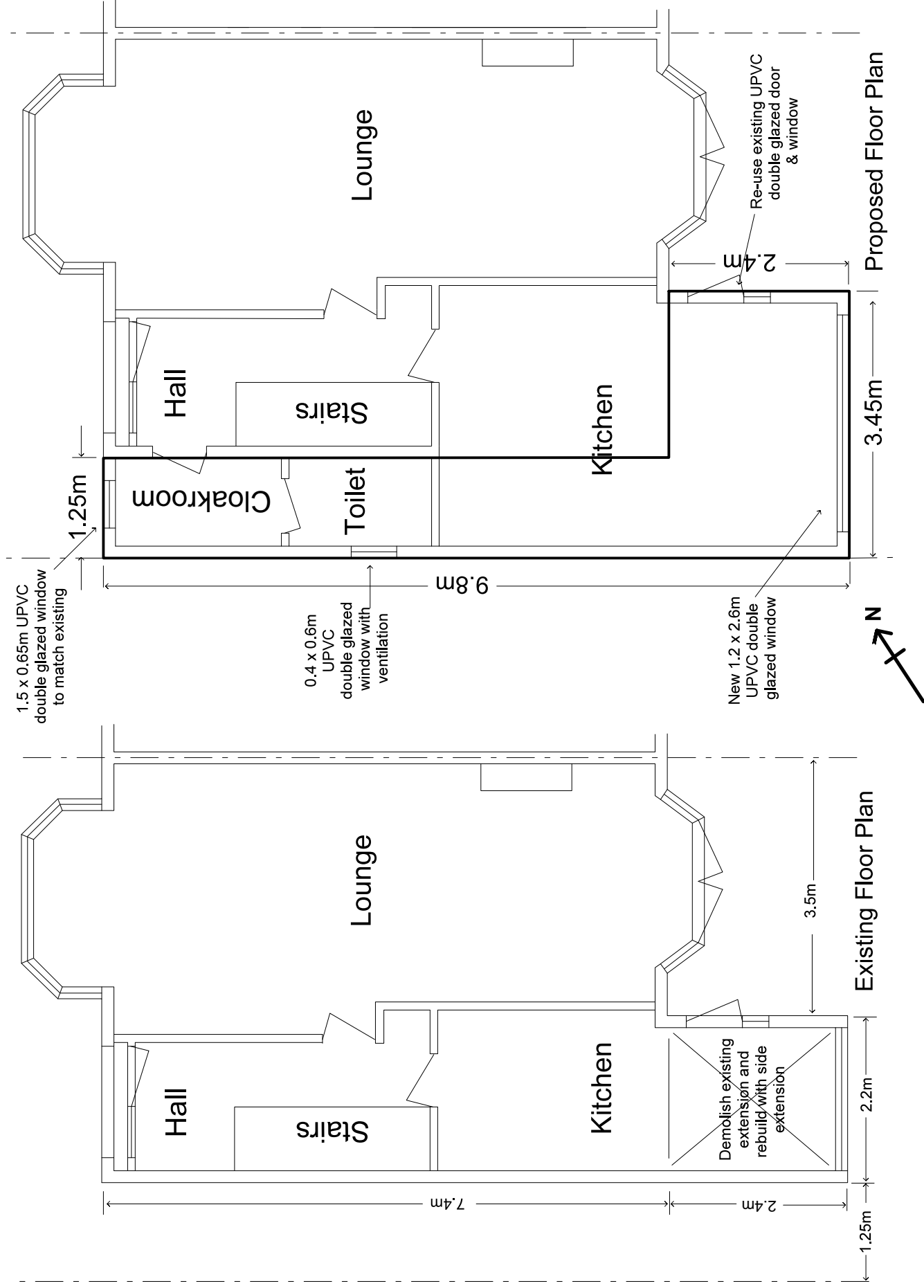
Windows: UPVC double glazed



**Proposed demolish existing rear extension at
and rebuild with added side extension at
291 Ladysmith Road, Enfield, EN1 3AG**

Lawful Development Drawing - Sheet 1 of 2
Drawn by: DP Date: 2 Aug 2016 Scale 1:100 @ A3

Shared side alley to rear garages



Materials for new extension - see sheet 1