

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 1 May 2018

Report of
Assistant Director,
Regeneration & Planning

Contact Officer:
Andy Higham
Sharon Davidson
Ms Eloise Kiernan
Tel No: 020 8379 3830

Ward:
Southgate

Ref: 17/05304/HOU

Category: Householder

LOCATION: 6 & 8 , Bourne Avenue, London, N14 6PD

PROPOSAL: Single storey side and rear extensions, first floor rear extensions, together with rear dormers for no 6 and 8 Bourne Avenue.

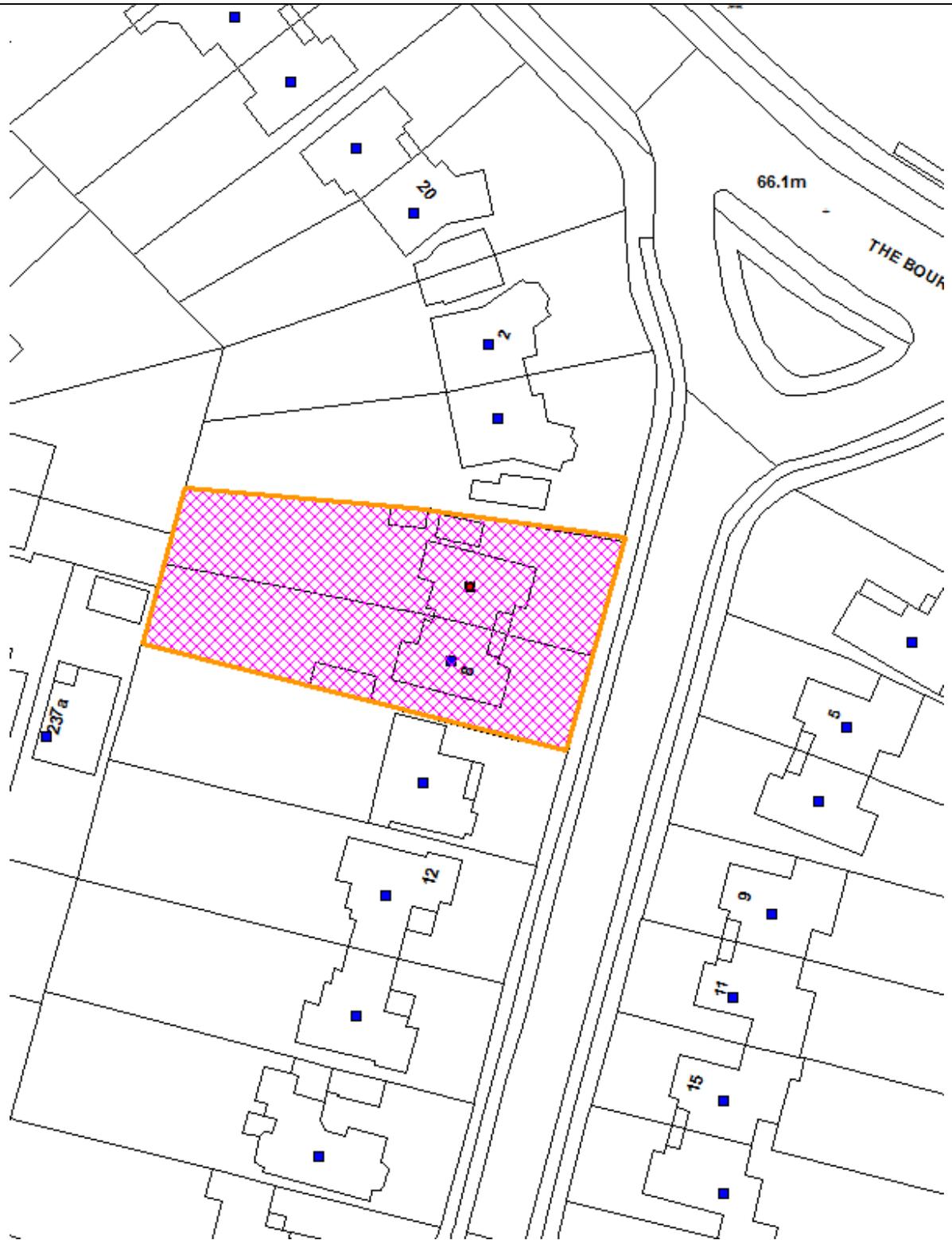
Applicant Name & Address:
Mrs Urmi Shah
6 & 8 , 6, Bourne Avenue
SOUTHGATE
N14 6PD

Agent Name & Address:
Bruno Gouveia
Spectrum House, Unit 34
32-34 Gordon House Road
Camden
London
NW5 1LP

RECOMMENDATION:

It is recommended that planning permission be **GRANTED** with conditions.

Ref: 17/05304/HOU LOCATION: 6 _ 8 , Bourne Avenue, London, N14 6PD



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Scale 1:1250

North



1. Site and surroundings

- 1.1. The application sites are situated on the western side of Bourne Avenue on rectangular shaped plots.
- 1.2. The site contains a two storey handed pair of semi-detached dwellings with a hipped roof design and bay window projection to the front elevation. The dwellings are of an Arts and Craft style design and fall within the Meadway Conservation Area, but not listed. Stylistically, the estate houses feature architectural devices that are rare in this type of later inter-war speculative development such as exposed chimney stacks, asymmetrical frontages to semi-detached pairs, angled wings and large oriel windows.

2. Proposal

- 2.1. The applicant seeks full planning permission for the erection of a single storey side and rear extensions, first floor rear extensions, together with rear dormers to no's 6 and 8 Bourne Avenue.
- 2.2. The proposals include the demolition of the existing detached garages to the rear flank elevations to accommodate the single storey side/rear extensions.

3. Relevant Planning Decisions

- 3.1. 17/02037/HOU - Part single, part 2-storey side and rear extension, together with rear dormer and side rooflights - application withdrawn following CAG objection.
- 3.2. TP/09/0698 - Rear dormer to no. 6 Bourne Avenue - granted with conditions.
- 3.3. TP/03/1725 - Demolition of detached garage at side and erection of a single storey side extension to create new garage and formation of a canopy porch to no. 6 Bourne Avenue - granted with conditions.
- 3.4. TP/03/1043 - Demolition of existing garage and erection of single storey side and rear extension together with porch canopy at side to no. 6 Bourne Avenue - refused.

4. Consultation

- 4.1. *Statutory and Non- Statutory Consultation*
 - 4.1.1. Conservation officer - No objections
 - 4.1.2. CAG - Objection - Whilst the scale of the side extensions have been reduced, the Group considered that the original concerns remains from the previous objection. The Meadway Conservation Area as defined in the Character Appraisal has generous spaces between buildings and this is a key feature of the area. By developing the site to the full width of the plot, views to

greenery at the rear of the properties are lost. The construction of new garages will at a later date lead to redesign as living accommodation and possible applications for first floor extensions. Approval of this application will create a precedent for other infilling applications thereby losing a key feature of the conservation area.

4.2. *Public Responses*

- 4.2.1. Letters were sent to 8 adjoining and nearby residents on 14 December 2017. A site notice and press notice were also posted. No responses were received.

5. Relevant Policy

5.1. Development Management Document

DMD11	Rear extensions
DMD13	Roof extensions
DMD14	Side extensions
DMD37	Achieving High Quality and Design-Led Development
DMD44	Preserving and Enhancing Heritage Assets
DMD45	Parking

5.2. Core Strategy

CP30	Maintaining and improving the quality of the built and open environment
CP31	Built and landscape heritage

5.3. London Plan

6.13	Parking
7.4	Local character
7.8	Heritage assets

5.4. Other Policy

National Planning Policy Framework
National Planning Practice Guidance
The Meadway Conservation Area Character Appraisal

6. Analysis

6.1. Character and Impact on the Meadway Conservation Area

6.1.1. The Meadway Character Appraisal refers to No's 6 and 8 as a neutral building.

6.1.2. A special interest of the Meadway Conservation Area is the prevalence of long, relatively narrow plots, which means that houses are built close together on the street frontage, but are set in an extensive hinterland of back gardens which combine to form green areas of importance both visually - as backdrop - and as wildlife habitat. The allotments between the houses on Greenway and Parkway, and several very large private gardens, intensify this characteristic. This ensures that there are backdrops of rear garden trees seen through gaps between houses and from higher vantage points; some of these have Tree Preservation Orders.

6.1.3. There are a several factors which have resulted in intrusion and damage to the Conservation Area. These include the replacement of front garden planting with harsh modern paving, and the intrusion of vehicles on frontages; loss of traditional boundaries such as low walls and fences; replacement of painted softwood windows with uPVC, aluminium, or hardwood, and loss of traditional timber garage doors; and loss of roof profiles through side extensions. These are common in inter-war housing, however have damaged the area's character.

6.1.4. The Conservation Area Management Plan states that:

"It is particularly important to retain the distinctions between the different house type designs."

6.1.5. The approved Character Appraisal specifically states that in terms of the design principles of extensions, the gaps between houses usually occupied by older single storey garages (important both for separating the distinctive house types and giving glimpses of the green setting beyond) are being filled in; this can be acceptable at a single storey, and extensions are generally limited in this way. Refusal of two storey side extensions has been upheld at appeal.

6.1.6. The proposed extensions would feature a wraparound single storey element with a two-storey element projecting from the original rear wall. The single storey element would infill the area to the flank elevations and project a maximum of 3 metres from the original rear wall. The side extensions would maintain the original building line and read as a garage from the front elevation to serve a kitchen, living and dining area. The proposed front elevation would feature a garage door and pitched roofline with parapet to crown top. The pitch and eaves height would match the adjacent neighbour, no. 10 and original entrance hall projection and thus would balance the front elevation and maintain symmetry with the handed pair to relate appropriately to the existing design characteristics of the pair of semi's. The single storey and two storey rear elements would maintain a parapet to the rear and involved the loss of some bay window detailing, however a site visit with the

Conservation officer confirmed that this element is not visible from the public domain and as such on balance, the overall design is considered acceptable.

- 6.1.7. The application was referred to the Conservation Advisory Group and an objection was raised by the Group. It was considered that the generous spaces between buildings as defined in the Character Appraisal would be lost as a result of the full width development to the sites and thus views to the greenery at the rear would be lost. Additionally, it was stated that an approval would create a precedent for other applications to infill the area to the side elevations and thereby resulting in the loss of a key feature of the Conservation area.
- 6.1.8. However, officers consider that the erection of a single storey element is acceptable and would not compromise views to the rear elevation, that being said, any applications for first floor side extension would be unacceptable on this basis, having regard to the aims and intentions outlined within the Meadway Conservation Area Character Appraisal.
- 6.1.9. The proposed single storey element would have a maximum projection of 2 metres, which is policy compliant, having regard to policy DMD11 of the Development Management Document. Additionally, the first-floor element with a projection of approximately 1 metre would maintain the proportions of the gable projection and bay window detailing at first floor level, having regard to policies DMD11, DMD37 and DMD44 of the Development Management Document, CP30 and CP31 of the Core Strategy and 7.4 and 7.8 of the London Plan.
- 6.1.10. Policy DMD13 of the DMD states that dormer windows should 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).
- 6.1.11. The loft conversion would incorporate a proposed rear dormer window and removal of rear rooflights. These would be sited to mirror the location and proportions of each semi to maintain symmetry from the rear elevation. Additionally, the dormer windows would be small and sit comfortably within the roofslope with adequate insets from the ridge, eaves and party/flank walls, having regard to policy DMD13 of the Development Management Document.
- 6.1.12. It is therefore considered that the proposed extensions would not be detrimental to the character and appearance of the pair of dwelling houses, or Meadway Conservation Area, having regard to policies CP30 and CP31 of the Core Strategy and 7.4 and 7.8 of the London Plan, DMD11, DMD13, DMD14 and DMD37 of the Development Management Document, as well as the aims and intentions outlined within Meadway Conservation Area Character Appraisal.

6.2. Neighbouring Amenities

- 6.2.1. In this case, the adjacent neighbouring properties are no's 4 and 10 Bourne Avenue. No. 4 features a detached garage on the common boundary with no.

- 6 and the property is splayed away. No. 10 features a two-storey side extension including garage on the elevation adjacent to no. 8.
- 6.2.2. In regard to impact on no. 10, the single-storey element would project an additional 2 metres beyond the original rear wall and involves the demolition of an existing detached garage, which is set back from the existing rear building line on the common boundary. The side extension at no. 10 serves a garage at ground floor level with habitable accommodation above and there are no windows within the flank elevation, however given the maximum projection, separation from the common boundary at first floor level and impact of the existing detached garage, it is not considered that the proposals would be detrimental to residential amenities in regard to loss of sunlight, daylight or outlook, having regard to policy DMD11 of the DMD.
- 6.2.3. In relation to the potential impact on no. 4 Bourne Avenue, the property is oriented away from no. 6 and features a detached garage on the common boundary. The side extensions would be erected adjacent to the common boundary, however given the maximum projections, orientation of properties and impact of the existing detached garage structure, it is not considered that the proposals would be detrimental to residential amenities in regard to loss of sunlight, daylight or outlook to rear or flank windows, having regard to policy DMD11 of the DMD.
- 6.2.4. Additionally, the rear dormer would not add additional bulk to the building and therefore would not give rise to an unacceptable loss of sunlight/daylight, outlook or privacy to neighbouring occupiers.
- 6.2.5. The potential impact of the extensions on each other, it is considered that an appropriate condition is attached to ensure extensions are constructed simultaneously as the first-floor element would impact on the residential amenities of the existing recessed bedroom window, having regard to policy DMD11 of the DMD.
- 6.3. Traffic and Transportation
- 6.3.1. The application site is located on Bourne Avenue, which is an unclassified road and within a PTAL of 2 with poor links to public transport.
- 6.3.2. The proposals would result in the loss of the existing garages; however, there is a large forecourt to the front of each property which could accommodate adequate off-street parking, having regard to policies DMD45 of the DMD and 6.13 of the London Plan.
- 6.4. S106 and Community Infrastructure Levy (CIL)
- 6.4.1. As of the April 2010, new legislation in the form of CIL Regulations 2010 (as amended) came into force which would allow 'charging authorities' in England and Wales to apportion a levy on net additional floorspace for certain types of qualifying development to enable the funding of a wide range of infrastructure that is needed as a result of development. Since April 2012 the Mayor of

London has been charging CIL in Enfield at the rate of £20 per sum. The Council is progressing its own CIL but this is not expected to be introduced until spring / summer 2014.

- 6.4.2. In this instance the development would not be liable for CIL as they are extensions to serve residential dwellinghouses.

7. Conclusion

- 7.1. It is therefore considered that the proposed extensions are appropriately designed and would preserve and enhance the character and appearance of the Meadway Conservation Area and would not be detrimental to residential amenities of adjacent occupiers.

8. Recommendation

- 8.1. In light of the above, it is therefore recommended that planning permission be granted with the following attached conditions:

1) Time limit

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) Approved plans

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) Details of materials

The development shall not commence until details of the external finishing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure a satisfactory external appearance within the Meadway Conservation Area.

4) No additional fenestration

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) Restriction of use of extension roofs

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) Simultaneous Construction

The proposed rear extensions to No's 6 and 8 Bourne Avenue as demonstrated on drawing no's PL03a and PL04a shall be constructed simultaneously as a single entity in their entirety and shall not be completed independently of each other.

Reason: If the proposed extensions are completed independently of each other they would adversely impact on the amenity of each property contrary to DMD11 of the Development Management Document.



— Proposed
 Existing trees

Proposed Block Plan
 Scale 1/500



General Notes

Local authorities (Planning Group or Building Control) might request for additional items / information to be added / revised.

Contractor, sub-contractor or supplier is to report any errors, omission or discrepancies on the drawings, and shall not vary any work shown on the drawings without obtaining prior approval from the Architect. Contractor, sub-contractor or supplier is responsible for requesting any additional information from the architect for the correct execution of the works.

Contractor, sub-contractor or supplier shall supply to the Architect all shop drawings, illustrations, specifications, etc. of all specialist work to be incorporated into the main contract works, and shall immediately inform the Architect if any work shown on this drawing is not in accordance with the relevant codes of practice recognized as good practice throughout the industry or if it does not comply with the relevant local authority bye-laws or building regulations.

Contractor to verify all dimensions on site before commencing any work on site or preparing any shop drawings. Figured dimensions to take precedence over scaled dimensions.

Contractor, sub-contractor or supplier shall immediately advise the Architect / quantity surveyor of the effect upon program and cost of any alterations to the proposed works shown on this drawing.

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Client Mrs Umi Shah	Level	Drawing Number 6-BBA-PP-05	Revision
Paper Size A1 SHEET		Drawing Title Proposed Block Plan	
Scale 1:500	Date 06/12/2017	Drawn JCS	Checked AMS
Project Title 6 & 8 Bourne Avenue			

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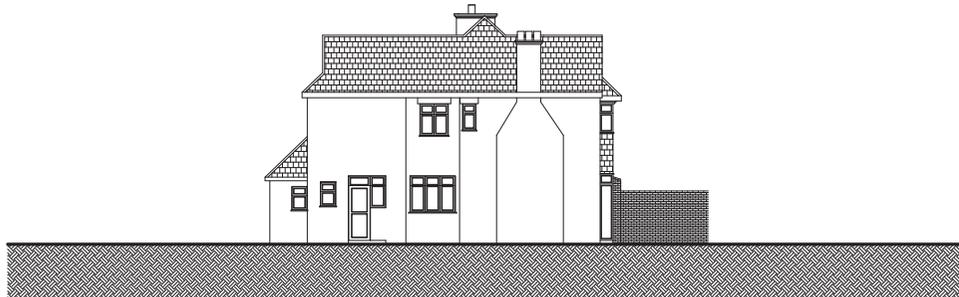
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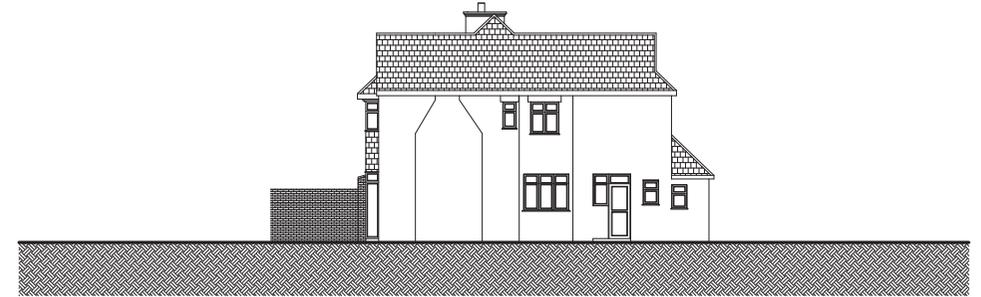
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Existing Rear Elevation Scale 1:100



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Existing Side Elevation Scale 1:100



n.8
Existing Side Elevation Scale 1:100



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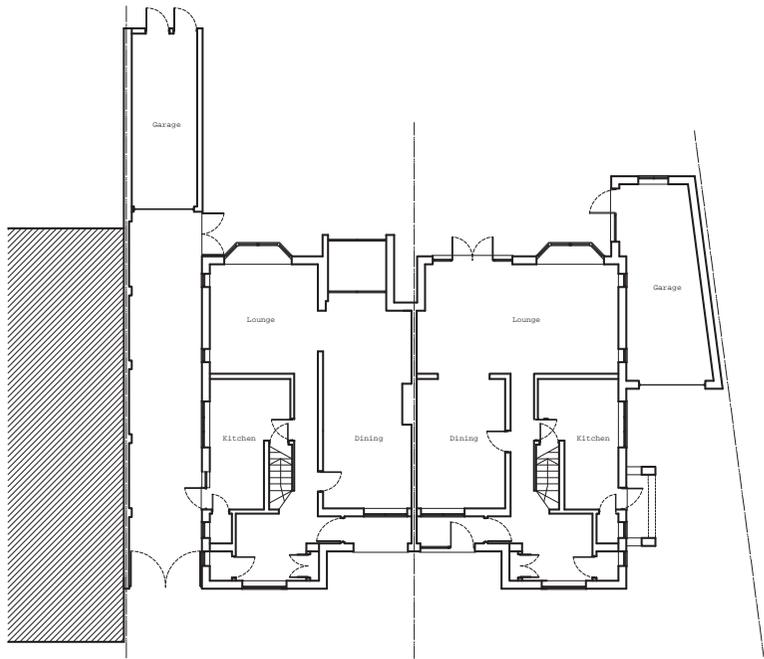
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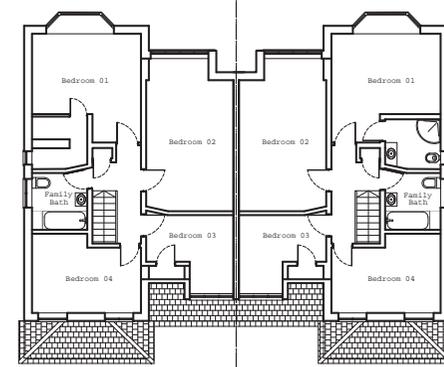
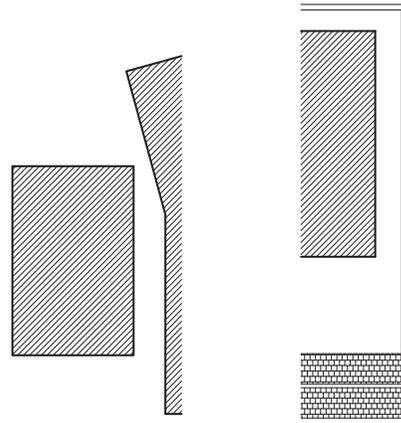
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Client Mrs Urmī Shah	Paper Size A1 SHEET		
	Drawing Title Existing Elevations		
Scale 1:100	Date 06/12/17	Drawn JCS	Checked AMS
Project Title 6 & 8 Bourne Avenue			

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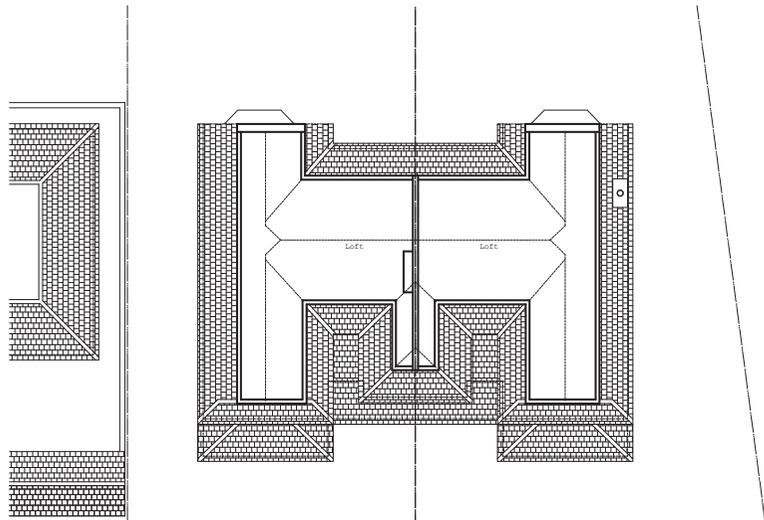
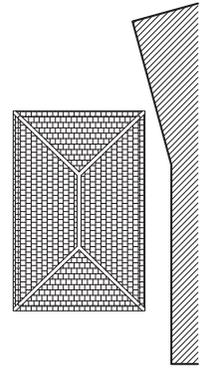
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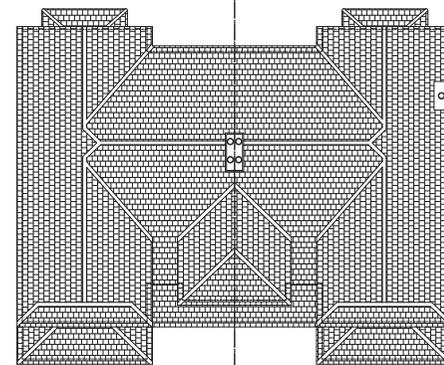
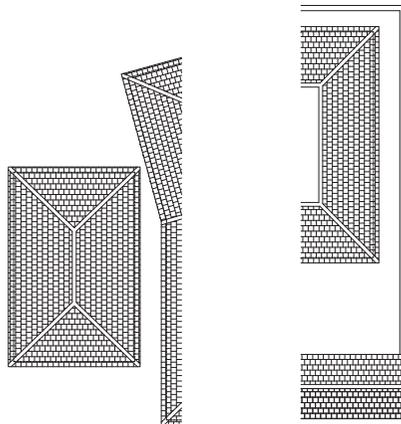
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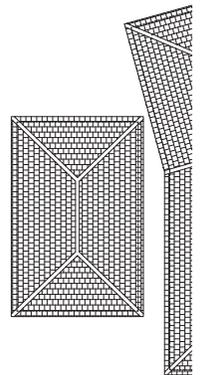
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Existing Attic Plan Scale 1:100



Existing Roof Plan Scale 1:100



Metres 0 1 2 3 4 5 10
1:100

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Client	Mrs Umi Shah

Zone	Discipline	Status
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Paper Size	A1 SHEET	
Drawing Title Existing Plans		
Scale	Date	Drawn
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Project Title	Checked	
6 & 8 Bourne Avenue	AMS	

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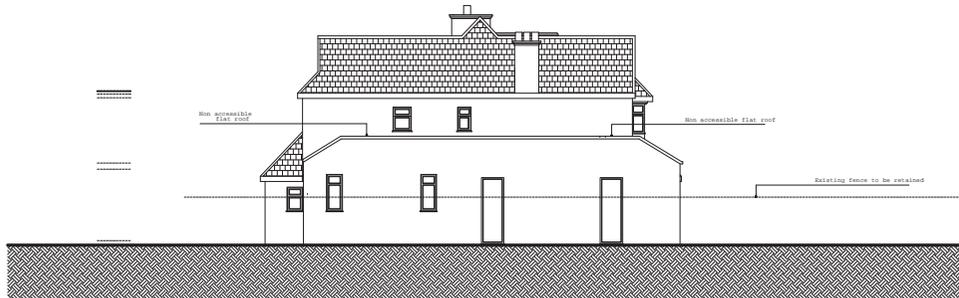
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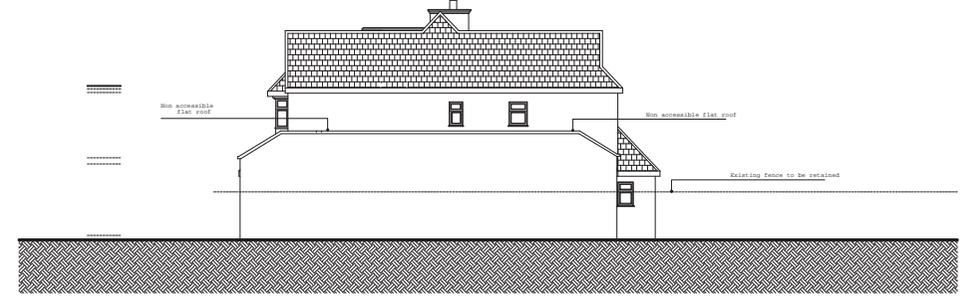
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Proposed Rear Elevation Scale 1:100



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Proposed Side Elevation Scale 1:100



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Proposed Side Elevation Scale 1:100



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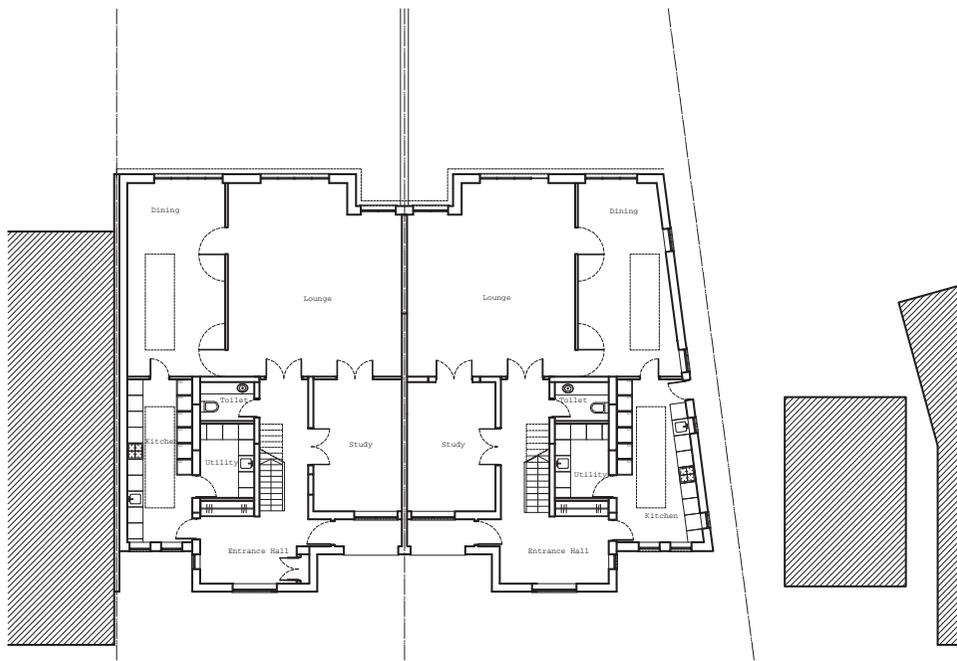
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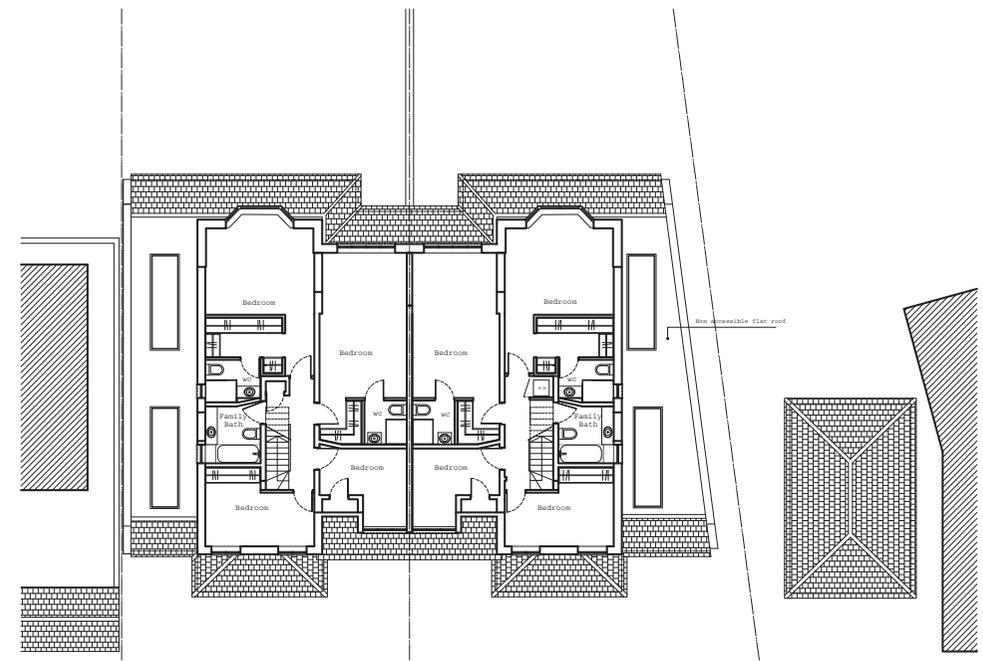
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Scale 1:100	Date 06/12/17	Drawn JCS
Project Title 6 & 8 Bourne Avenue	Checked SMS	

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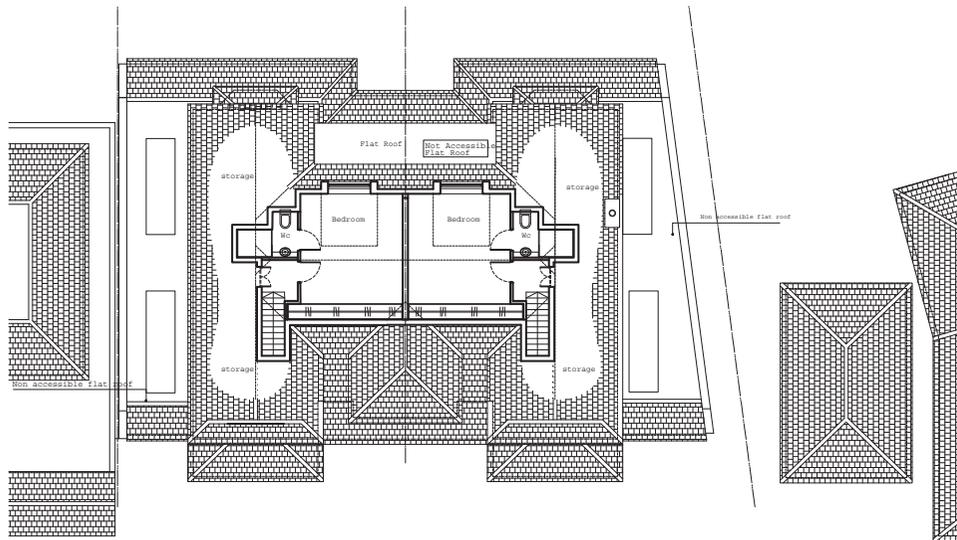
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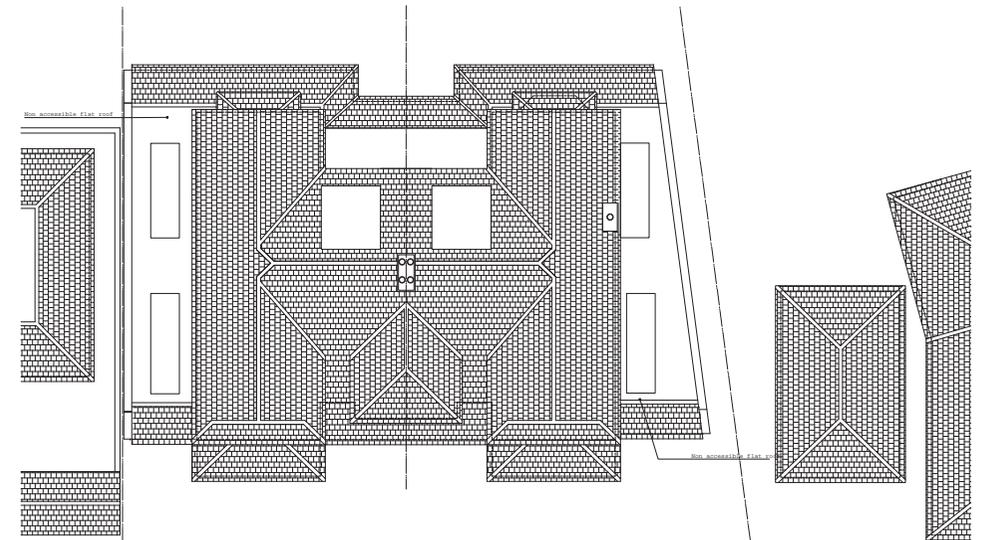
Proposed Ground Floor Scale 1:100



Proposed First Floor Scale 1:100



Proposed Loft Plan Scale 1:100



Proposed Roof Plan Scale 1:100



Metres 1:100 0 1 2 3 4 5 10

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Client Mrs Umi Shah	Level 1:100	Drawing Number 6-BBA-PP-03	Revision A
Paper Size A1 SHEET	Drawing Title Proposed Plans		
Scale 1:100	Date 06/12/17	Drawn JCS	Checked AMS
Project Title 6 & 8 Bourne Avenue			

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H. M. LAND REGISTRY GENERAL MAP

GREATER LONDON
MIDDLESEX

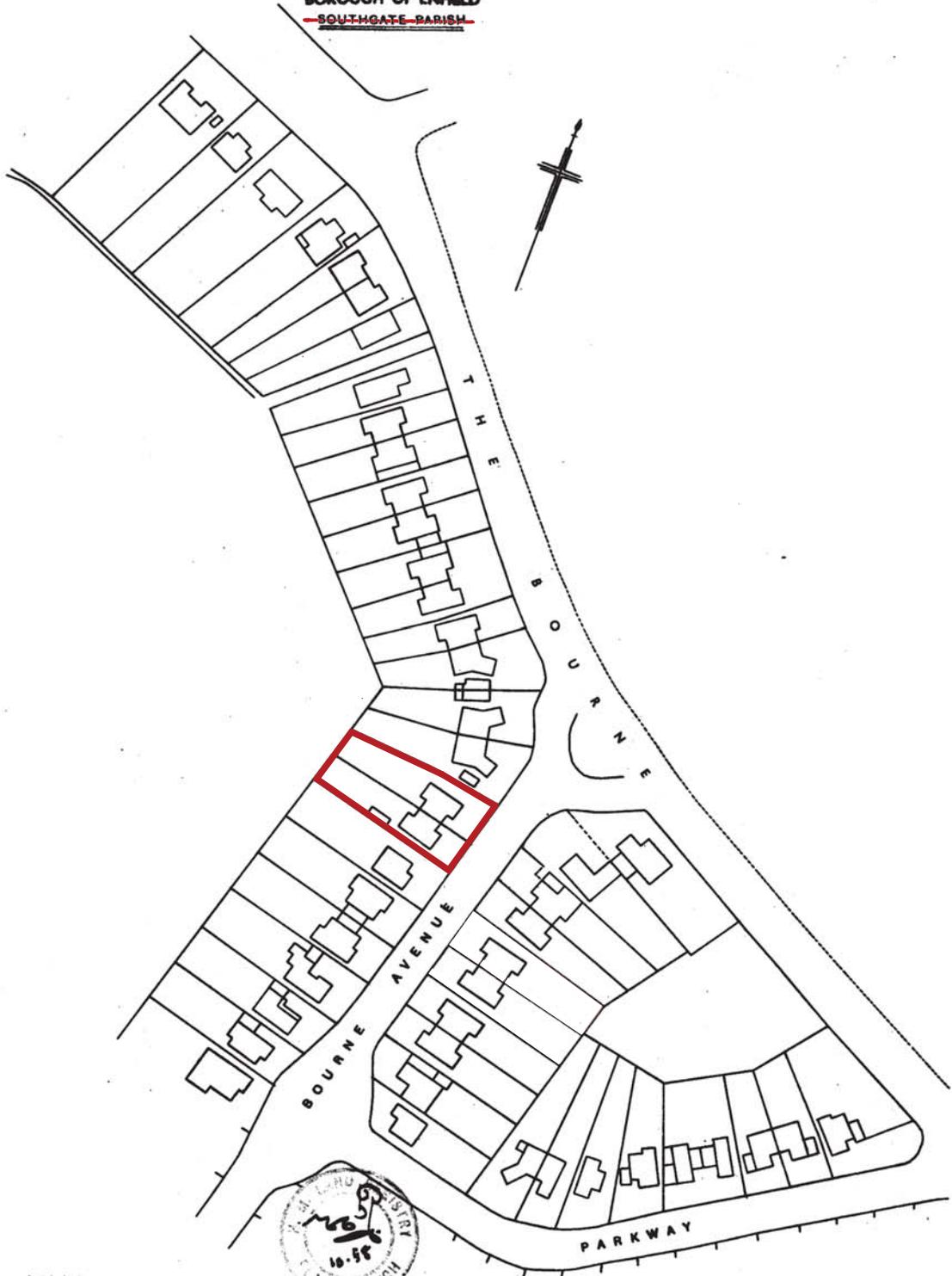
SHEET VII. 10.

SECTION AB

Scale 1/1250. Enlarged from 1/2500

BOROUGH OF ENFIELD

~~SOUTHGATE PARISH~~



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