

**LONDON BOROUGH OF ENFIELD**

**PLANNING COMMITTEE**

**Date:** 25 February 2020

**Report of:**

Head of Planning

**Contact Officers:** Andy Higham

Claire Williams  
Alex Johnson

**Ward:**

Southgate Green

**Application Number:** 19/03108/FUL

**Category:** Minor Dwellings

**LOCATION:** 106A Fox Lane, London, N13 4AX

**PROPOSAL:** Redevelopment of site and erection of a 2-storey building with accommodation in the roof space comprising 4 x self-contained flats (2 x 1-bed, 1 x 2-bed, 1 x 3-bed) with associated communal amenity space, private amenity space, cycle parking and refuse storage.

**Applicant Name & Address:**

Mr C Antoniadou  
c/o Agent

**Agent Name & Address:**

Ms Bridget Miller  
HGH Consulting  
45 Welbeck Street  
London  
W1G 8DZ

**RECOMMENDATION:** That subject to the conditions as set out in the report, the Head of Development Management / the Planning Decisions Manager be authorised to **GRANT** planning permission subject to conditions.

Ref: 19/03108/FUL      LOCATION: 106A Fox Lane, London, N13 4AX,



## 1.0 Note for Members

- 1.1 Although a planning application of this nature would normally be determined under delegated authority, due to the local interest in this premises and the proposal, it is reported to Planning Committee for a decision.

## 2.0 Recommendation

- 2.1 That the Head of Development Management / the Planning Decisions Manager be authorised to **GRANT** planning permission subject to conditions:

1. Time Limited Permission
2. Development to be carried out in accordance with approved plans and documents.
3. Demolition and Construction Management Plan
4. Materials including brickwork, doors and windows, balcony details and window reveals
5. Detailed Landscaping Plan
  - i) *Details of trees, shrubs, grass and all other soft landscaped areas of internal and external amenity spaces to be planted on the site;*
  - ii) *Where feasible biodiversity enhancement interventions incorporated into the design; and*
  - iii) *Any planting which dies, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.*
  - iv) *Details of management of communal amenity area*
6. Energy Performance

*Energy Performance Certificate accompanied by a Built Energy Performance Assessment shall be submitted.*
7. Potable Water
8. SuDS Strategy
9. Cycle Storage

*Full Details of the siting and design of secure covered cycle parking facilities.*
10. Pedestrian Access
11. Waste and Recycling Storage
12. Nesting Boxes

*Details of bird and/or bat nesting boxes/bricks.*

### 13. Boundary Treatments

## 3.0 Executive Summary

3.1 The report seeks approval to a scheme involving the re-development of the application site to construct a two storey building to provide 4 units of residential accommodation comprising two 1 bedroom units, one 2 bedroom unit and one 3 bedroom unit in place of the existing three bedroom dwelling. The development also proposes private and communal amenity space as well as cycle parking and waste and recycling storage facilities.

3.2 The reasons for recommending approval are:

- i) The proposed development would be consistent with the objectives of national, regional and local planning policy in terms of supporting and securing sustainable growth and delivery of additional housing stock in the borough for which there is an identified need at a national, London and local level;
- ii) The development would provide a policy compliant and varied mix of units in line with development plan policy guidance
- iii) The existing site which is little architectural merit would be improved through the development of the application site.
- iv) The proposal would not result in any significantly unacceptable impacts upon neighbouring amenity
- v) The re-development of the application site would not result in any harmful transport and parking impacts in the locality.

3.3 The existing site area is 145 sqm. The application proposes an additional 148 sqm of gross internal residential floorspace and 203 sqm net additional gross floorspace.

## 4.0 Site and Surroundings

4.1 The site, measuring 0.0145ha comprises of a detached dwelling with pitched roofline located on a corner plot at the junction with Fox Lane and Amberley Road. The application site tapers to the rear and contains a detached garage with access onto Amberley Road.

4.2 The surrounding area is residential in character and comprises a number of dwellings of varied design, size and character.

4.3 The site does not contain a listed building nor is it located within the boundaries of a Conservation Area.

## 5.0 Proposal

5.1 The proposal is for the re-development of the application site to provide a two storey building to deliver four residential units of accommodation. More specifically the proposal comprises the following elements:

- Construction of a new two storey building which would deliver four units of residential flatted accommodation comprising of two 1 bedroom units, one 2 bedroom unit and one 3 bedroom unit

- Associated private and communal amenity space for the future occupants of the proposed dwellings
- Provision of parking and cycle parking
- The provision of waste and recycling storage
- Associated hard and soft landscaping

5.2 This is the resubmission of a scheme previously refused and dismissed at appeal ref. 18/03881/FUL.

## **6. Relevant Planning History**

- 6.1 16/01351/PREAPP - Proposed redevelopment of site by erection of a 2-storey block of 5 flats (1 x 1-bed, 3 x 2-bed, 1 x 3-bed) with associated car parking and amenity – Response Issued
- 6.2 17/01085/PREAPP - Proposed redevelopment of site and erection of one 2-storey block with accommodation in roof space comprising 6 x self-contained flats (1 x studio, 3 x 1-bed, 2 x 2-bed) – Response Issued
- 6.3 17/03311/FUL - Redevelopment of the site and erection of 2-storey block of 5 x self-contained flats comprising( 2 x 1-bed, 2 x 2-bed & 1 x 3-bed) with rooms in roof together with private amenity space, refuse storage, vehicle and cycle parking – Refused, Appeal Dismissed
- 6.4 18/03881/FUL - Redevelopment of the site and erection of one 2-storey block with accommodation in roof space comprising 4 x self-contained flats (2 x 1-bed, 1 x 2-bed & 1 x 3-bed) incorporating private amenity space, cycle parking and refuse storage – Refused, Appeal Dismissed

## **7.0 Consultation**

### Public Response:

- 7.1 Consultation letters were sent to 32 neighbouring properties. A total of 2 objections were received in relation to the following points
- This application does not differ from previous refusals
  - No objection to the principle but development should not exceed the footprint of the existing building
  - The existing dropped kerb belongs to a neighbouring property
  - The development will result in over-development
  - Will cause parking impacts
  - The balcony areas will cause harmful amenity impacts
- 7.2 Officers note the comments in objection, the material planning considerations are considered in the report below.
- 7.3 Two support comments were also received in relation to the following matters:
- The development will provide new housing in the area for which there is a local need
  - The proposal will improve the design and character of the site and area

- 7.4 The support comments are noted; the principle of development and design considerations are assessed below in the report.

External Consultees:

None

Internal Consultees:

- 7.5 Transportation: Advised details required in relation to pedestrian access, cycle parking
- 7.6 SuDS Officer: Advised a SuDS strategy will need to be submitted

**8. Relevant Policies**

8.1 London Plan (2016)

Policy 3.3 – Increasing Housing Supply  
Policy 3.4 – Optimising Housing Potential  
Policy 3.5 - Quality and design of housing development  
Policy 3.8 - Housing choice  
Policy 3.9 - Mixed and balanced communities  
Policy 5.3 - Sustainable design and construction  
Policy 5.5 – Decentralised Energy Networks  
Policy 5.12 – Flood Risk Management  
Policy 5.13 - Sustainable drainage  
Policy 5.14 - Water quality and wastewater infrastructure  
Policy 5.15 - Water use and supplies  
Policy 6.9 – Cycling  
Policy 6.10 - Walking  
Policy 6.13 - Parking  
Policy 7.1 – Lifetime Neighbourhoods  
Policy 7.2 – An Inclusive Environment  
Policy 7.3 – Designing Out Crime  
Policy 7.4 - Local character  
Policy 7.6 – Architecture  
Policy 7.13 – Safety, Security and Resilience to Emergency  
Policy 7.14 – Improving Air Quality  
Policy 7.15 - Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.  
Policy 7.19 – Biodiversity  
Policy 7.21 – Trees  
Policy 8.3 – Community Infrastructure Levy

8.2 The London Plan – Draft

A draft London Plan was published on 29 November 2017 for consultation purposes with a deadline for consultation of 2 March 2018. The draft plan is a material consideration in determining applications but is likely to carry little or no weight until there is a response to consultation submissions or until after its examination. Of particular relevance is Policy H1 (Increasing Housing Supply), Policy H2 (Small Sites) and Policy D2 (Delivering Good Design).

### 8.3 Core Strategy

CP2	Managing the supply and location of new housing
CP4	Housing Quality
CP9	Supporting Community Cohesion
CP20	Sustainable Energy use and Energy Infrastructure
CP21	Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure
CP25	Pedestrians and Cyclists
CP28	Managing Flood Risk Through Development
CP30	Maintaining and Improving the Quality of the Built and Open Environment
CP36	Biodiversity

### 8.4 Development Management Document

DMD3	Providing a Mix of Different Sized Homes
DMD6	Residential Character
DMD8	General Standards for New Residential Development
DMD9	Amenity Space
DMD10	Distancing
DMD 37	Achieving high quality and design-led development
DMD 45	Parking standards and layout
DMD 46	Vehicle crossovers and dropped kerbs
DMD 47	Access, new roads and servicing
DMD 48	Transport assessments
DMD49	Sustainable Design and Construction Statements
DMD 51	Energy efficiency standards
DMD 58	Water efficiency
DMD59	Avoiding and Reducing Flood Risk
DMD60	Assessing Flood Risk
DMD61	Managing Surface Water
DMD 65	Air quality
DMD 68	Noise
DMD70	Water Quality
DMD81	Landscaping

### 8.5 Other Material Considerations

- National Planning Policy Framework (NPPF) 2019 (revised)
- Planning Practice Guidance (PPG)
- National Design Guide (2019)
- Enfield Characterisation Study
- Mayors Transport Strategy (May 2010)
- Revised Technical Standards for Footway Crossovers (April 2013)
- Refuse and Recycle Storage Guide Enfield (ENV 08/162)
- London Plan Housing SPG
- London Plan the Control of Dust and Emissions During Construction and Demolition SPG
- London Plan Sustainable Design and Construction SPG

## **9.0 Summary of Key Reasons for Recommendation**

- i) The proposed development would be consistent with the objectives of national, regional and local planning policy in terms of supporting and securing sustainable growth and delivery of additional housing stock in the borough for which there is an identified need at a national, London and local level;
- ii) The development would provide a policy compliant and varied mix of units in line with development plan policy guidance
- iii) The existing site which is little architectural merit would be improved through the development of the application site.
- iv) The proposal would not result in any significantly unacceptable impacts upon neighbouring amenity
- v) The re-development of the application site would not result in any harmful transport and parking impacts in the locality.

## **10.0 Assessment**

10.1 The main issues arising from this proposal for Members to consider are:

- 1. Principle;
- 2. Quality of Accommodation
- 3. Design
- 4. Impact upon Neighbouring Amenity
- 5. Transport
- 6. Refuse, Waste and Recycling;
- 7. SuDS;
- 8. Energy
- 9. Ecology;
- 10. Community Infrastructure Levy

### Principle of Development

- 10.3 The proposal seeks the re-development of the application site to provide a two storey building to deliver 4 self-contained flats.
- 10.4 In terms of land use, London Plan Policy 3.3 recognises the pressing need for new homes in London and to provide a real choice of affordable housing for Londoners. At a local level, Policy CP2 of the Core Strategy outlines the need to deliver additional housing stock for residents to meet housing demand.
- 10.5 The proposal would be wholly consistent with the aforementioned policies. Furthermore, the redevelopment of the site would raise the visual quality of the area.
- 10.6 It is noted by officers that the proposal would result in the loss of an existing three bedroom dwelling. However, it is noted that a compensatory three bedroom unit is proposed in the development, as such this element of the proposal is considered acceptable.
- 10.7 Members are also reminded that the previous applications considered by the Council has accepted the principle of a residential redevelopment of the application site. Members are also advised that the principle of delivering additional residential units on site has not been objected to by the Council in previous applications 18/03881/FUL and 17/03311/FUL. Furthermore, when

these applications were considered at appeal by the Planning Inspectorate the principle of development for additional residential units was considered acceptable.

- 10.8 It is clear therefore that in principle, the redevelopment of the site is wholly compatible with national, regional and local planning policy. subject to further assessment of any design, quality of accommodation, amenity and/or transport impacts.

#### Quality of Accommodation

- 10.9 The London plan outlines the importance of delivering high standards of internal accommodation that meet the needs of occupants within policy 3.5 and that these must be of the highest standard both internally and externally. At a national level the DCLG space standards outlines minimum internal floorspace standards that all new residential dwellings must accord with. The Core Strategy states within policy CP4 states that *'High quality design and sustainability will be required for all new homes. New housing developments should take account of the design and construction policies and sustainable design and construction guidance set out in the London Plan'*.
- 10.10 The supporting London Plan Housing SPG provides detailed guidance on furniture arrangements, internal daylight/sunlight and circulation, amongst other considerations.
- 10.11 It is noted that each of the units accord with the minimum floorspace standards. Furthermore, it is noted that each of the units would offer a good functional, internal layout that can accommodate practical furniture layouts in line with standard 25 of the London Plan Housing SPG and allow good levels of ventilation, circulation as well as internal daylight, sunlight and good levels of outlook.
- 10.12 In relation to amenity space standards officers have carefully considered the requirements of policy DMD9 and standards 26 and 27 of the London Plan Housing SPG as well as Policy DMD9 of the Council's Development Management Document which states that when communal amenity space is provided it must not be:
- Accessible to the public
  - Provide a functional area of amenity space having regard to the housing mix/types to be provided by the development
  - Is overlooked by surrounding existing and proposed development
  - Is accessible to wheelchair and other disabled users
  - Has suitable management arrangements in place
- 10.13 The development would provide 75sqm of amenity space with planting around the edging on the ground floor. Each of the units are all provided with dedicated private balcony areas which officers consider is an acceptable provision that accords with the above policy subject to a condition requiring full details of the landscaping for the communal amenity area and how it will be managed. It should also be noted that the previous applications and subsequent appeals did not raise any objections to the internal floorspace and whilst the issue of amenity space had been raised, this current application has been amended accordingly to offer an acceptable provision.

### Unit Mix

- 10.14 In relation to delivering a balanced mix of housing, Policy 3.8 of the London Plan seeks to provide a balanced mix of housing types that meet the needs of Londoners today. Policy DMD3 of the Development Management Document re-iterates a similar objective and seeks for Enfield to have a mix of homes that meet needs of the Strategic Housing Market Assessment 2015.
- 10.15 The proposed mix comprises of the following dwelling types
- 2 x 1 bed units
  - 1 x 2 bed unit
  - 1 x 3 bed unit
- 10.16 Based on the above unit mix officers consider for a development of this nature that the proposed unit mix is varied and positively contributes to delivering a mix of home types in Enfield in line with the Council's 2015 Strategic Housing Market Assessment (SHMA), as such the proposed unit mix is considered acceptable in this instance. It is also noted that the Inspector has raised no previous concerns in relation to unit mix.

### Design and Appearance

- 10.17 In terms of design, Core Strategy Policy 30 requires all developments to be high quality and design led, having special regard to their context.
- 10.18 Meanwhile Policy DMD 37 seeks to achieve high quality design and requires development to be suitable designed for its intended function that is appropriate to its context and surroundings. The policy also notes that development should capitalise on opportunities to improve an area and sets out urban design objectives relating to character, continuity and enclosure, quality of the public realm, ease of movement, legibility, adaptability and durability, and diversity.
- 10.19 London Plan Policy 7.4 has regard to local character and states in its overall strategic aim that 'development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings'. Policy 7.5 of the London plan outlines a similar aim and seeks for proposals in public places to be 'Secure...easy to understand and maintain, relate to local context, and incorporate the highest quality design'. Policy 7.6 of the London Plan sets out regional requirements in regard to architecture and states that development should 'incorporate the highest quality materials and design appropriate to its context'. The policy goes on to state that buildings and structures should 'comprise details and materials that complement...the local architectural character.'

### *Legibility / Character*

- 10.20 The existing site comprises a two storey three bedroom dwelling on a corner plot location. Officers are supportive of the re-development of the application site which is not designated as a local or statutory heritage asset.

- 10.21 The existing dwelling is considered to be of little to no architectural merit and as such, the re-development of the application site is supported subject to a high standard of design for the proposed development which can integrate with the locality.
- 10.22 The immediate surrounding area comprises predominantly rows of two storey terraces and handed pairs of semi-detached dwellings of an Edwardian design. Additionally, there are other examples of later developments including a flatted development on the opposite side of Amberley Road at the junction with Fox Lane. It is noted that a good spacing and set back from the return frontage has been maintained by all properties fronting Fox Lane with return frontages at either The Mall or Amberley Road.
- 10.23 The surrounding developments are of a substantial scale and include design features which provide some visual context for the corner bay turret feature of the proposal. It is noted that the first floor level and above, the nearby corner buildings are set back some distance from the boundary, which mitigates the massing of the upper floors of the buildings and gives the area around the junction a relatively open character. In particular; No. 106a Hannah Court has retained a three metre separation, which wraps around to the front elevation, No. 149 has a similar separation of approximately 4 metres and no. 151 has a side extension on the flank elevation, however this is at single storey level only with the first floor element set back by approximately 3 metres.
- 10.24 Members are advised that the most recently dismissed appeal was considered by the Inspector under application 18/03881/FUL who found the scheme to be acceptable in relation to its design merits.

#### *Height, Bulk and Massing*

- 10.25 The proposed development is a two storey building with roof level. The building has a height from the natural ground level to the eaves of 6.3m, rising to 9m at the ridge. The building has a width of 11.2m and a depth of 17m to the deepest point at the rear from the front principal building line.
- 10.26 It is noted that the eaves and ridge height of the proposed new building are in keeping with the adjoining dwelling and would represent a continuation of the existing building heights and built form in the vicinity. It is therefore considered that the proposal is acceptable in this regard.

#### *Appearance*

- 10.27 The proposed building is proposed to a predominantly brick built development with the use of a textured beige brick, slate roof, stone cills, stone balustrade, stone parapets and brick lintels. Whilst these materials are generally acceptable officers consider it necessary to impose a condition requiring the submission and approval of material samples prior to above ground works on site to ensure a satisfactory standard of external appearance is delivered in the development.
- 10.28 It is noted that the proposed fenestration arrangement, eaves and ridge heights would be consistent with the adjoining property and result in a consistent building line and rhythm along the street scene which is considered acceptable.

### Amenity

- 10.29 London Plan Policy 7.6 states that buildings should not cause unacceptable harm to residential amenity, including in terms of privacy and overshadowing. Policies DMD 6 and 8 ensure that residential developments do not prejudice the amenities enjoyed by the occupiers of neighbouring residential properties in terms of privacy, overlooking and general sense of encroachment and the principles contained in this policy have been applied in this case given the relationship to residential properties. Furthermore, Policy CP30 of the Local Plan seeks to ensure that new developments have appropriate regard to their surroundings, and that they improve the environment in terms of visual and residential amenity.
- 10.30 The site is located in a predominantly residential area on the corner of Fox Lane and Amberley Road in a predominantly residential setting with dwellings of a consistent height and massing.
- 10.31 Given the corner plot location of the application site, it is considered the properties most impacted by the development in terms of amenity are 63 Amberley Road to the north and 108 Fox Lane to the immediate west.

### *Overlooking / Privacy*

- 10.32 Careful consideration has been given to the impacts of the increased built form and nature of the development upon neighbouring properties, particularly on the aforementioned properties to the immediate north and west of the application site.
- 10.33 Due regard has been given to Policy DMD10 which provides detailed guidance on separation distances from buildings. Based on these guide lines the building should be sited at least 25m from neighbouring properties to the rear and it is noted that the property to the north on Amberley Road would be located in excess of 26m away from the rear elevation of the proposed new building. The properties to the south are separated by Amberley Road which provides a buffer and is public realm. As a result, it is not considered that these surrounding properties would be harmed by the proposal.
- 10.34 It is noted that the application does not seek the installation of any additional flank windows looking onto 108 Fox Lane, however due regard has been given to the impacts associated with the proposed balconies.
- 10.35 In this regard, No. 108 features a rear outrigger with windows facing the proposed development as well as a habitable window within the recessed rear wall. It was noted that the dwelling would retain a 30 degree line from the nearest rear habitable window at the ground and first floor level. It is recognised however that further from No 108, the rearward projection of the development would not maintain a 45 degree line to the neighbouring windows at the ground and first floor level but because of the separation, this arrangement is considered acceptable and there is only a minor effect on two no habitable windows.
- 10.36 With respect to the proposed balcony areas whilst it is acknowledged that the previous application for a materially similar development (ref: 18/03881/FUL), raised concern to the amenity impacts of the balconies it was concluded in

the subsequent dismissed appeal by the Planning Inspectorate that *'Whilst I consider that the creation of self-contained flats at first floor and loft level may have a negative impact on the perception of overlooking, I do not consider that the design of the enclosed balconies set 2m back from the external wall of the building) would result in any greater overlooking than could be achieved through the presence of windows at those levels. Further, given the relative levels of overlooking already in place within the immediate surrounding area, I do not consider the proposals would add to this in any significant way'*.

- 10.37 Given that there has been no substantive deviation from the balconies of the previously appealed scheme, it is considered the proposal is acceptable in this regard. Due regard has also been taken to the comments made by the Inspector for the appeal I respect of 18/03881/FUL for which the inspector stated in regard to privacy and overlooking impacts that the scheme which is materially similar to this current proposal would not result in any harmful privacy or overlooking impacts.

#### *Noise*

- 10.38 It is acknowledged the redevelopment of the will lead to an increase in noise and disturbance associated with the greater intensity of occupation and uplift in the number of units when compared with the existing quantum of development on site at present. However, given the nature of the proposal which is for four self-contained flats in a predominantly residential setting, it is felt the uplift of three additional units would not result in any unacceptably harmful noise impacts.
- 10.39 It is also noted that in the appeal pursuant to the previous refusal on site (ref: 18/03881/FUL) that the Inspector commented with respect to noise impacts *'It seems to me to be unlikely that significant noise and disturbance would result from the development overall. Whilst it is likely that there would be a higher level of occupation within the flats, the creation of internal balconies, private terrace areas and external private garden spaces would not, in my view, automatically lead to materially greater noise levels, above those already generated by a family occupying the existing 4 bedroom house'*.
- 10.40 It is acknowledged that there would be noise impacts upon properties in the locality during the construction phase of the development, however this would be temporary in nature. To prevent and harmful noise and pollution impacts it is considered necessary to impose a condition requiring the submission and approval of a construction management plan to prevent any harmful impacts during this phase of the development.

#### *Daylight/Sunlight Impacts*

- 10.41 In support of the application, a Daylight and Sunlight Assessment has been submitted which has been prepared by Herrington Consulting Limited. The assessment considers daylight impacts upon 106 Fox Lane, 108 Fox Lane and 2 Amberley Road.
- 10.42 In relation to skylight availability the surveyed windows meet BRE requirements to retain 80% of the existing VSC. The assessment finds that of 48 windows tested on the three properties 48 out of 50 windows would pass

BRE standards with two windows on 108 Fox Lane being subject to a minor adverse impact. It is noted that these two windows that do not comply with BRE standards are small secondary windows for which the rooms they serve are provided with daylight by larger windows as such the proposal in relation to VSC is considered acceptable.

- 10.43 In relation to Annual Probable Sunlight Hours the assessment undertakes a three step process in light with BRE guidance to establish if the surveyed window would receive less than 25% APSH, or less than 5% of APSH between 21 September and 21 March. The assessment finds that one window in 106 Fox Lane falls marginally short of target values for all year sunlight hours, however the assessment finds that the room this window serves would receive acceptable levels of all year sunlight. The assessment finds that 108 Fox Lane and 2 Amberley Road pass the assessment in this regard.

#### *Summary*

- 10.44 Overall, while there would lead to some denunciation in light, the development would remain in line with BRE guidance. In light of the above the proposal is considered acceptable in terms of residential amenity impact subject to conditions as stated.

#### Transportation Impacts

- 10.45 DMD 45 relates to car parking, cycle provision and parking design. DMD 47 states that new development proposals will need to demonstrate that enough space for servicing, circulation and access to, from and through the site is provided. All developments must be fully accessible to pedestrians and cyclists and assist with general permeability within an area and the current factory does not provide this. London Plan policy 6.13, DMD policy 45 (Parking Standards and Layout) and 47 (Access, New Roads and Servicing) states that operational parking for maintenance, servicing and deliveries is required to enable a development to function.
- 10.46 The proposals include the provision of one off-street parking space within an existing garage located to the rear of the site and accessed from Amberley Road. The site is not located with an area that is highly accessible by public transport and therefore as the private car is the predominant mode of transport, the demand for parking will increase as a result of the proposed new units.

#### *Car Parking*

- 10.47 The proposal has been revised from previous submissions to provide a lesser quantum of development. The proposal seeks to provide one parking space. To support the proposed parking arrangement the application has been accompanied by a parking survey which identifies a maximum parking stress of 76% which indicates that adequate on street parking would remain to accommodate the development.
- 10.48 It is noted that the Planning Inspectorate, as part of the appeal of a previous planning application for x5 residential units (ref: 17/03311/FUL) , concluded that the proposal would not be detrimental to highway safety arising from an increase in car parking demand or traffic movements in the area. Given the

proposal has reduced the overall number of units in comparison to the previous scheme, it is considered that there is no material change in circumstances which would conflict with the Inspectors conclusion. As such the proposal would not conflict with Policy 6.13 of the Local Plan or DMD 45 of Development Management Document with regards to the scale of the development and existing parking pressures. Furthermore, it is noted that the previous application (ref: 18/03881/FUL) which was for 4 units was found acceptable in this regard and had similar parking arrangements.

#### *Cycle Parking*

- 10.49 It is noted that the cycle parking whilst provided, does not fully accord with policy requirements A suitable worded condition is therefore recommended.

#### Refuse, Waste and Recycling

- 10.50 Policy 5.17 of the London Plan requires suitable waste and recycling storage facilities in all new developments whilst Core Policy 22 supports the provision of a sufficient, well-located waste management facility and requires all new developments to provide on-site waste treatment, storage and collection throughout the lifetime of the development. Meanwhile Policy DMD 57 notes that all new developments should make provision for waste storage, sorting and recycling, and adequate access for waste collection.
- 10.51 The proposal shows a dedicated area to the rear for refuse and recycling storage. Whilst the location is considered acceptable, it is felt necessary to impose a condition requiring full detailed specifications of the storage capacity and type of bins to be used to ensure that sufficient capacity is provided to meet the needs of future occupants given the uplift in the number of units on site.

#### Sustainable Drainage

- 10.52 Policy DMD61 of the Development Management Document requires that all minor developments must maximise the use of SuDS in accordance to the London Plan Drainage Hierarchy and the principles of a SuDS Management Train.
- 10.53 It is noted that the application has not been accompanied by a SuDS strategy and therefore an appropriately worded condition is to be imposed.

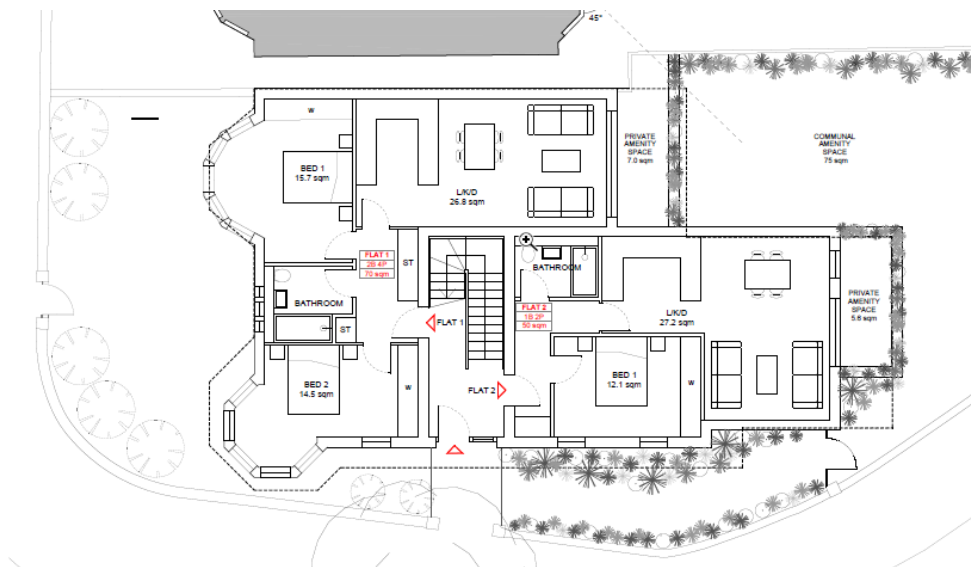
#### Sustainability/Energy

- 10.54 The NPPF strongly emphasises a presumption in favour of sustainable development, stating that there are three dimensions to sustainable development: economic, social and environmental. Policy 5.2 of the London Plan (Minimising carbon dioxide emissions) states that development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:
1. Be lean: use less energy
  2. Be clean: supply energy efficiently
  3. Be green: use renewable energy

- 10.55 It is noted that the application has not been accompanied by an Energy Statement and therefore an appropriately worded condition is to be imposed

### Biodiversity

- 10.56 Through Policy 36 of the Core Strategy, the Council commits to 'protect, enhance, restore or add to biodiversity interests within the Borough'. This is reaffirmed in the DMD policies 78 to 81.
- 10.57 The National Planning Policy Framework (NPPF) recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including the establishing of coherent ecological networks that are more resilient to current and future pressures. Paragraph 175 of the NPPF also states that opportunities to incorporate biodiversity in and around developments should therefore be encouraged.
- 10.58 The application proposes a landscaped communal amenity area to the rear which is shown below for reference.



- 10.59 The proposed landscaping and general arrangements are considered to be acceptable although it is recommended that a condition requiring full landscaping details is imposed.

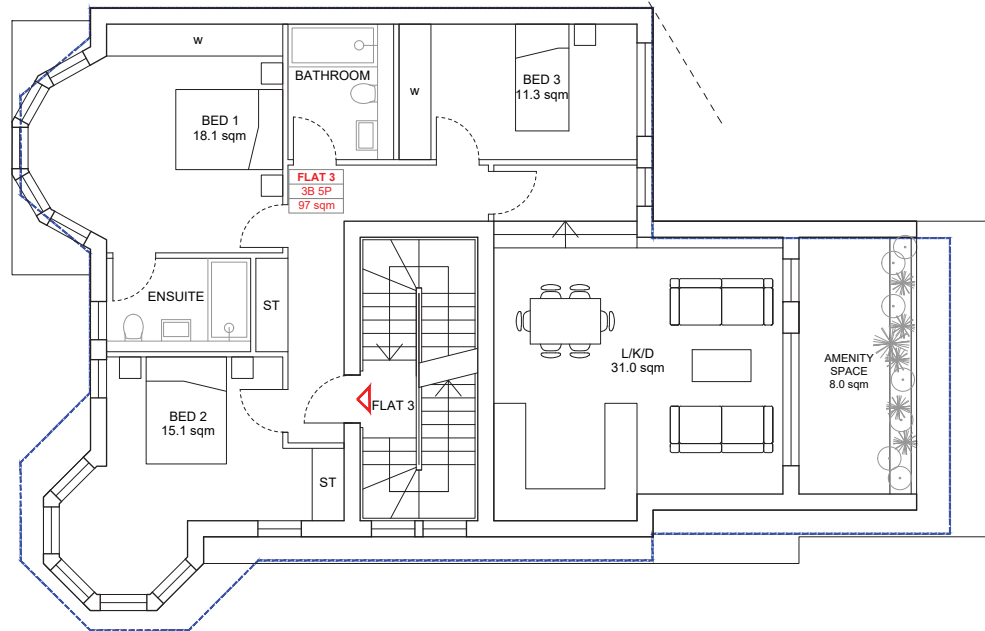
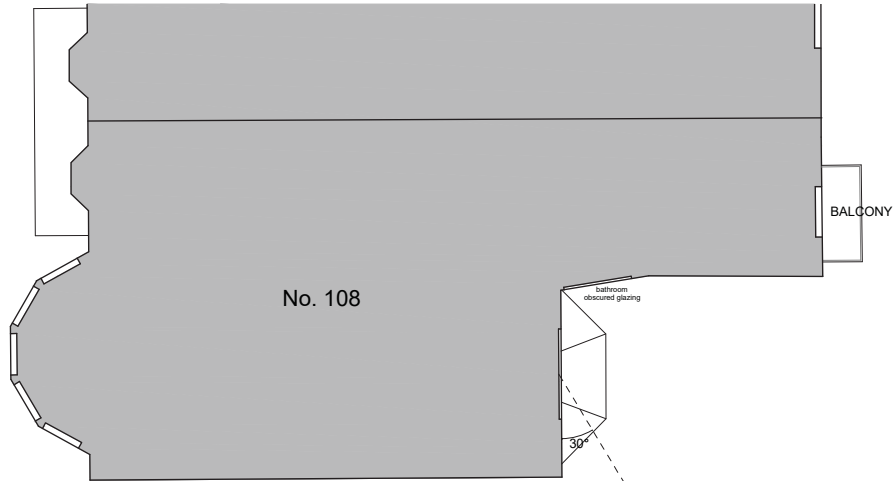
## **11. Community Infrastructure Levy (CIL)**

- 110.1 This would be calculated in accordance with the Mayor's adopted Community Infrastructure Levy Charging Schedule 2012 and Enfield's adopted Community Infrastructure Levy Charging Schedule 2016. The payments would be chargeable on implementation of the development.

- 10.2 The proposal is considered a CIL liable development and as such is a chargeable development.

## **12. Conclusion**

- 12.1 The proposed redevelopment of the application site is welcomed in principle, and the application has been considered with regard to the National Planning Policy Framework (NPPF) and its presumption in favour of sustainable development.
- 12.2 The proposed redevelopment is considered to make efficient use of a brownfield site to provide additional housing stock in Enfield for which there is an identified need.
- 12.3 The proposal is considered acceptable in terms of land use, when considered against the surrounding context and the previous lawful use on site. The proposal is also considered acceptable in terms of design, neighbour amenity impact, transport impact. This is subject to conditions, the draft Heads of Terms of which have been agreed with the applicant.
- 12.4 This report shows that the benefits of the proposed development have been given due consideration and are sufficient enough to outweigh any perceived harm. In this respect the benefits are summarised again as follows:
- The proposed development would be consistent with the objectives of national, regional and local planning policy in terms of supporting and securing sustainable growth and delivery of additional housing stock in the borough for which there is an identified need at a national, London and local level;
  - The development would provide a policy compliant and varied mix of units in line with development plan policy guidance
  - The existing site which is little architectural merit would be improved through the development of the application site.
  - The proposal would not result in any significantly unacceptable impacts upon neighbouring amenity
  - The re-development of the application site would not result in any harmful transport and parking impacts in the locality.
- 12.5 Having regard also to the mitigation secured by the recommended conditions, it is considered the proposed development is acceptable when assessed against the suite of relevant planning policies and that planning permission should be granted subject to conditions.



## Notes

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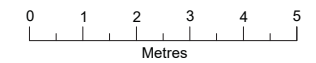
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Rev	Date	Revision
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Previous application outline



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## Project

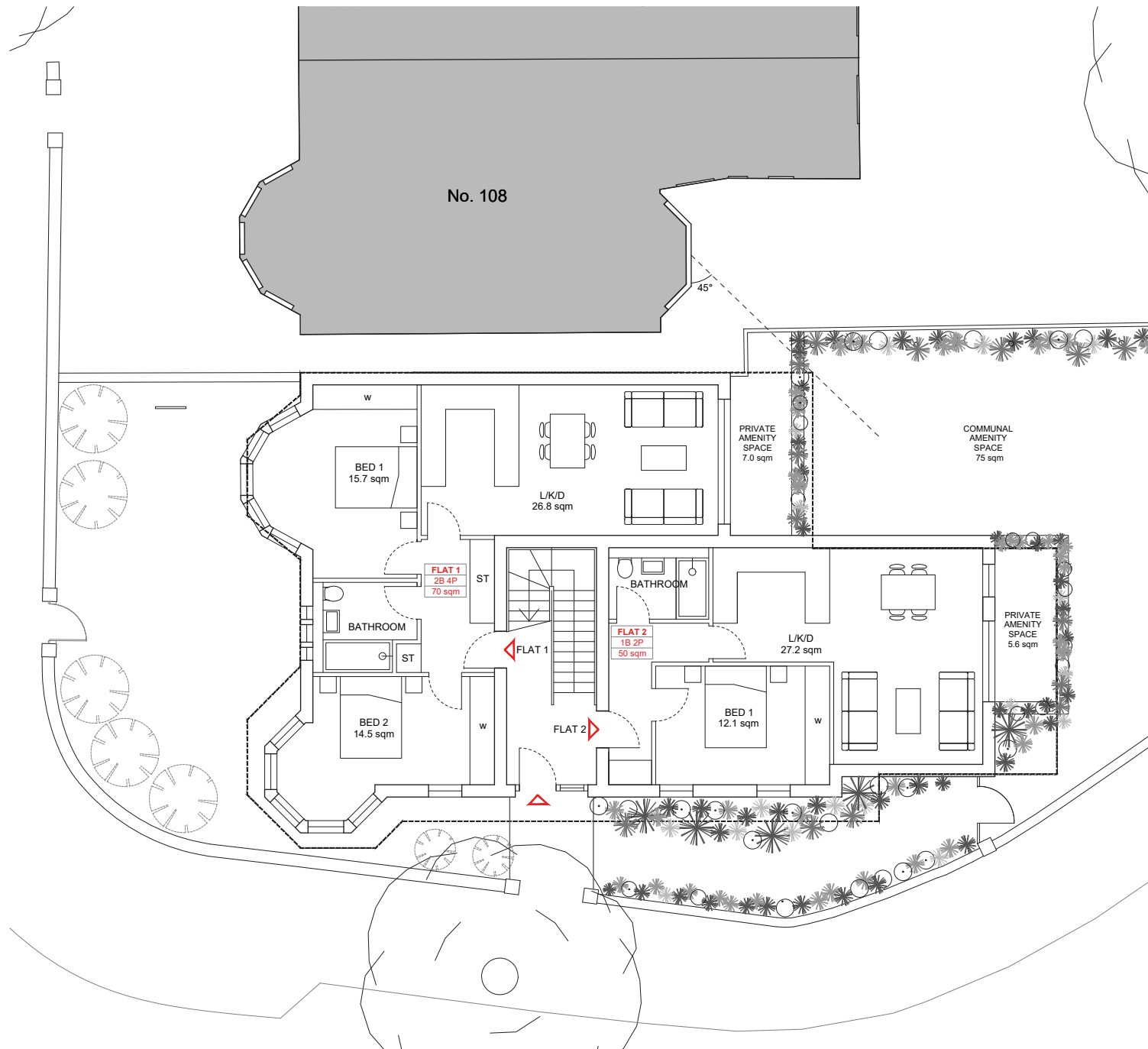
106A Fox Lane, Southgate, Enfield  
London N13 4AX

Drawing Title	Drawn By
Proposed First Floor Plan	LP

Scale	Project No
1:100 @ A3	18-018

Drawing Status	Date
Planning	September 2018

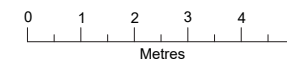
Drawing No	Revision
18-018-P04	-



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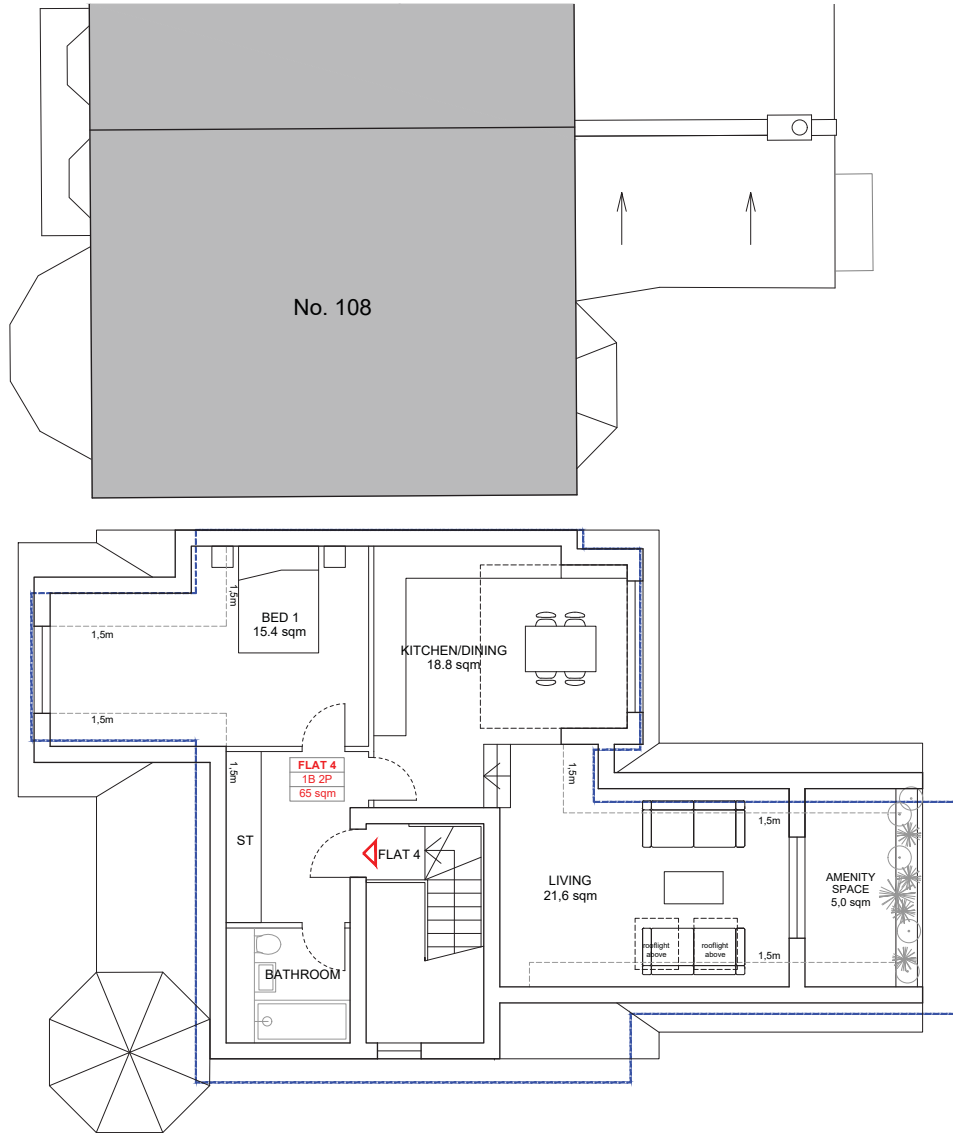
**Project**  
106A Fox Lane, Southgate, Enfield  
London N13 4AX

<b>Drawing Title</b> Proposed Ground Floor Plan	<b>Drawn By</b> LP
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<b>Scale</b> 1:100 @ A3	<b>Project No</b> 18-018
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<b>Drawing Status</b> Planning	<b>Date</b> Jan 2018
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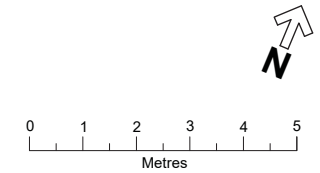
<b>Drawing No</b> 18-018-P03A	<b>Revision</b> -
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Previous application outline



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**Project**  
 106A Fox Lane, Southgate, Enfield  
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<b>Drawing Title</b>	<b>Drawn By</b>
Proposed Loft Floor Plan	LP

<b>Scale</b>	<b>Project No</b>
1:100 @ A3	18-018

<b>Drawing Status</b>	<b>Date</b>
Planning	September 2018

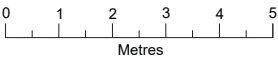
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18-018-P05	-

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Rev	Date	Revision
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Previous application outline

- Existing front boundary
- Existing gate
- Existing tree
- Textured beige brick
- Rooflight
- Window
- Brick lintel
- Stone cill
- Feature turret
- Solid balustrade
- Stone parapet
- Slate pitched roof
- Rear dormer window
- Existing timber fence
- Bi-fold door
- Communal entrance
- Brick boundary



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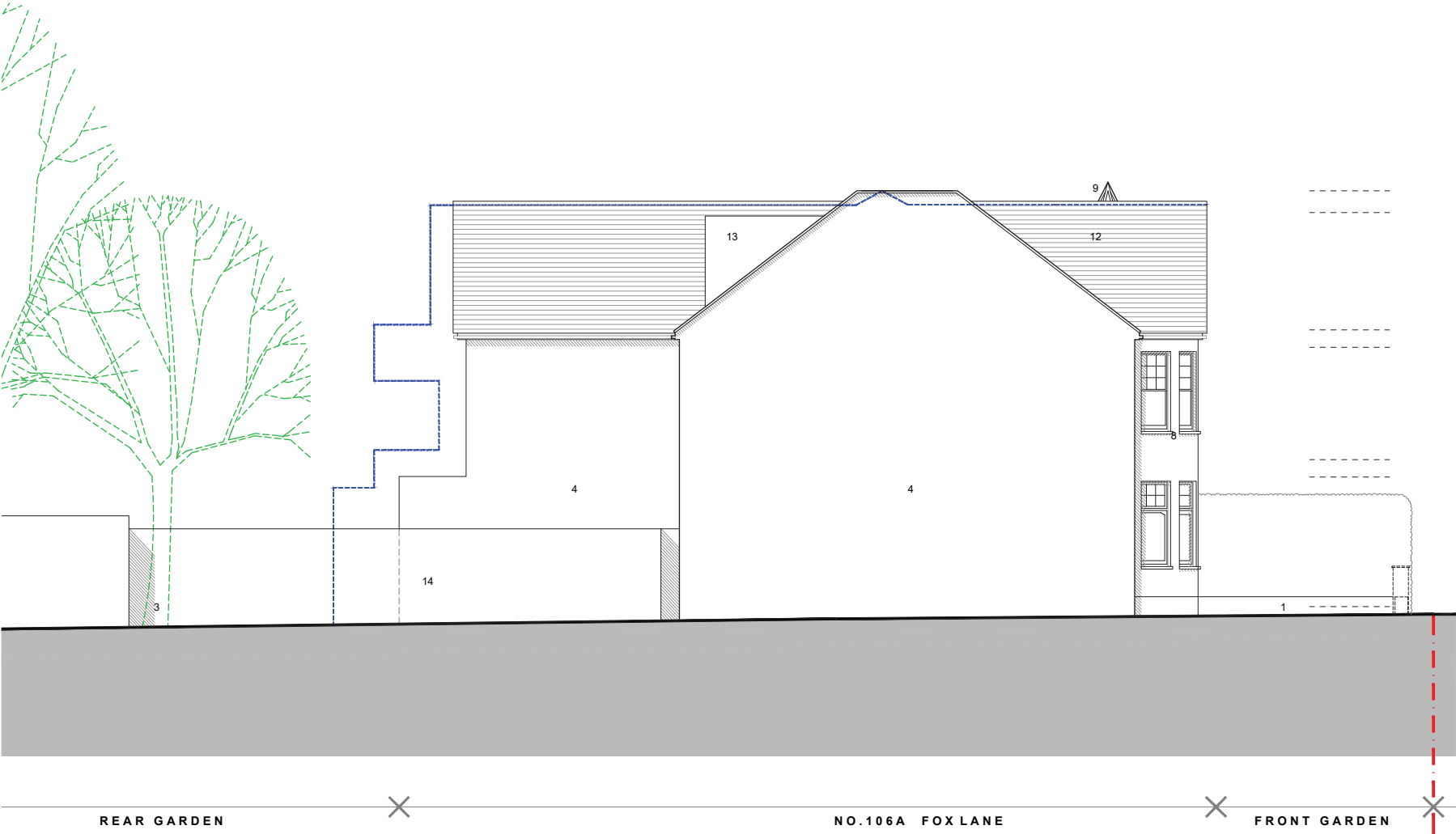
**Project**  
106A Fox Lane, Southgate, Enfield  
London N13 4AX

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Proposed Side Elevation North-West Facing)	AD/LP

<b>Scale</b>	<b>Project No</b>
1:100 @ A3	18-018

<b>Drawing Status</b>	<b>Date</b>
Planning	October 2018

<b>Drawing No</b>	<b>Revision</b>
18-018-P10	-

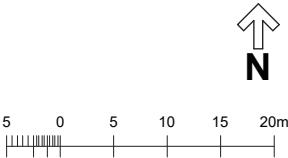


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Previous application outline



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**Project**  
106A Fox Lane, Southgate, Enfield  
London N13 4AX

<b>Drawing Title</b>	<b>Drawn By</b>
Proposed OS Plan	LP

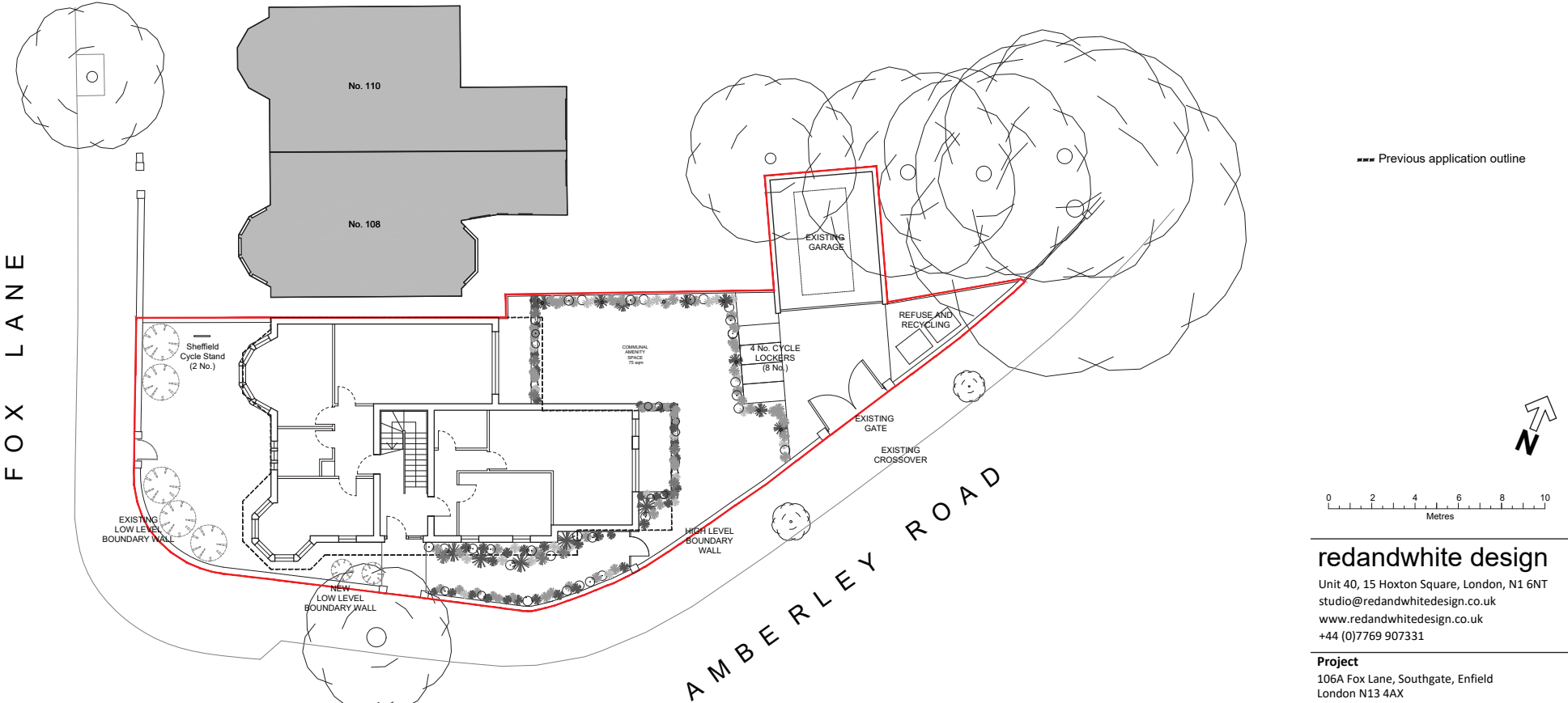
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1:500 @ A3	18-018

<b>Drawing Status</b>	<b>Date</b>
Planning	September 2018

<b>Drawing No</b>	<b>Revision</b>
18-018-P01	-

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**Project**  
106A Fox Lane, Southgate, Enfield  
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<b>Drawing Title</b>	<b>Drawn By</b>
Proposed Site Plan	LP

<b>Scale</b>	<b>Project No</b>
1:200 @ A3	18-018

<b>Drawing Status</b>	<b>Date</b>
Planning	Jan 2019

<b>Drawing No</b>	<b>Revision</b>
18-018-P02A	-

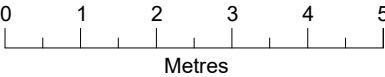
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Rev	Date	Revision
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--- Previous application outline

- 1 Existing front boundary
- 2 Existing gate
- 3 Existing tree
- 4 Textured beige brick
- 5 Rooflight
- 6 Window
- 7 Brick lintel
- 8 Stone cill
- 9 Feature turret
- 10 Solid balustrade
- 11 Stone parapet
- 12 Slate pitched roof
- 13 Rear dormer window
- 14 Existing timber fence
- 15 Bi-fold door
- 16 Communal entrance
- 17 Brick boundary



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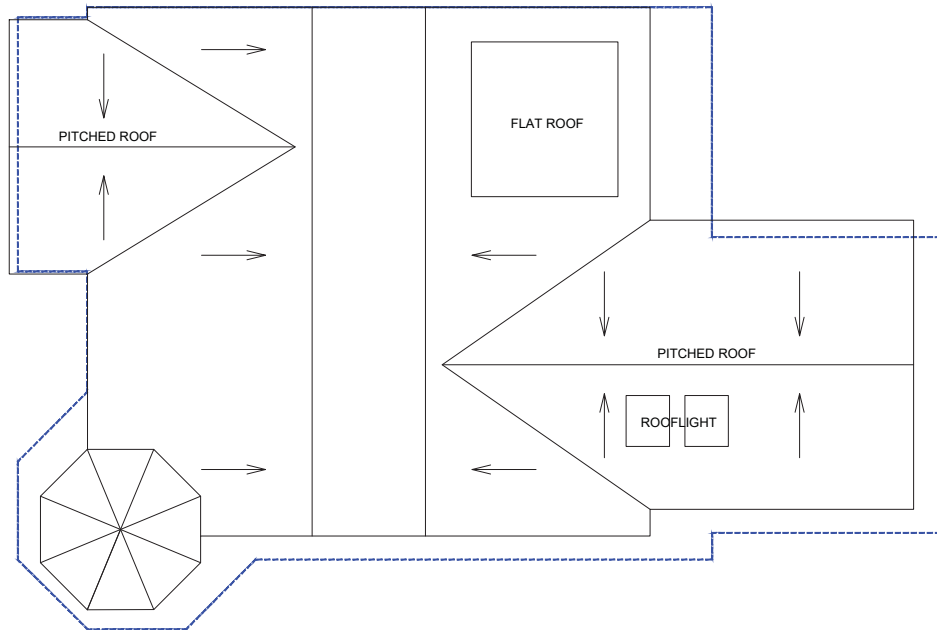
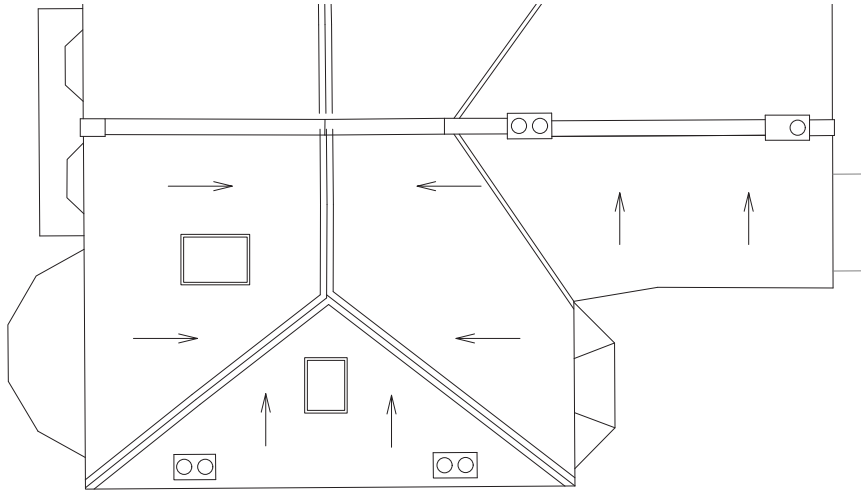
**Project**  
106A Fox Lane, Southgate, Enfield  
London N13 4AX

Drawing Title	Drawn By
Proposed Rear Elevation (North-East Facing)	LP

Scale	Project No
1:100 @ A3	18-018

Drawing Status	Date
Planning	September 2018

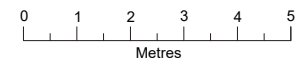
Drawing No	Revision
18-018-P08	-



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Previous application outline



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**Project**  
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**Drawing Title**  
 Proposed Roof Plan

**Drawn By**  
 LP

**Scale**  
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**Project No**  
 18-018

**Drawing Status**  
 Planning

**Date**  
 September 2018

**Drawing No**  
 18-018-P06

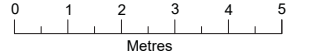
**Revision**  
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- Previous application outline
- 1 Existing front boundary
  - 2 Existing gate
  - 3 Existing tree
  - 4 Textured beige brick
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**Project**  
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<b>Drawing Title</b>	<b>Drawn By</b>
Proposed Side Elevation (South-East Facing)	LP

<b>Scale</b>	<b>Project No</b>
1:100 @ A3	18-018

<b>Drawing Status</b>	<b>Date</b>
Planning	September 2018

<b>Drawing No</b>	<b>Revision</b>
18-018-P09	-

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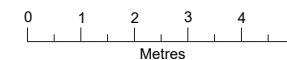
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### Previous application outline

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- 16 Communal entrance
- 17 Brick boundary

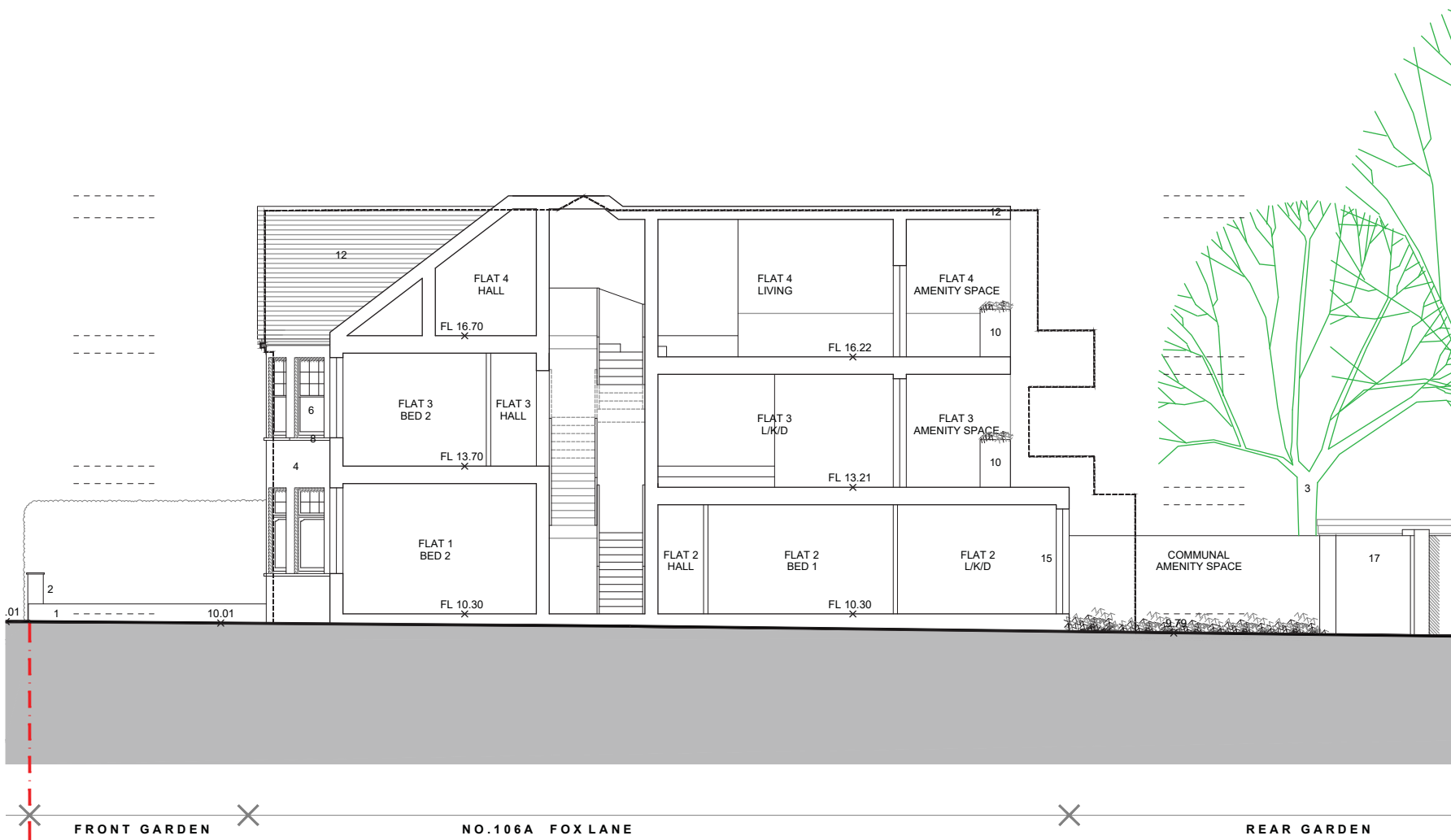


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<b>Scale</b>	<b>Project No</b>
1:100 @ A3	18-018

Drawing No	Revision
18-018-P11	A



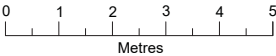
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Previous application outline

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**Project**  
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<b>Drawing Title</b>	<b>Drawn By</b>
Proposed Front Elevation (South-West Facing)	LP

<b>Scale</b>	<b>Project No</b>
1:100 @ A3	18-018

<b>Drawing Status</b>	<b>Date</b>
Planning	September 2018

<b>Drawing No</b>	<b>Revision</b>
18-018-P07	-