

**LONDON BOROUGH OF ENFIELD**

**PLANNING COMMITTEE**

**Date:** 24<sup>th</sup> January 2017

**Report of**  
Assistant Director, Planning,  
Highways & Transportation

**Contact Officer:**  
Andy Higham  
Kevin Tohill  
Andrew Parker

**Ward:** Palmers Green

**Application Number:** 16/04869/HOU

**Category:** Householder

**LOCATION:** 137 CONNAUGHT GARDENS, LONDON, N13 5BU

**PROPOSAL:** Single storey rear extension with roof lantern and conversion of garage into habitable room involving alterations to front elevation.

**Applicant Name & Address:**

Ms Xenia Dines  
137, Connaught Gardens  
London,  
N13 5BU

**Agent Name & Address:**

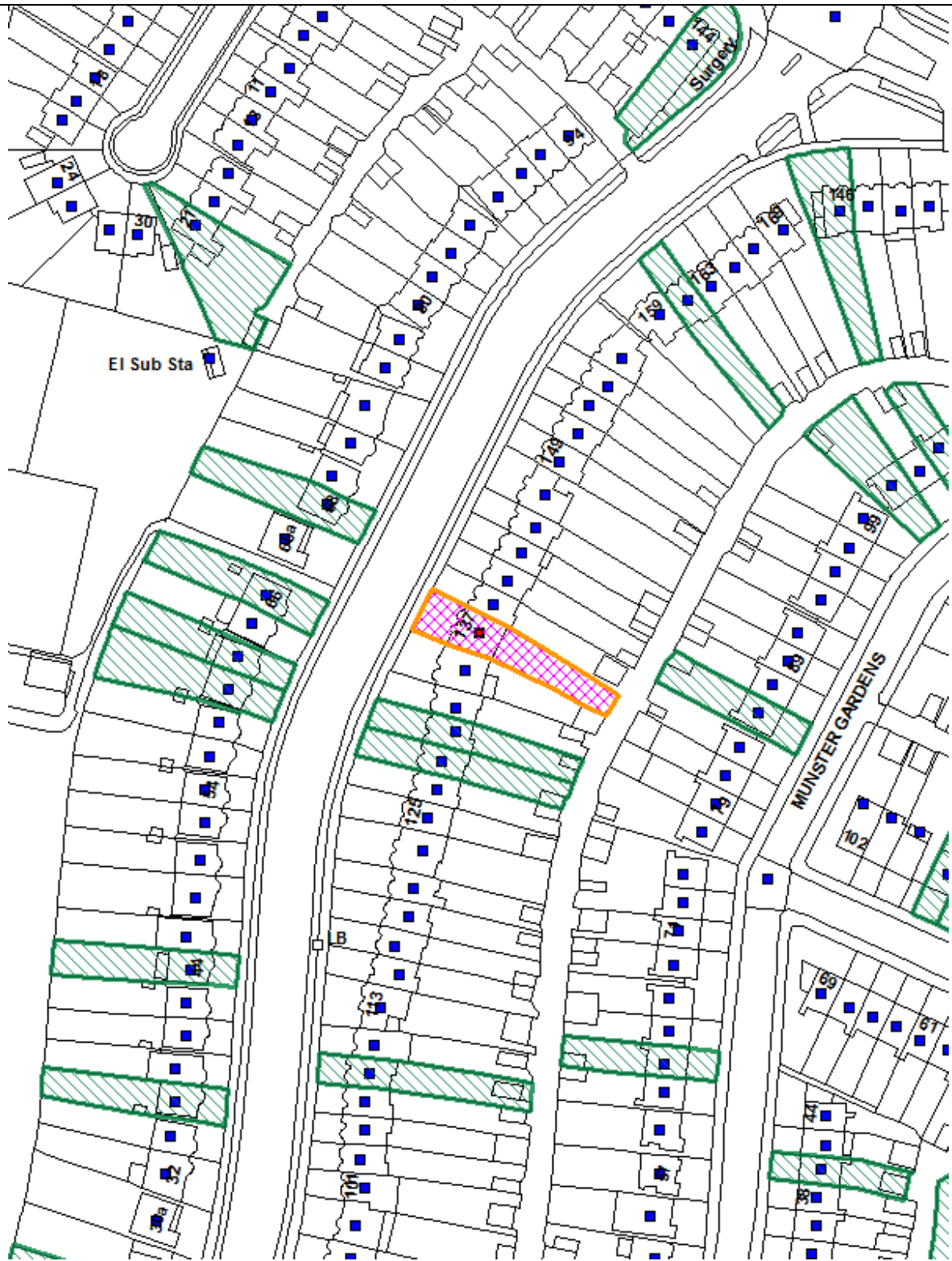
Mr Paul Cramphorn  
Detailed Planning Ltd  
Unit 6, St Albans House  
Golders Green  
NW11 7QE

**RECOMMENDATION:** That planning permission be **GRANTED** subject to conditions.

**Note for Members**

Although an application of this nature would normally be determined under delegated authority, this application is to be determined by the Planning Committee as the applicant is a ward councillor.

Ref: 16/04869/HOU LOCATION: 137 Connaught Gardens, London, N13 5BU,



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Scale 1:1250

North



## **1. Site and Surroundings**

- 1.1 The property is a two storey end of terrace dwelling situated on the eastern side of Connaught Gardens. The property has a garage which is attached to side of the property with a single storey kitchen located immediately to the rear. The single storey structures extend up to the boundary with No.135 Connaught Gardens. To the rear the property there is a part two storey, part single storey projection.
- 1.2 The adjacent end of terrace dwelling No.135 Connaught Gardens is located to the south of the host site. This property also has a garage attached to side of the property with a single storey kitchen located to the rear. These single storey elements are linked to the garage and kitchen at the host site along the shared boundary between the two properties. The property has a part two storey, part single storey rear projection, a small single storey rear extension and a canopy structure which is attached to the rear of the projecting elements.
- 1.3 The adjoining mid-terraced property to the north No. 139 Connaught Gardens has a two storey rear projection which abuts the boundary with the host site.
- 1.4 The surrounding area is made up of similar size and style properties a number of which have extended to the rear at single storey level.
- 1.5 The property is not listed and does not fall within a Conservation Area.

## **2. Proposal**

- 2.1 This application is reported to the Council's Planning Committee as the applicant is a ward councillor.
- 2.2 The application proposes to erect a single storey rear extension with roof lantern and to convert the garage into habitable room involving alterations to front elevation.
- 2.3 The existing garage is to be converted to a play room and plans indicate that the existing garage door is to be replaced with a uPVC bay window and brickwork which matches the existing property. The uPVC bay window would be 1.8m wide and 2.4m high.
- 2.4 Plans originally indicated that the proposed rear extension would be 4m deep, 7.6m wide and 3.4m high with a flat roof. The proposed development extended across almost the entire width of the site and the proposed parapet walls above the flank elevations were raised by 0.2m above the flat roof. A roof lantern was indicated as was proposed to be centrally sited on the flat roof and was 0.2m high and 4m wide.
- 2.5 Officers raised concerns regarding the scale and impact on neighbouring properties and this concern was also raised by an objector from a neighbouring property. As such, amended plans were requested to address concerns. Amended plans have been received which have provided the following revisions:

- (i) The depth of the flank walls of the extension which would face No. 135 Connaught Gardens has been reduced to 3m. The depth of the proposed rear extension increases to depth of 4m at a distance of 2m from the boundary with No.135 Connaught Gardens; and
- (ii) The parapet walls have been removed and the height of the proposed flank elevations and flat roof element has been reduced to 3.3m.

### **3. Relevant Planning Decisions**

3.1 None.

### **4. Consultations**

*Statutory and non-statutory consultees*

4.1. None

*Public*

4.2. Consultation letters were sent to 5 adjoining and nearby residents in the surrounding area.

4.3 Two letters of objection have been received and the comments are summarised as follows: -

The proposed single storey rear extension which is situated close to adjoining properties and would be over 3m deep would result in an unacceptable loss of light to kitchen window of the neighbouring property.

*Internal*

Traffic and Transportation

4.4 Have raised concerns that the proposed conversion of the garage would result in the loss of one off street parking space in an area with poor public transport access (PTAL 1b); limited on street parking availability and no parking controls.

### **5. Relevant Policies**

*London Plan 2015 (including FALP)*

Policy 6.13 Parking  
Policy 7.4 Local character  
Policy 7.6 Architecture

*Core Strategy*

CP4 Housing Quality  
CP24 The Road Network  
CP30 Maintaining and Improving the Quality of the Built and Open Environment

*Development Management Document*

DMD8	General Standards for New Residential Development
DMD37	Achieving High Quality and Design Led Development.
DMD45	Parking Standards and Layout
DMD69	Light Pollution

DMD Appendix 8 - Parking Standards and Layout

*Other Relevant Policies*

National Planning Policy Framework  
National Planning Guidance

**6. Planning Analysis**

Principle

- 6.1 The adopted policies encourage the maintenance and enhancement of existing housing stock. However, the proposed development must be assessed in relation to its impact on the character of the surrounding area, impact on the neighbours' amenity and highway considerations.
- 6.2 The main issues for consideration regarding this application are as follows:
- Design and Impact on the Character of the Surrounding Area;
  - Neighbouring Amenity; and
  - Highway Considerations.
- 6.3 These issues are discussed in turn below.

Design and Impact on the Character of the Surrounding Area;

- 6.4 Development Plan Policy DMD37 states that 1) Development that is not suitable for its intended function, that is inappropriate to its context, or which fails to have appropriate regard to its surroundings, will be refused. Policy DM11 states that there should be no adverse visual impact.
- 6.5 The proposed extension would be single storey only and sited at the rear of the building. There are other rear extensions in the vicinity of a similar size and bulk which have the benefit of planning permission which are of a similar overall size, bulk, height and design. The proposed roof lantern is not of a significant size and bulk and would not give rise to an obtrusive form of development.
- 6.6 The proposed alterations involving the bay window would not result in a form of development which would unacceptably intrude into the street scene, or have an undue impact on the character and appearance of the dwelling. The window and brickwork would be in keeping with the existing dwelling.
- 6.7 As such, it is not considered that the proposed rear extension and alterations to the front elevation would cause undue harm to the character and appearance of the subject dwelling itself or the wider surrounding area in accordance with Policy CP30 of the Enfield Plan Core Strategy, DMD11 and

37 of the Adopted Development Management Document, 7.4 and 7.6 of the London Plan and the National Planning Policy Framework.

#### Impact on neighbouring amenity

- 6.8 From the perspective of neighbouring amenity the properties to address the extension against are No.135 Connaught Gardens to the south of the host site, and No.139 Connaught Gardens to the north.

#### Impact on No.135 Connaught Gardens

- 6.9 DMD11 requires that single-storey rear extensions to terraced and semi-detached properties do not exceed 3m in depth beyond the original rear wall. Flat roof extensions should not exceed 3m high to eaves and 3.3-3.5m high to the top of the parapet wall. Pitched roof extensions should not exceed 3m high to eaves and 4m high to ridge. Where circumstances allow a larger extension, the depth should not exceed a line taken at 45 degrees from the centre of the original adjoining windows or a common alignment of rear extensions. There should be no chamfering of edges to avoid the policy.
- 6.10 The plans original submitted indicated that the extension which is inset by 0.2m from the boundary with No.135 Connaught Gardens would have projected by 4m beyond the rear building line kitchen of No.135 Connaught Gardens which abuts the application site. The flat roof height of 3.4m and parapet roof height of 3.6m were also greater than the depth and height specified in Policy DMD11.
- 6.11 The amended plans received have reduced the depth of the flank wall of the extension which would face No.135 to 3m and the height of the flat roof extension has been reduced 3.3m. The proposed depth of the flank elevation which would face No.135 would therefore now be in accordance with Policy DMD 11 and the proposed height would only be 0.3m in excess of the recommended height.
- 6.12 The proposed inset of 2m from the boundary with No.135 to the increased depth of 4m is considered sufficient to ensure that the proposed depth and height of the development would not give rise to an overdominant form of development, or give rise to an unacceptable loss of light, to the detriment of the amenities of adjoining occupiers of No.135 Connaught Gardens. No. 135 Connaught Gardens is located the south of the host site and the proposed development would not therefore give rise to any overshadowing. No windows are proposed in the flank elevations and the proposed development would not therefore give rise to a loss of privacy.

#### Impact on No.139 Connaught Gardens

- 6.13 The property at No.139 has a two storey rear projection which abuts the boundary with the host site and projects 0.92m beyond the rear building line of the host property. The proposed 4m deep flank elevation which would face No.139 would therefore extend by only 0.08m beyond the depth recommended in Policy DMD11 and the proposed height would be only 0.3m above the specified height. It is considered that this minor exceedance beyond the dimensions specified in Policy DMD11 would not give rise to an overdominant form of development, or give rise to an unacceptable loss of light, or overshadowing to the detriment of the amenities of adjoining

residents. No windows are proposed in the flank elevations and the proposed development would not therefore give rise to a loss of privacy.

- 6.14 The proposed roof lantern due to its central location in the proposed roof would not impact on the amenities of the occupiers of the neighbouring properties, or give rise to an unacceptable increase in light pollution.

#### Highway Considerations

- 6.15 Traffic and Transportation have raised concerns that the proposed garage conversion would result in the loss of an off street parking space and would therefore result in the loss of one off street parking space in an area with poor public transport access (PTAL 1b), limited on street parking availability and no parking controls. They have recommended that that applicant should reconfigure the site to provide 2 off street parking spaces.

- 6.16 However, the use of the garage has not been restricted by planning condition and could therefore be converted to a habitable room without requiring planning permission. It is only the replacement of the garage door with a bay window which requires permission. Furthermore, the garage which appears to have existed at the site for a significant period of time does not meet the Council's minimum off street parking space standards (2.4m x 4.8m). Plans indicate that the internal width of the garage narrows to 2.1m to the rear. It is therefore questionable how capable the existing garage would be in accommodating a modern vehicle. As such, it is considered that the requirement from Traffic and Transportation to provide an additional off street parking space could not be justified in this case.

### 7. Conclusion

- 7.1 Based on the above assessment, it is considered that the rear extension would not detract from the character of the area and would have an acceptable impact on the amenities of the occupiers of the neighbouring properties. The proposed alterations to the front elevation would not detract from the visual amenities of the street scene and the requirement for a replacement off street parking space could not be justified. The proposal is therefore considered to comply with Local Plan Policy CP30 and Development Management Document Policies DMD8, DMD11, DMD37, DMD45 and DMD 69 and it is therefore recommended that planning permission be GRANTED.

### 8. Recommendation:

- 8.1 Having regard to the above assessment, it is recommended that the application is **approved subject** to 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, 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 1995, 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.

6. The extension shall not be occupied at any time other than for the purpose of accommodation ancillary to the occupation of the existing dwelling.

Reason: To ensure that the development complies with adopted standards and is in character with the existing form of development in the locality.



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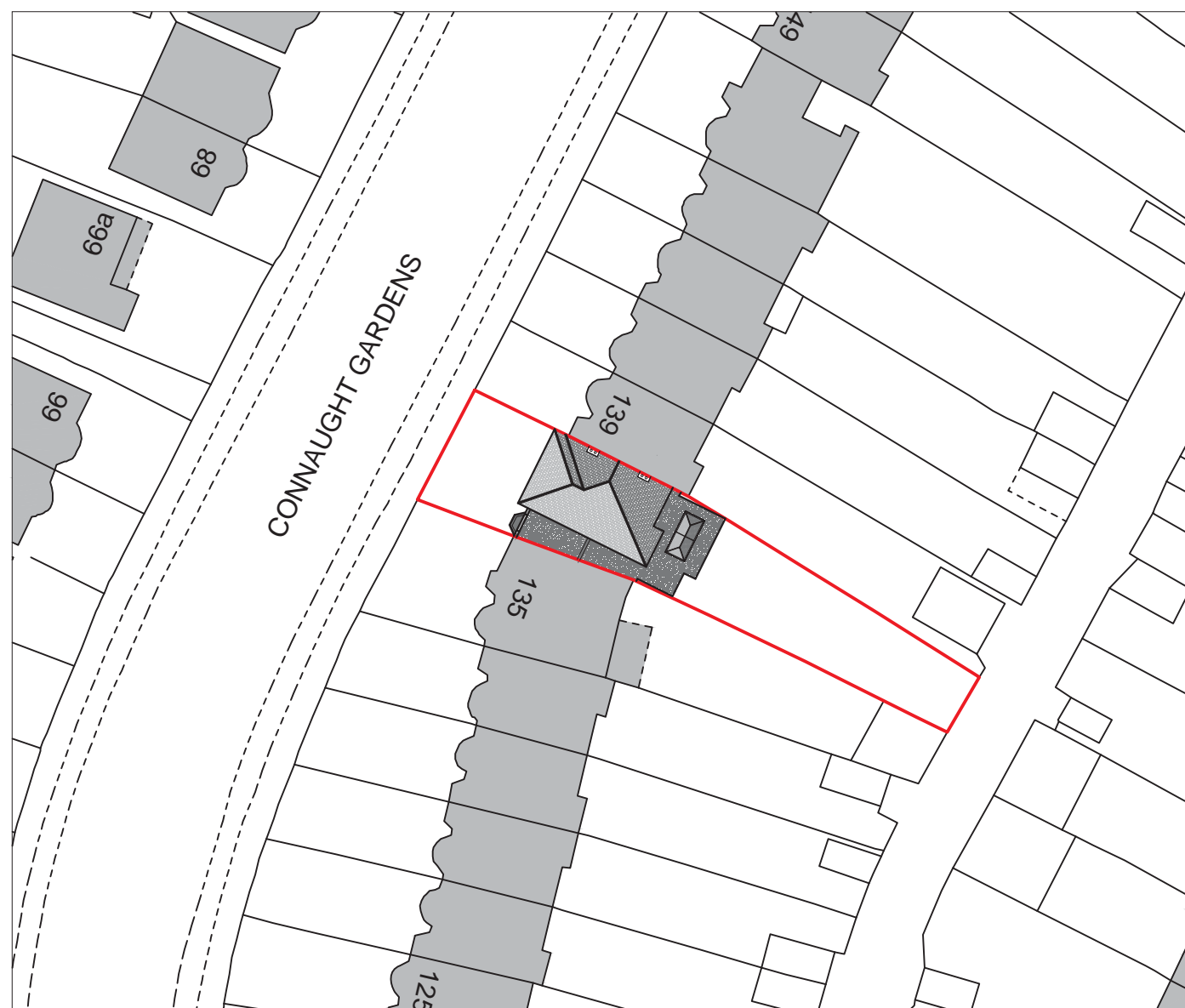
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any discrepancies should be reported in writing immediately.

when printing off PDF's, check that the drawings are printed to correct paper size and scale.

documents should be used as to the drawing status described

property owner to ensure that all aspects of the "party wall etc., act 1996" are complied with prior to any works commencing on site.



Proposed Block Plan

Scale 1:500



DETAILED PLANNING

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CLIENT

Ms Xenia Dines

SITE

137 Connaught Gardens, London N13 5BU

DRAWING TITLE

Proposed Block Plan

DRAWINGS STATUS

Planning

SCALE	DATE	DRAWN	CHECKED
As Noted @ A3	Jan. 2017	M.G.	P.D. / P.C.

DRAWING NO.	REVISION
1199XD_FUL: SH8	B

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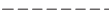
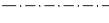


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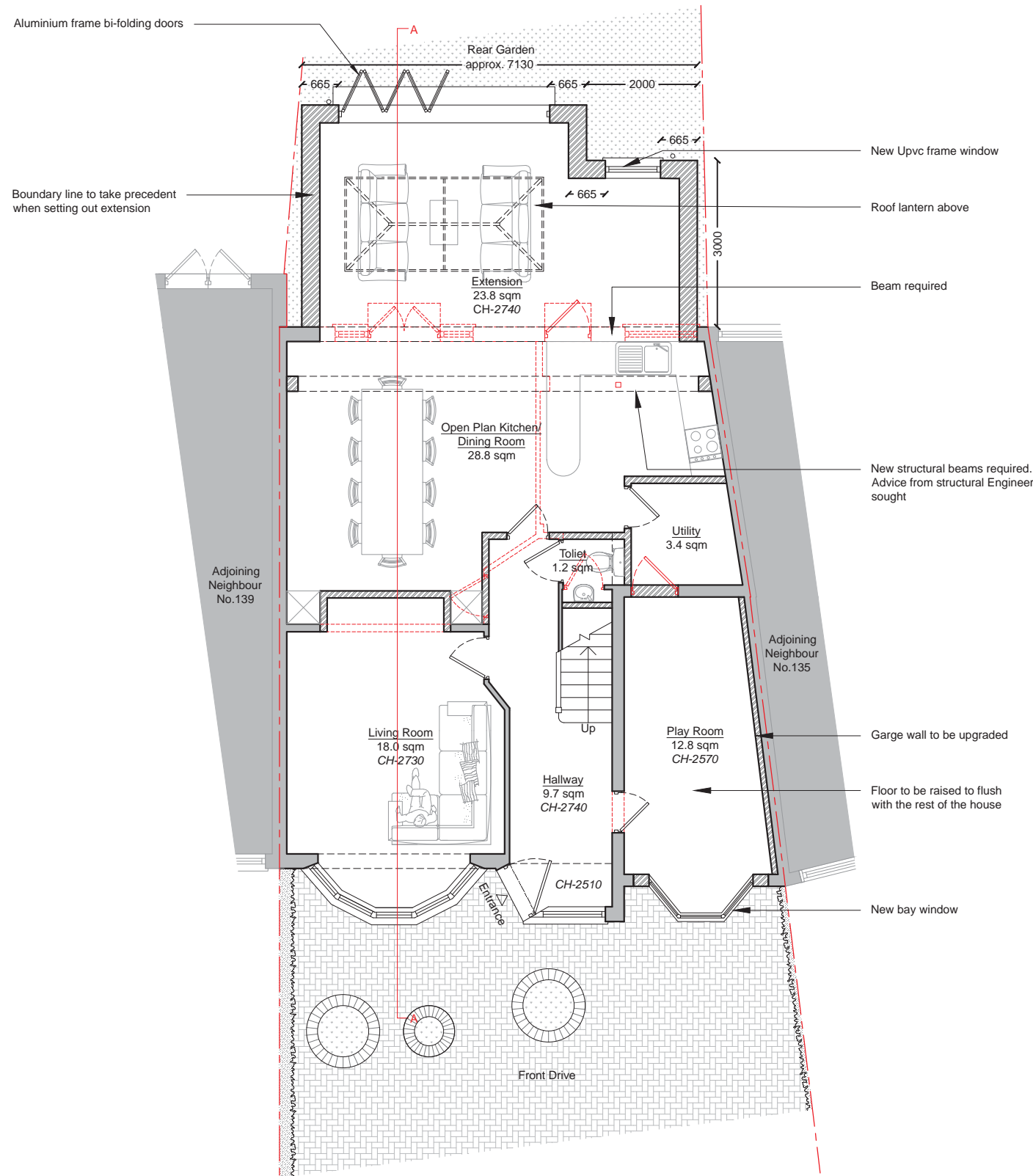
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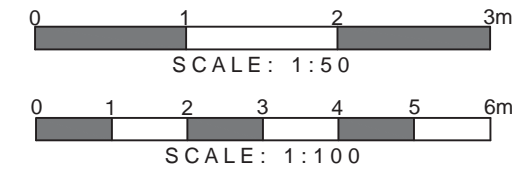
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- Key**
-  Existing Structure
  -  Proposed
  -  Removals
  -  Detail Above (e.g. rooflight, bulk head)
  -  Detail Below (e.g. walls below)
  -  Below Ground Drainage
  - CH-XXXX Ceiling Height (mm)
  - "sqm" Square Metres of Room or Area
  -  Assumed Boundary Line



Ground Floor Plan  
As Proposed - Scale 1:100



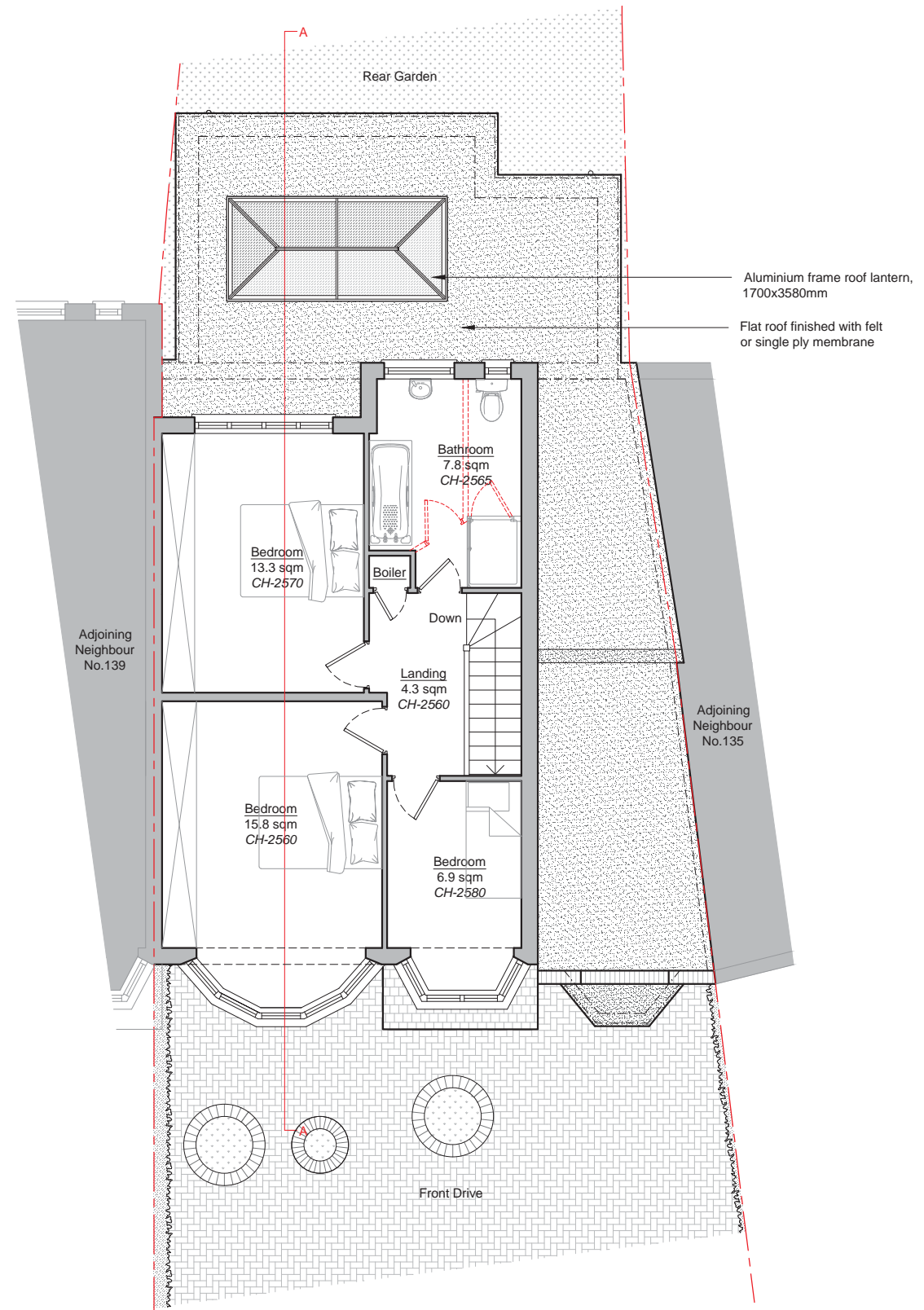
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<b>CLIENT</b>			
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137 Connaught Gardens, London N13 5BU			
<b>DRAWING TITLE</b>			
Proposed Ground Floor Plan			
<b>DRAWINGS STATUS</b>			
Planning			
<b>SCALE</b>	<b>DATE</b>	<b>DRAWN</b>	<b>CHECKED</b>
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<b>DRAWING NO.</b>	<b>REVISION</b>		
1199XD_FUL: SH9	B		

- Key**
- Existing Structure
  - Proposed
  - Removals
  - Detail Above (e.g. rooflight, bulk head)
  - Detail Below (e.g. walls below)
  - Below Ground Drainage
  - CH-XXXX Ceiling Height (mm)
  - "sqm" Square Metres of Room or Area
  - Assumed Boundary Line



First Floor Plan  
As Proposed - Scale 1:100

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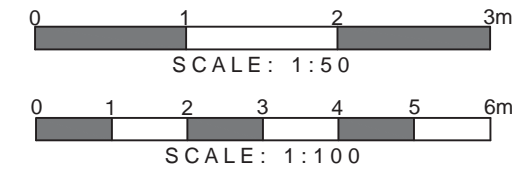
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<b>CLIENT</b>			
Ms Xenia Dines			
<b>SITE</b>			
137 Connaught Gardens, London N13 5BU			
<b>DRAWING TITLE</b>			
Proposed First Floor Plan			
<b>DRAWINGS STATUS</b>			
Planning			
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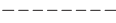
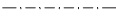
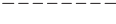

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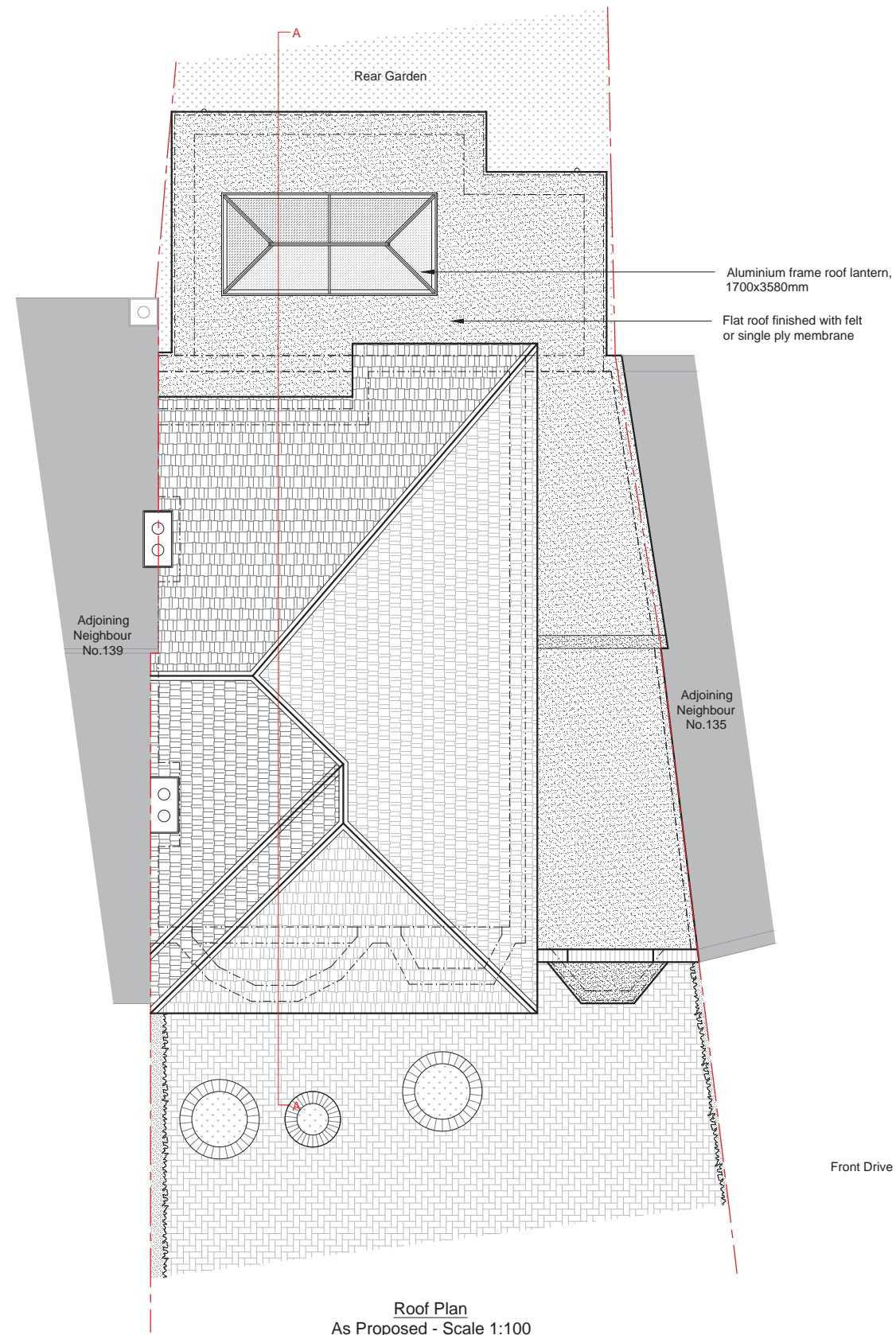
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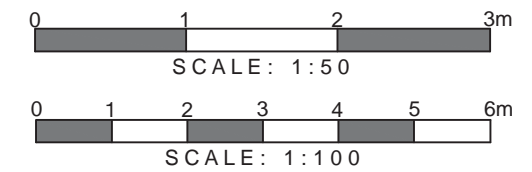
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  -  Below Ground Drainage
  - CH-XXXX Ceiling Height (mm)
  - "sqm" Square Metres of Room or Area
  -  Assumed Boundary Line



Roof Plan  
As Proposed - Scale 1:100



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**DRAWING TITLE**

Proposed Roof Plan

**DRAWINGS STATUS**

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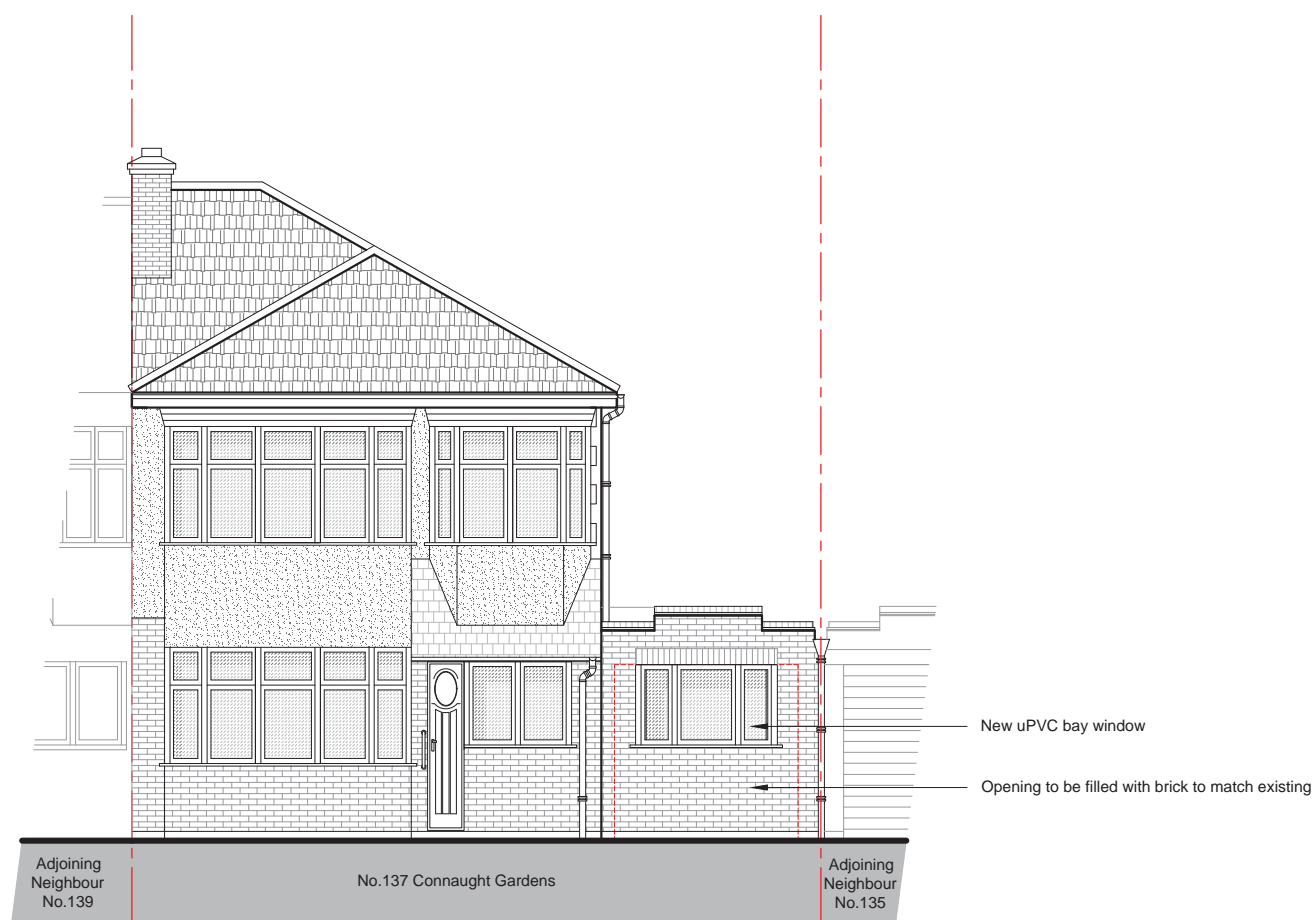
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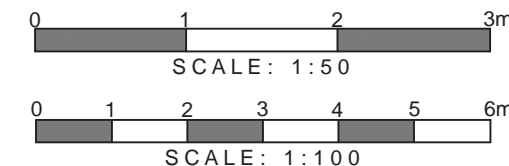
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- Key**
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  - Removals
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  - Detail Below (e.g. walls below)
  - Below Ground Drainage
  - CH-XXXX Ceiling Height (mm)
  - "sqm" Square Metres of Room or Area
  - Assumed Boundary Line



Front Elevation  
As Proposed - Scale 1:100



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**SITE**

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**DRAWING TITLE**

Proposed Front Elevation

**DRAWINGS STATUS**

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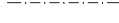


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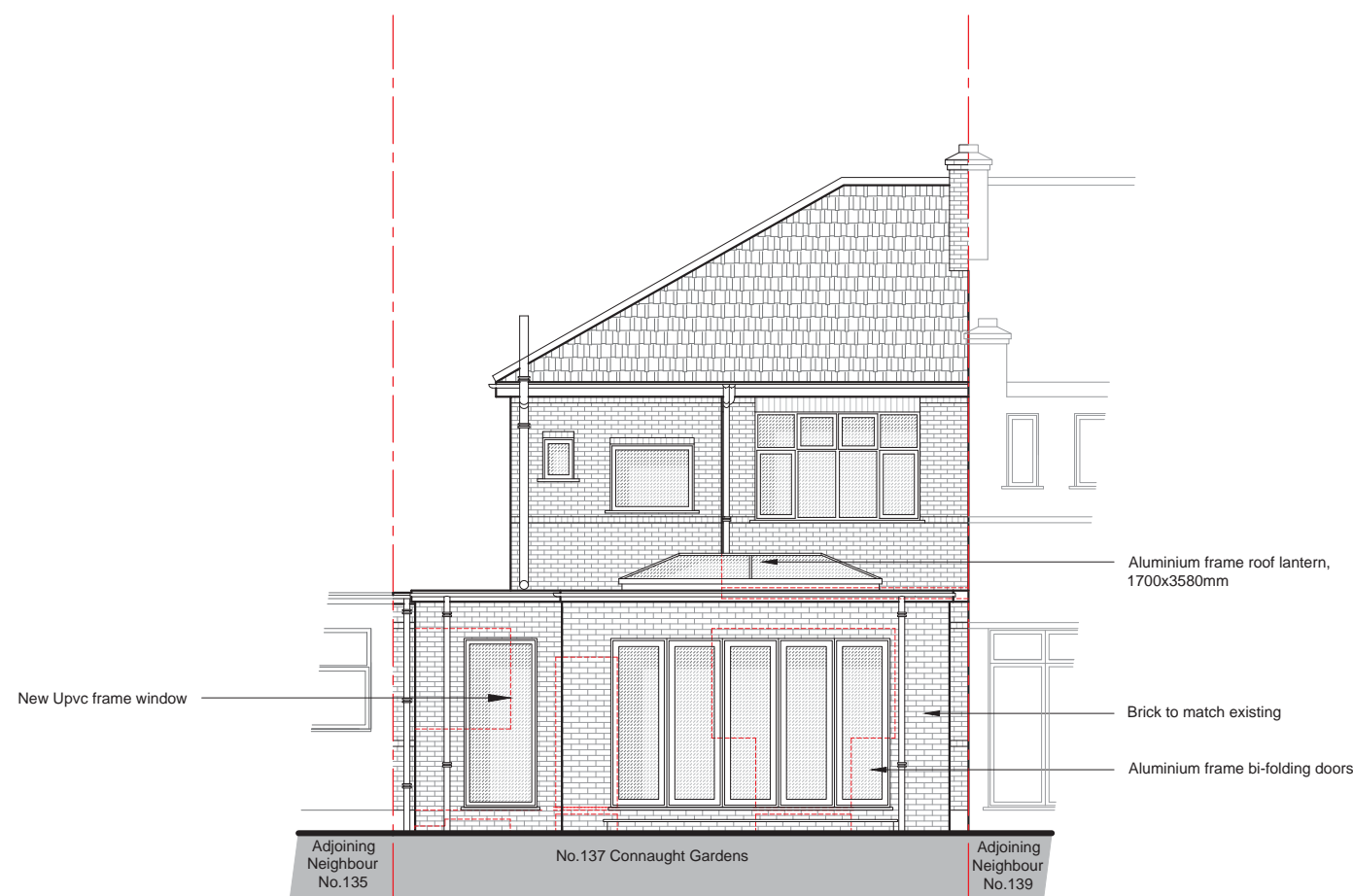
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Rear Elevation  
As Proposed - Scale 1:100



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**CLIENT**

Ms Xenia Dines

**SITE**

137 Connaught Gardens, London N13 5BU

**DRAWING TITLE**

Proposed Rear Elevation

**DRAWINGS STATUS**

Planning

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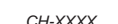

all dimension should be checked on site prior to works commencing. Variations in squareness, depth of plaster etc, must be checked for. Where new walls are shown as aligned with existing walls, physical removal of brickwork and / or plaster to establish the actual position of the wall being attached to must be checked.

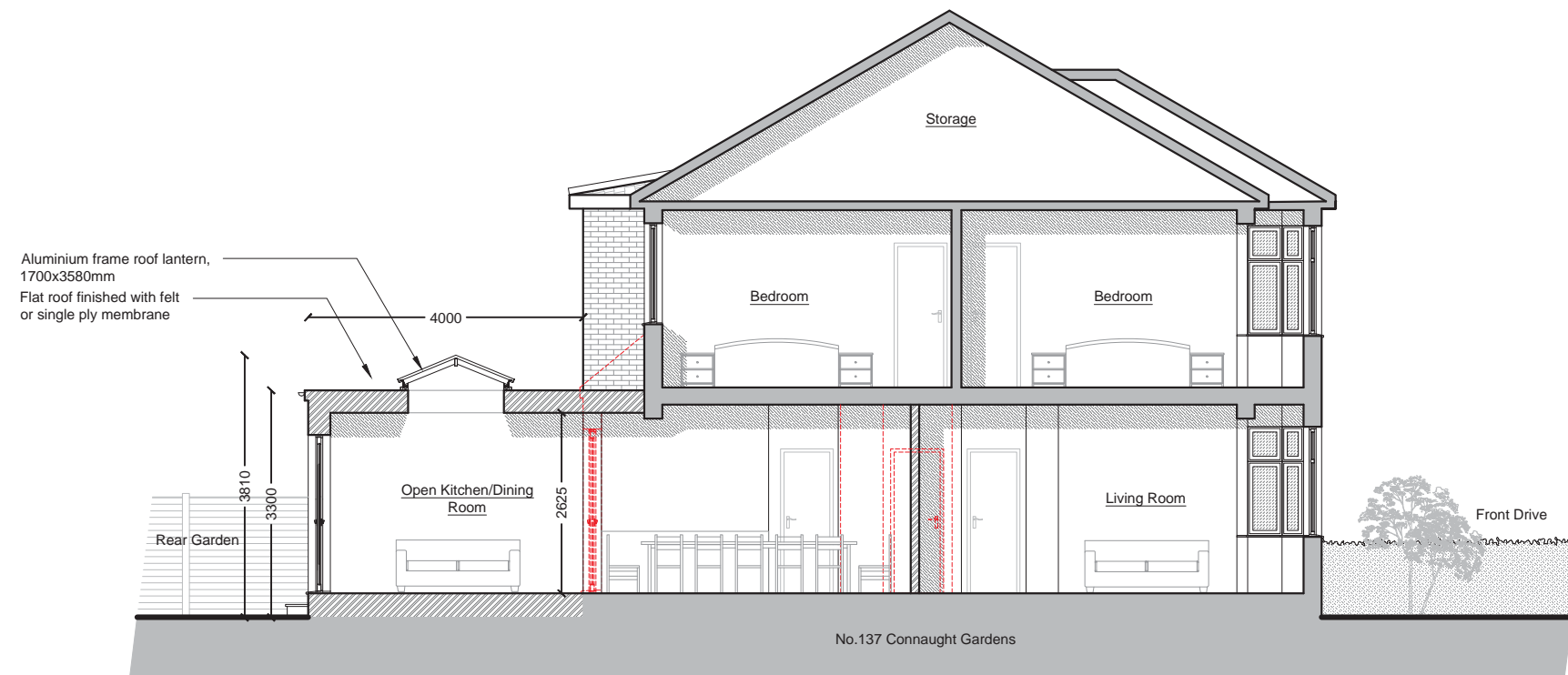
any discrepancies should be reported in writing immediately.

when printing off PDF's, check that the drawings are printed to correct paper size and scale.

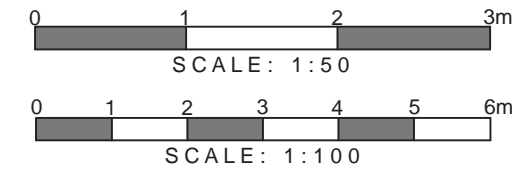
documents should be used as to the drawing status described

property owner to ensure that all aspects of the "party wall etc., act 1996" are complied with prior to any works commencing on site.

- Key**
-  Existing Structure
  -  Proposed
  -  Removals
  -  Detail Above (e.g. rooflight, bulk head)
  -  Detail Below (e.g. walls below)
  -  Below Ground Drainage
  - CH-XXXX Ceiling Height (mm)
  - "sqm" Square Metres of Room or Area
  -  Assumed Boundary Line



Section A-A  
 As Proposed - Scale 1:100



**DETAILED PLANNING**

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**CLIENT**

Ms Xenia Dines

**SITE**

137 Connaught Gardens, London N13 5BU

**DRAWING TITLE**

Proposed Section A-A

**DRAWINGS STATUS**

Planning

SCALE	DATE	DRAWN	CHECKED
1:100 @A3	Jan. 2017	M.G.	P.D. / P.C.

DRAWING NO.	REVISION
1199XD_FUL: SH14	B



MF09 WRE

LT15 SCZ

LJ06 LLK













