

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 18 October 2016

Report of
Assistant Director, Planning,
Highways & Transportation

Contact Officer:
Andy Higham
Andy Bates
Ms Kate Perry

Ward:

Ref: 15/05078/HOU

Category: Full Application

LOCATION: 2 Masons Road, Enfield, EN1 3AG

PROPOSAL: Part single, part 2-storey rear extension and a 2-storey side extension.

Applicant Name & Address:

Agent Name & Address:
N/A

RECOMMENDATION:

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:

1.0 Site and Surroundings

- 1.1 The application site is a rectangular plot that comprises an end of terrace two storey dwelling on the western side of Masons Road, to the north of the junction with Elsing 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 part single, part 2-storey rear extension and a 2-storey side extension. An existing single storey structure to the rear of the site would be demolished to accommodate the proposed development. The property benefits from an existing rear dormer window.
- 2.2 The two storey side extension would be built along the full length of the property, extending 3.0 metres beyond the rear of the existing house. It would have a total length of 10.0 metres. At first floor level the side extension would be set in from the side boundary by 0.5 metres. It would be 3.0 metres in width at ground floor and 2.5 metres at first floor level. The extension would have a gable ended roof to reflect what is around, but the two storey rear element will have a hipped roof treatment for design and visual impact reasons. The submitted plans indicate that the erection of this extension would require works to take place to the existing dormer window resulting in a reduction in the width of the feature.
- 2.3 The proposed single storey rear extension would measure 3.0 metres in depth, built to the boundary with No.4.

3.0 Relevant Planning History

- 3.1 15/04138/HOU-Erection 2 storey side extension, part single, part 2 storey rear extension, additional fenestration to side, front porch including side and rear dormers. The proposal was withdrawn 3 November 2015.

Officers raised a number of issues with the proposal at that time, including:

- Side dormers not acceptable in design terms.
- Windows along the boundary.
- Insertion of new front entrance door.
- Height along the boundary resulting in impact on residential amenity.

The applicant agreed to withdraw and to resubmit a revised design which hopefully addressed the above issues.

4.0 Consultations

4.1 Public response

- 4.1.1 Letters were sent to a total of 21 adjoining and nearby residents advising them about the application. No comments have been 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 normally 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. This is to prevent the creation of a terracing effect which has a detrimental impact on the character of the street.
- 6.3 Masons Road is a residential road that comprises a regular pattern of two storey terraced residential properties and No.2 is an end of terrace dwelling with the rear gardens of Elsing Road properties immediately adjacent to it. Therefore, the concern about any side extension creating a terracing effect in the wider streetscene is not relevant here. Instead, the visual impact of the two

storey addition in a relatively prominent location needs to be considered. In this case, a combination of the first floor set in, the continuation of the gable roof form and the space that would be retained between buildings would mean that the proposal would not have an unacceptable impact on the established streetscene. The proposal would not result in a continuous built form to the detriment of the visual amenity

- 6.4 The two storey rear element would project beyond the rear of the building and have a hipped roof incorporated into it. The submitted drawings show the existing dormer window reduced in scale in order to allow the first floor element of the proposal to be attached to the roof as a separate feature. This is considered to be an acceptable approach.
- 6.5 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. The proposed single storey rear extension has been designed to accord with these 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.
- 6.6 The erection of the side extension results in the need for an additional first floor window in the front of the property to serve an existing room. This creates no issues in terms of the character of the area, in general, or the property, in particular.

Impact on Residential Amenity

- 6.7 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.
- 6.8 The two storey side extension would be sited to the rear of the gardens in Elsing Road. It would be a total of 10.0 metres in length and would fill the space that currently exists between No.2 and the side boundary. In these circumstances it is inevitable that there will be an impact on the outlook of people living nearby. This outlook will benefit from the fact that the first floor element is set off the boundary, assisting in breaking up any sense of dominance that a wall of this size might create. The adjacent gardens are considered to be long enough to further mitigate any unacceptable impact.
- 6.9 As explained above, 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. 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 at No.4.

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 extensions have been designed to comply with adopted planning policies and are, 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 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.

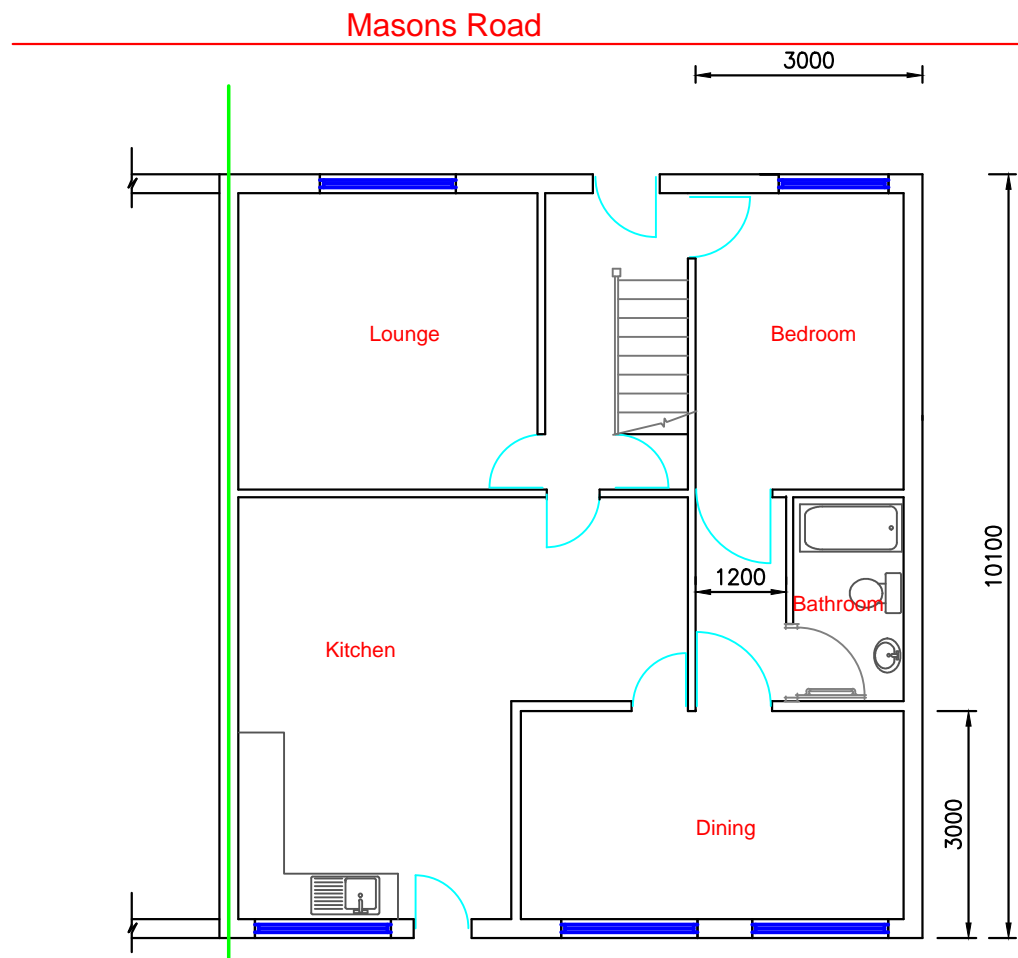
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any amending Order, no external windows or doors other than those indicated on the approved drawings shall be installed in the development hereby approved without the approval in writing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

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

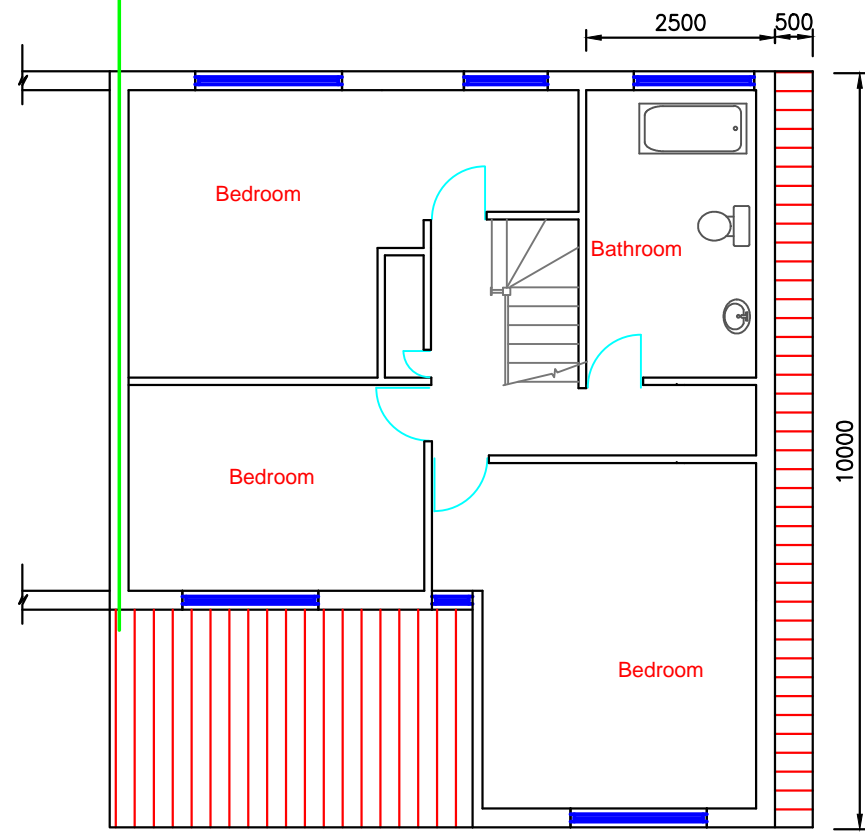
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any amending Order, no balustrades or other means of enclosure shall be erected on the roof of the extension(s). No roof of any part of the extension(s) shall be used for any recreational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

and access shall only be for the purposes of the maintenance of the property or means of emergency escape.

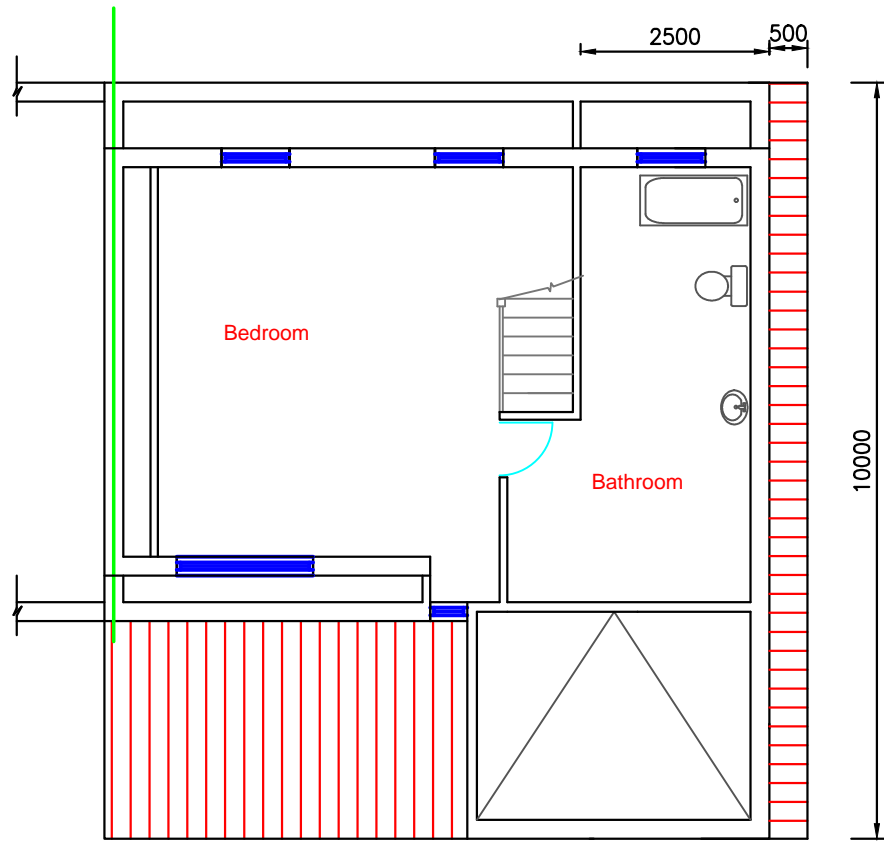
Reason: To safeguard the privacy of the occupiers of adjoining properties.



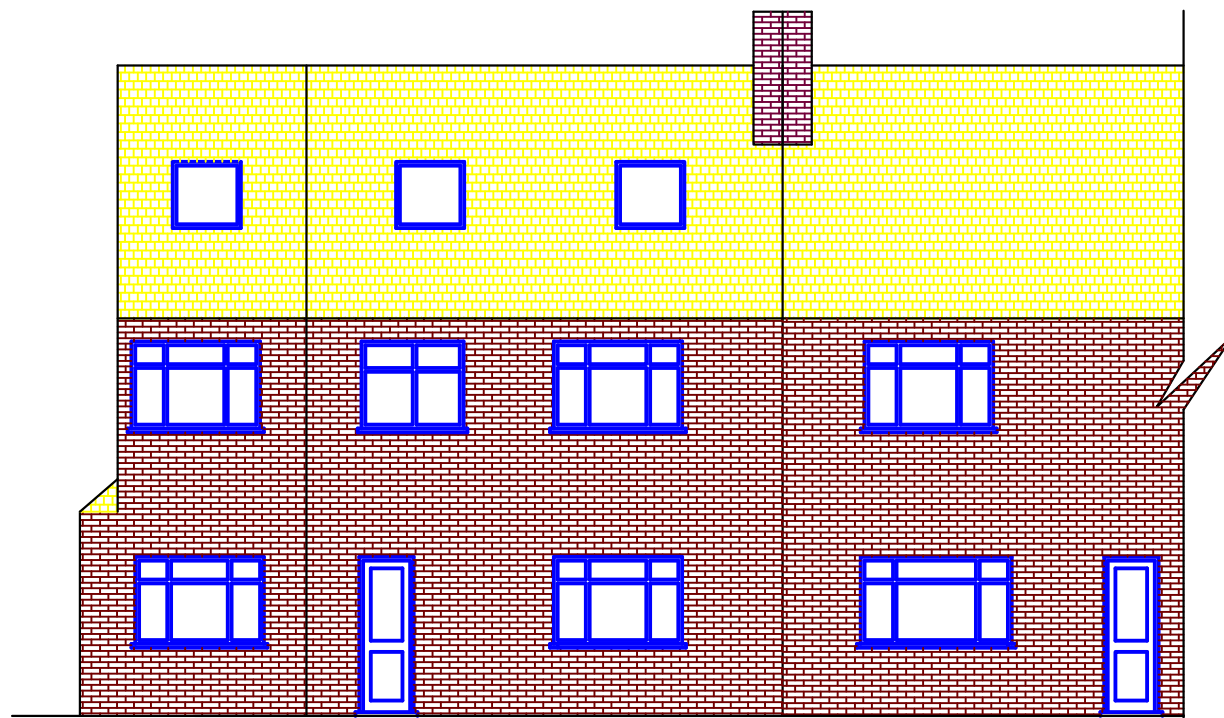
Proposed Ground Floor



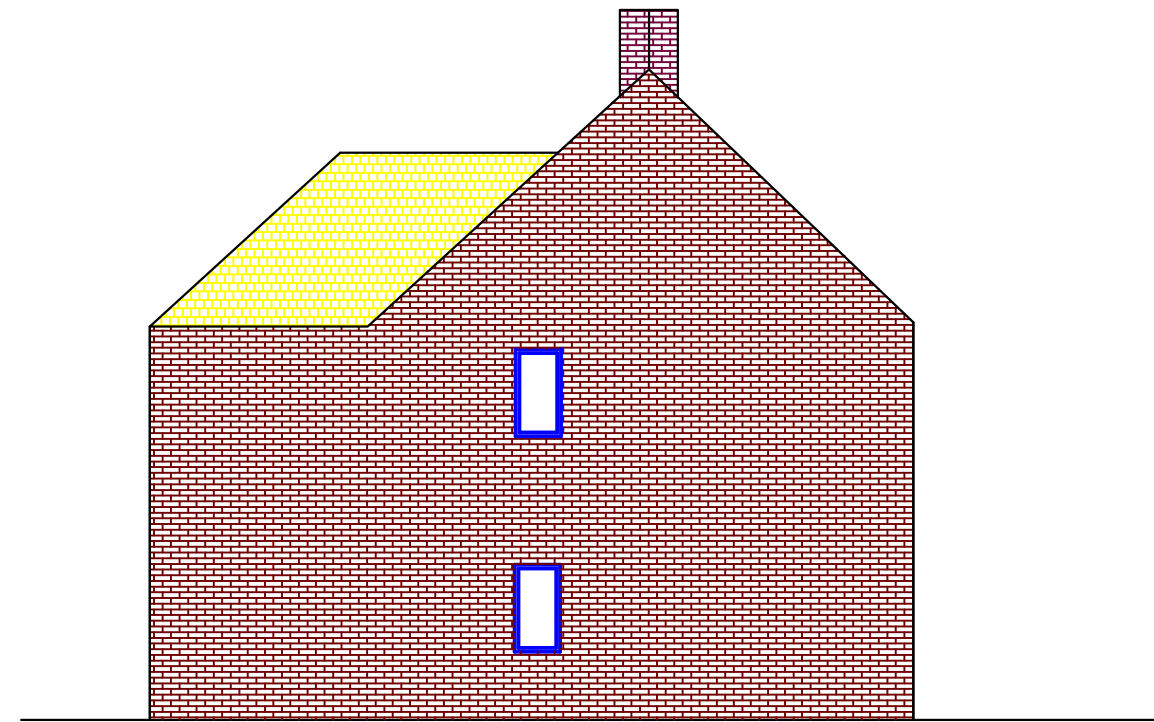
Proposed First Floor



Proposed Loft Floor



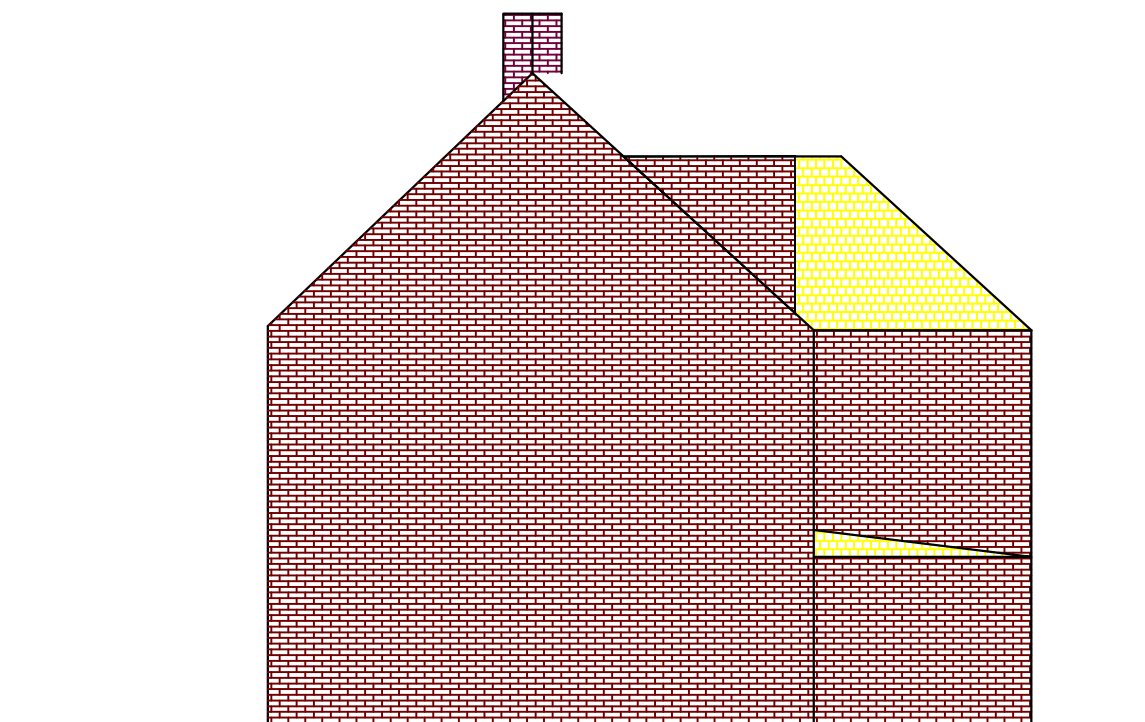
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

BLOCK PLAN
AREA 90m x 90m
SCALE 1:500 on A4
CENTRE COORDINATES: 535013, 199231



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**SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 535002, 199229**



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