

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 23rd January 2018

Report of
Assistant Director,
Regeneration & Planning

Contact Officer:
Andy Higham
Sharon Davidson
Ms Marina Lai
Tel No: 0208 379 4944

Ward:
Winchmore Hill

Ref: 17/03283/HOU

Category: Householder

LOCATION: 3 Seaforth Gardens, London, N21 3BT

PROPOSAL: Erection of part single, part two storey rear extension and conversion of roof space with rear dormer and roof lights, providing additional accommodation

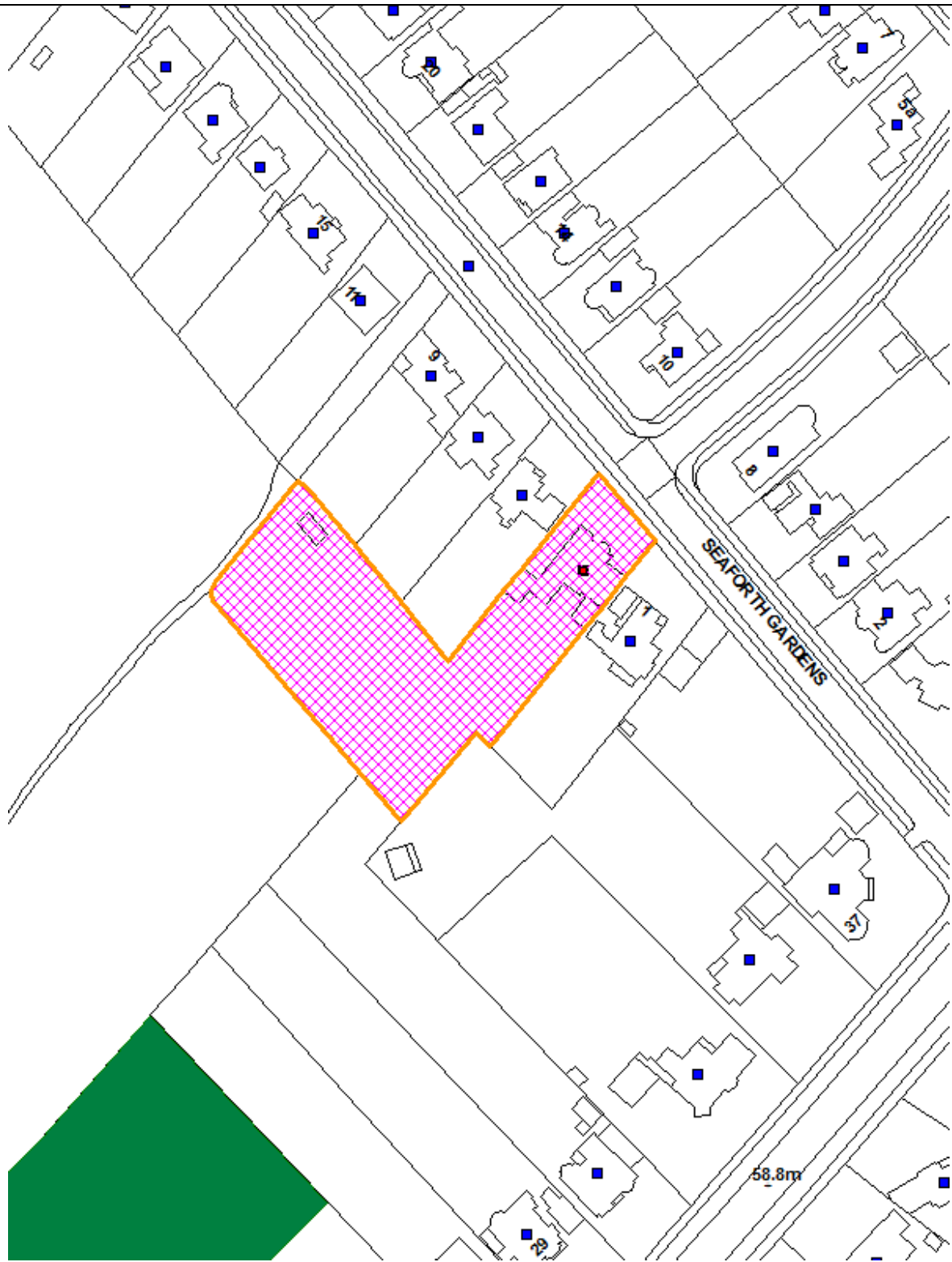
Applicant Name & Address:
Mrs Georgiou
C/O

Agent Name & Address:
David Barnard
4 Barber Close
London
N21 1BE

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

Notes to committee members: The application is reported to planning committee following the requests of Cllr. Toby Simon and Cllr. Dinah Barry.

Ref: 17/03283/HOU LOCATION: 3 Seaforth Gardens, London, N21 3BT,



Reproduced by permission of Ordnance Survey on behalf of HMSO. ©Crown Copyright and database right 2013. All Rights Reserved. Ordnance Survey License number 100019820

Scale 1:1250

North



1. Site and Surroundings

- 1.1. Situated on the western side of Seaforth Gardens, the application site consists of a two-storey, detached dwelling house that is a short distance from the junction with Broad Walk and opposite the junction with Denleigh Gardens. To the rear is a deep garden that stretches further into a larger rectangular area at the back of the site to the rear of other properties on Seaforth Gardens and Broad Walk.
- 1.2. The house benefits from an original two-storey rear outrigger that also projects a two-storey extension to the side. This side extension contains an internal garage on the ground floor, well set back from the main house. The house also has extensions set on the back of its detached garage to the side.
- 1.3. This surrounding area is atypically sub-urban made of large expansive residential houses of varying architectural appearance set on large plots. The application site is neither located in a conservation area and nor relates to any listed buildings.

2. Proposal

- 2.1. Planning consent is sought for the erection of a part single part two-storey rear extension and a rear dormer, providing additional accommodation.
- 2.2. The first floor element of the proposed rear extension would be in a 'L' shape, in line with the existing rear elevation of the house, incorporating with a flat roof of 3.4m in height. The first floor element would be recessed from the rear elevation of the rear outrigger by 1m, constructed of a pitched roof.
- 2.3. Located over the rear outrigger, the proposed rear dormer would sit down from the existing roof ridgeline by approximately 600mm, and provide an adequate inset from both sides of the roof slope.
- 2.4. The description of the proposal as cited in the submitted application form doesn't include the removal of the existing detached garage and its connected side extensions. However, the submitted drawing shows that the garage and its associated extensions would be demolished.
- 2.5. It is acknowledged that the application site is not listed and doesn't fall within a Conservation Area. Therefore, the demolition as demonstrated on the drawings does not require planning permission.

3. Relevant Planning History

- 3.1. None of relevance

Planning History of Adjoining Sites

1 Seaforth Gardens

- 3.2. TP/11/1137: Planning consent was granted for part single, part 2-storey rear / side extension, with dormer window to first floor at rear, basement at lower ground level with external staircase at rear and a rear dormer to main roof (involving enlarged basement)' (PART-RETROSPETIVE).

7 Seaforth Gardens

- 3.3. TP/10/0702: Planning consent was granted for demolition of existing conservatory and erection of part single, part 2-storey rear, sides and front extensions including new porch with canopy, 2 x terraces with balustrades to first floor with rear gable, 1 x rear, 2 x front and 3 x side inverted dormers to roof extension to provide loft conversion, extended hardstanding to front.

9 Seaforth Gardens

- 3.4. TP/09/1329: Planning consent was granted for demolition of side extension and workshop and erection of part single, part 2 storey side extension to east, part 2 storey side extension to west, 2 storey rear extension and rear conservatory together with enlargement of front porch.

4. Consultation

Public Consultations

- 4.1. 10 x neighbouring properties were notified of the proposed development by letters.
- 4.2. A re-consultation was carried out between 14/09/2017 to 05/10/2017, owing to the amendments made to remove the concerned first floor balcony.
- 4.3. A number of objections were received, concerned that the development would:
- Out of keeping with character of area;
 - Over development of the site;
 - Loss character of the Garage;
 - Disrupt house symmetry;
 - Loss of privacy and outlook;
 - Unduly impact on lights to neighbouring properties.
 - Overlooking;
 - General dislike of proposal;
 - Noise nuisance;
 - Inaccurate information given on application; and
 - Facilitate a potential back land development on the rear.
- 4.4. Majorities of the objections received relate to the concerns that the demolition of the existing garage to the side would facilitate a potential back land development on the rear garden of the site.
- 4.5. Objectors have been advised that the current proposal is a householder application for extensions and the Local Planning Authority can only consider the

application as submitted on its own planning merits and cannot be determined on the basis that it may or may not lead to a further application in the future.

Internal

4.6. Winchmore Hill Residents Association:

The application for the alterations and extensions of 3 Seaforth Gardens appear to us to be only the first phase of a larger development. The applicant's submission illustrates a considerably enlarged house, avoiding the line of the site containing the existing garage, which would have been the simplest area to have extended. The proposed extension as shown, together with its large roof balcony, will certainly provide intrusive views into the gardens of the neighbouring houses. The applicants Site plan shows a considerable area of undeveloped backland within the natural boundaries of the park and the historic woodland. It would appear to the Association that the developer of 3 Seaforth Gardens has intentions to further develop this backland area with vehicular access through the existing garage area of 3 Seaforth.

The Association understands that the Borough of Enfield has a policy of refusing backland development and has Covenants prohibiting development in properties along Broadwalk and Seaforth Gardens. These proposals would break these Agreements and create a precedent which would enable further works of a similar nature difficult to refuse. We consider this application if approved has clear limitations on provisions of any access to the rear.

Yours sincerely

4.7. Southgate District Civil Trust:

This application is for extensions and alterations to one property, and we know that each application is dealt with as it is proposed and not with regard to any future development that may be applied for. However, because of our interest in what is happening there, we have looked at the somewhat sketchy drawings on the web site and have visited the site.

Looking at the front elevation there is a garage on the left of the property and an all glass floor length window of a room on the right hand side. All the proposed alterations are at the rear, but we are of the opinion that if this application is granted there will be overlooking from the proposed balcony and possibly the roof lights from the 1st floor and the loft, with regard to adjacent properties. This of course will no doubt be dealt with by the owners of Nos. 3 and 5.

There is no mention of demolition of the Garage, and this is what concerns us. The only way to do any works at the rear is through the single Garage, there being no access on the other side of the house. Although some works would be possible from inside the property it is felt that access to the rear might be necessary. At this stage there is no demolition applied for, so it must remain for this application, and not conveniently be removed during the works carried out.

If the developer's comment to the residents is correct about a future development on the rear then the only access would be by the demolition of the garage and the creation of a road to that development. This would of course be of concern to us, the neighbouring properties, and to anyone in that area of Winchmore Hill.

Statutory Consultees:

4.8. None

5. Relevant Policy

5.1. Core Strategy

CP30: Maintaining and improving the quality of the built and open environment

5.2. Development Management Document

DMD6: Residential Character

DMD11: Rear Elevations

DMD14: Roof Extensions

DMD37: Achieving High Quality and Design-Led Development

5.3. London Plan (2015)

Policy 7.4: Local character

Policy 7.6: Architecture

5.4. Other Relevant Policy

National Planning Policy Framework

6. Main Issues to be Considered

6.1. The main issues to be considered in respect of this application are:

- Impact on neighbouring amenity; and
- Design quality and impact on the character of the surrounding.

6.2. Objectors raised concerns that the demolition of the existing garage to the side would facilitate a potential back land development on the rear garden of the site.

6.3. Objectors have been advised that the current proposal is a householder application for extensions and must be considered and assessed as such. The demolition of the garage in itself would not require planning permission and whilst this could have implications for the applicant's potential ambitions for the site, the Local Planning Authority can only consider the application as submitted on its own planning merits and cannot determine on the basis that it may or may not lead to a further application in the future.

7. Analysis

Impact on Neighbouring Amenity

Rear Extension

- 7.1. DMD11 (Rear Extension) of the council's adopted DMD states that proposed extensions will only be permitted if:
 - a) There is no impact on the amenities of the original building and its neighbouring properties;
 - b) Adequate amenity space and the maintenance of satisfactory access to existing garages or garage/parking space is retained; and
 - c) There is no adverse visual impact.
- 7.2. Criteria 2 of DMD 11 entails that single storey rear extensions must not exceed 4m in depth beyond the original rear wall in the case of detached properties and 4m in height when measured from the ridge and 3m at the eaves, or not exceed a line taken at a 45-degrees from the mid-point of the nearest original ground floor window to any of the adjacent properties, and should secure a common alignment of rear extension.
- 7.3. Criteria 3 of DMD11 requires that first floor rear extensions must not exceed a line taken a 30-degree from the mid-point of the nearest original first floor window to any of the adjacent properties and where appropriate, secure a common alignment of rear extensions.
- 7.4. The vicinity of the application site is predominately residential in nature, as such from the perspective of neighbouring amenity; the proposal is assessed against the closest residential properties.
- 7.5. The application site has an existing two-storey rear addition that also projects a two-storey extension to the side. The proposed rear extension would project neither beyond, nor be higher than this two-storey side extension of the site, therefore, the neighbouring property which could be most affected by the proposal would be No.1 Seaforth Gardens only.
- 7.6. As confirmed at Case Officer's site visit, No.1 Seaforth Gardens has an existing flat-roofed, single storey rear extension set on the site boundary with the application site that features high parapet wall.



(No.1 Seaforth Gardens' rear extension)

- 7.7. The application site benefits from a substantial rear garden of approximately 2,400sqm. The proposal, given its footprint of less than 40sqm, would still retain an adequate amenity space that meets the needs of existing occupiers of the site. Furthermore, the proposal would not alter the existing vehicle access to the site.
- 7.8. The proposal would secure a common alignment of the existing rear extension on the ground floor and sit back from the existing rear outrigger by 1m on the first floor. Given its scale and massing, the proposed rear extension would be well confined within the existing footprint of the site which is of a scale that would not generate visual impact when viewed from the neighbouring properties. Therefore the proposed rear extension is satisfied with DMD 11 (1).
- 7.9. The ground floor element of the proposed rear extension would extend out from the original rear wall of the site by approximately 3.7m, in line with the neighbouring extension of No.1 on rear, hence complying with DMD 11 (2).

- 7.10. There is a separation of 6m on the first floor between the flank walls of No.1 and the application site. This separation would sufficiently allow the proposal not to breach the 30 degree line drawn from the closest first floor window of No.1. The first floor element of the proposed rear extension is thus in accordance with DMD11 (3).
- 7.11. Objectors raised concerns that the proposed first floor rear extension would result in an unacceptable level of overlooking and loss of light, privacy and outlook to the neighbouring property at No.1 Seaforth Gardens.
- 7.12. No.1 has an existing single storey rear extension (orangery) which forms part of planning consent granted in 2011 (Ref: TP/11/1137) for 'part single, part 2-storey rear / side extension, with dormer window to first floor at rear, basement at lower ground level with external staircase at rear and a rear dormer to main roof (involving enlarged basement)'. In accordance with the approved plan, this structure measures 3.9m in height x 8.75m in depth, incorporating with a roof light in lantern style projecting 4.35m in height.



- 7.13. The first floor element of the proposed extension would project approximately 5.5m in height to its eaves level, recessed from No.1's orangery by approximately 4.2m. Coupled with a reasonable distance (6m) away from No.1, it would not reduce the amount of sunlight or daylight reaching No.1's Orangery over the existing arrangement.

- 7.14. The proposal would bring the existing 1st floor window much forward. However, the parapet wall of No.1's Orangery is so high that the overlooking from the first window of the proposal onto No.1's Orangery would not be significantly increased and the outlook from the upper floor of No.1 would not be impaired.
- 7.15. In light with the above assessment, the proposed rear extension is considered to have a minimal impact on the amenity to the adjoining property at No.1.

Roof Extension

- 7.16. The proposed rear dormer is not anticipated to generate any detrimental form of neighbouring amenity to the occupiers of No.1 Seaforth Gardens in terms of loss of light, a sense of enclosure and an overbearing effect.
- 7.17. Objectors raised concerns that proposed rear dormer would generate an overlooking onto No.1's Orangery.
- 7.18. The proposed dormer window would be positioned on the roof of the rear outrigger of the site, broadly in line with the rear elevation of No.1's Orangery. Given its location, the proposed rear dormer is not considered to generate an unacceptable level of overlooking onto No.1



(the application site on the left and No.1 Seaforth Gardens on the right)

- 7.19. In summary, the proposal would comply with DMD11 and therefore is considered acceptable in amenity terms.

Design and impact on the character of the immediate surrounding

Rear extension

- 7.20. DMD11 (Rear Extensions) of the council's adopted DMD requires that extensions to a residential property need to respect the character of the local area, of which bulk/dominance should appear subordination to the original dwelling.
- 7.21. The immediate vicinity of the application site is characterised with substantial residential houses which have been extended with varying scaled extensions in the past. Being part single part two-storey, the massing of the development is considered appropriate to its local context and would not appear visually intrusive to the neighbouring properties. The proposed rear extension would be well confined with the existing footprint of the site, and would be proportionate to the host building.

Roof Extension

- 7.22. DMD 13 (Roof Extensions) of the council's adopted DMD requires that roof extensions to residential properties will only be permitted if all of the following criteria are met.
- 1) Be of an appropriate size and location within the roof plane and, in the case of roof dormers, inset from the eaves, ridge and edges of the roof (insets should normally be between 500-750mm);
 - 2) Be in keeping with the character of the property, and not dominant when viewed from the surrounding area;
- 7.23. The proposed rear dormer would provide adequate inset from the roof ridgeline and side roof slopes, complying with DMD13. As confirmed at the site visit, the proposed rear dormer, given its scale, massing and design, would be also comparable with the neighbouring rear dormer of No.1.
- 7.24. Objectors raised concerns that the proposed rear dormer would be out of keeping with the character of the surrounding.
- 7.25. The Seaforth Gardens properties are characterised with large residential houses, each of which represents different architectural design era and appearance. As such, there is no established design pattern in the locality, including roof form and house symmetry.



- 7.26. The proposal would involve the roof ridgeline of the rear outrigger being raised to align with the existing roof ridge line of the house. The proposed rear extension would be constructed of a hipped roof that would integrate with the altered roof of the rear outrigger. Such design would result in an increase in bulk and massing of the existing rear outrigger of the subject building. It was noted upon the Case Officer's site visit that the rear outrigger is well confined to the rear leading to limited views from the public domain. Therefore the material increase in the bulk and massing of the subject building would increase no prominence in the street scene along Seaforth Gardens.
- 7.27. The application building is set on a much larger plot, but is relatively smaller than the neighbouring houses. As observed on the site visit, loft conversion is a common development among the Seaforth Gardens properties, many of which have large dormers erected to the side and rear benefitted from lawful certificate consent and planning permission. Therefore, the increased size of the extended roof of the subject building would not emphasise an impression of overdevelopment on the plot, particularly compared to the larger scales of the adjoining rear dormers. To that extent, it is concluded that the scheme would reflect the aspects of the existing character of the area and would not appear visually-dominate when viewed from the neighbouring properties.

8. Conclusion

- 8.1. It is concluded that the proposed development would neither adversely impact on the character and appearance of the surrounding, and nor create an adverse impact to the neighbouring amenity.

9. Recommendation

9.1. As such, approval is recommended, subject to conditions.

10. Recommended Conditions

Time Limited Permission

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.

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan; 2 Rev. A;

Reason: For the avoidance of doubt and in the interests of proper planning.

Materials to Match

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.

No Additional Fenestration

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.

Restriction of Use of Extension Roofs

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.



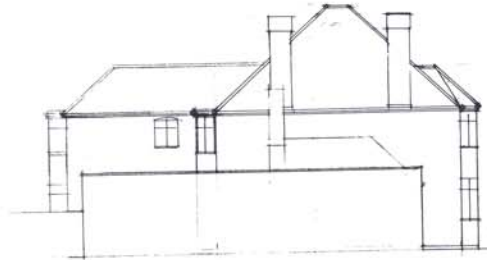
SEAFORTH GARDENS

531

3 Seaforth Gardens N21
site plan. 1:500
DM S. J. W. 1:500



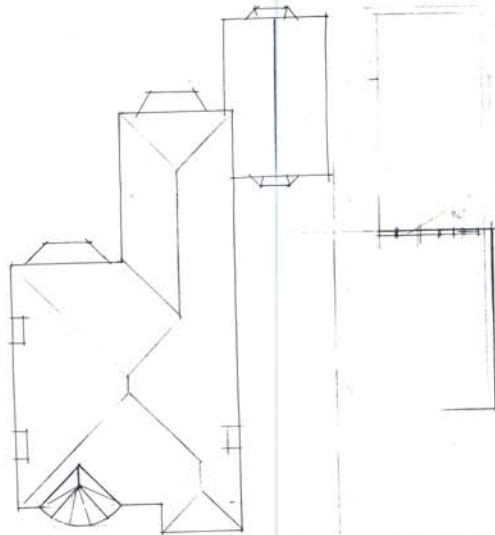
REAR ELEVATION



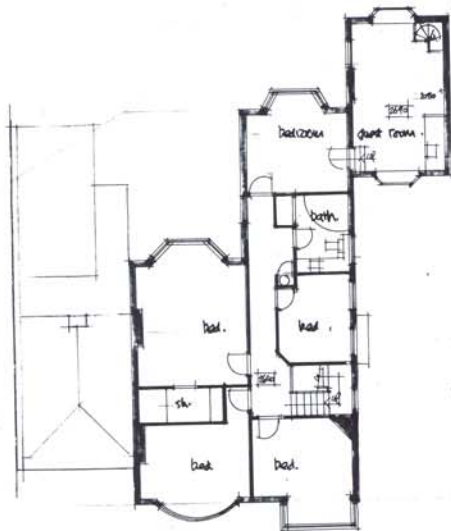
SIDE ELEVATION to no.1.



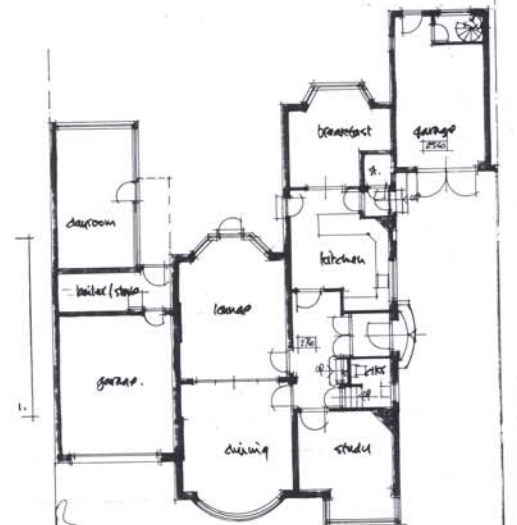
FRONT ELEVATION



ROOF PLAN



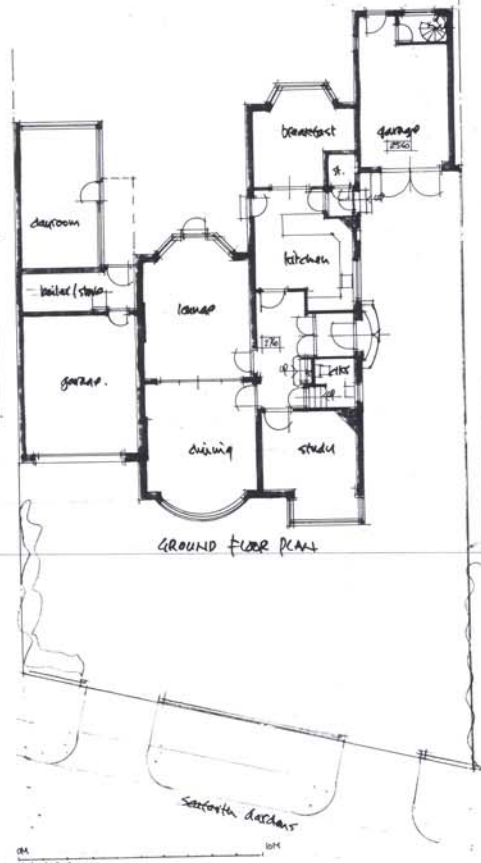
FIRST FLOOR PLAN



GROUND FLOOR PLAN



SIDE ELEVATION to no.5.



Scale bar 1:100

1. This Drawing and Design are Copyright and may not be reproduced without the written consent of David Barnard.
2. Use Figured Dimensions Only.
3. The Contractor is to check and verify all Figured dimensions, Site and Drainage Levels, prior to commencement of work and notify David Barnard of any discrepancies.
4. The Contractor is to check the drawings against all other relevant drawings, specifications and/or bills of quantities as issued.
5. IF IN DOUBT-ASK.
6. This drawing is for planning purposes only.
7. This drawing is for building regulation purposes only.

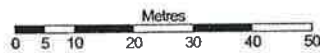
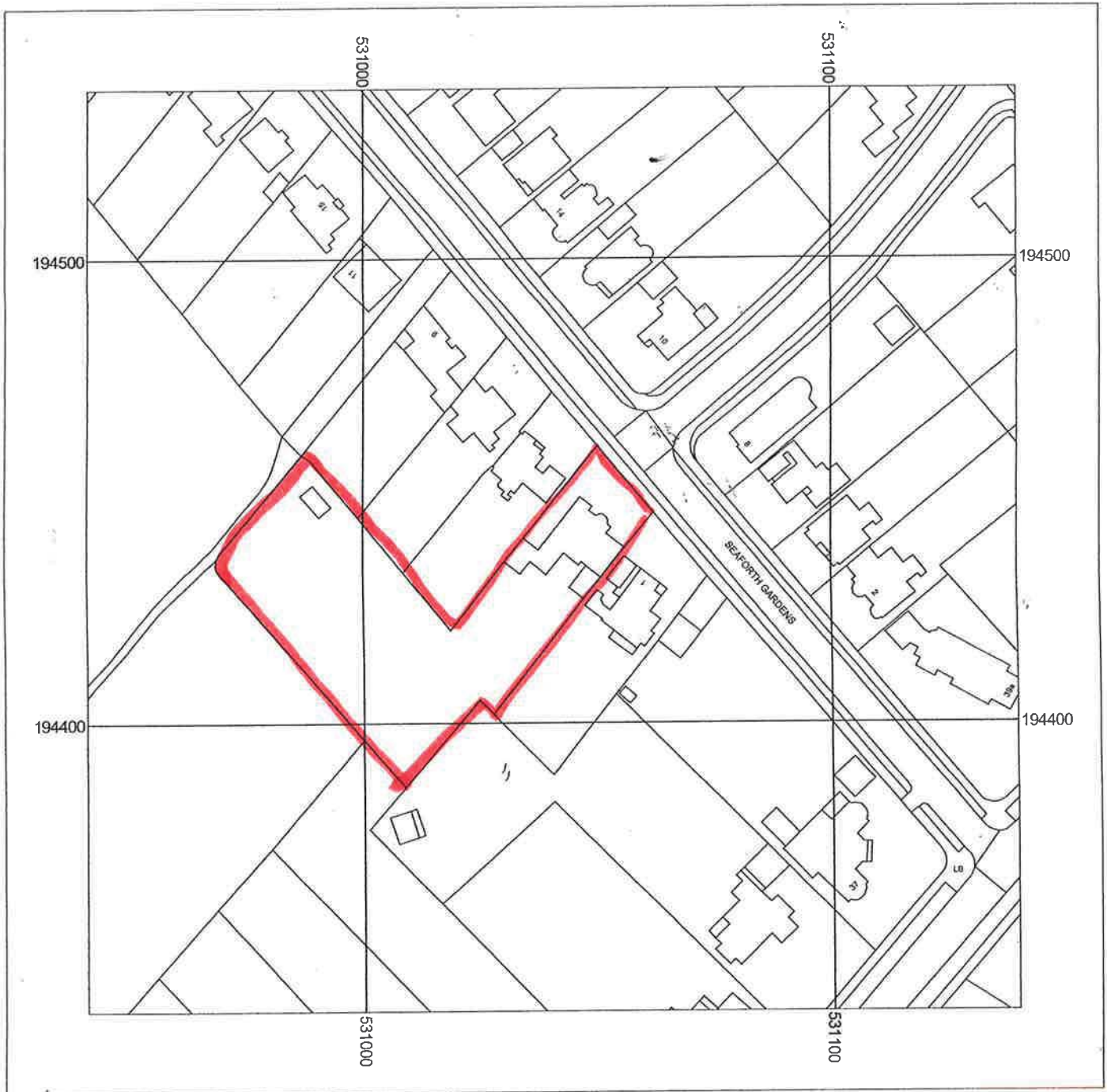
revisions:

notes:

3 SEAPORTH GARDENS, N21

Plans + alterations:
 scale: 1:100
 date: March 17
 drawn: DB
 client: [blank]
 job: 3418
 dwg. no: [blank]

DAVID BARNARD
 Town Planning Consultant + Building Designer
 4 Barber Close, London, N21 1BE
 Tel: 020 8248 1585



Scale: 1:1250



3 Seaforth Gardens
London
N21 3BT

Supplied by: National Map Centre
License number: 100031961
Produced: 11/05/2017
Serial number: 1836432

Plot centre co-ordinates: 531040,194437
Download file: dbamard_3seaforth.zip
Project name: dbamard_3seaforth



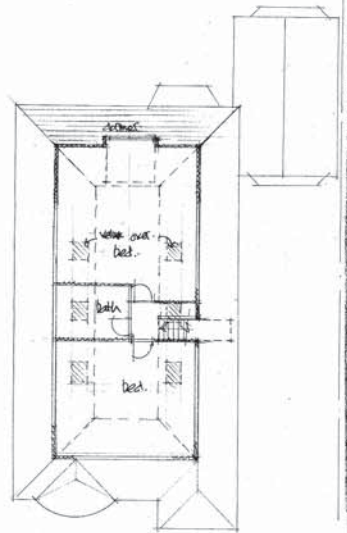
REAR ELEVATION



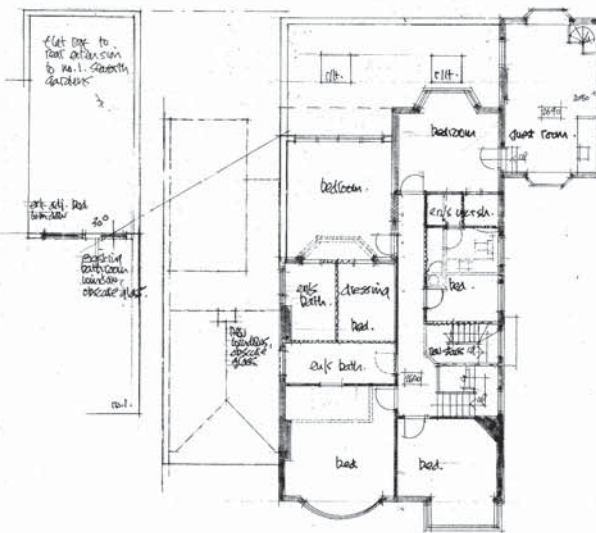
SIDE ELEVATION to no.1.



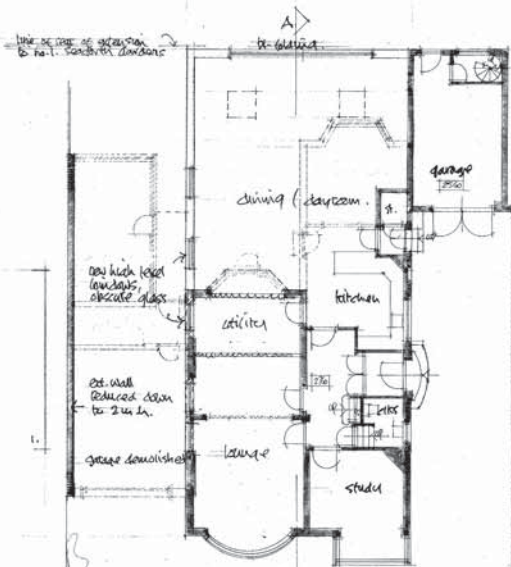
FRONT ELEVATION



PLAN IN LOFT



FIRST FLOOR PLAN



GROUND FLOOR PLAN



SIDE ELEVATION to no.5.

1. This Drawing and Design are Copyright and may not be reproduced without the written consent of David Barnard.
 2. Use Figured Dimensions Only.
 3. The Contractor is to check and verify all Figured dimensions, Site and Drainage Levels, prior to commencement of work and notify David Barnard of any discrepancies.
 4. The Contractor is to check the drawings against all other relevant drawings, specifications and/or bills of quantities as issued.
 5. IF IN DOUBT-ASK.
 6. This drawing is for planning purposes only.
 7. This drawing is for building regulation purposes only.

revisions:
 A. sect. D. 17 revised to suit planning require ments

notes:
 1. and external finishes to match existing

3 SEAFORTH GARDENS, N21

proposed extensions + alterations:
 Plans + alterations:
 scale: 1:100
 date: May. 17
 drawn: DB
 client:

job: 3416
 dwg. no: 2A

DAVID BARNARD
 Town Planning Consultant + Building Designer
 4 Barber Close, London, N21 1BE
 Tel: 020 8245 1583

Scale 1:100