

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 25.02.2020

Report of

Head of Planning

Contact Officer: Andy Higham

Claire Williams

Ronny Ferley

Ward:

Southgate
Green

Application Number: 19/04291/HOU

Category: Householder

LOCATION: 29 Arnos Road, London N11 1AP

PROPOSAL: Part single, part two storey rear and side extension; remodelling of existing double storey side extension including introduction of a hipped roof, conversion of garage into habitable room with window alterations; rear dormers, front rooflights and solar panels on main rear dormer. The proposed single storey rear extension would have a maximum projection of 6m, a minimum of 3m and a flat roof with an eaves height of 2.9m.

Applicant Name & Address:

Mr John Jugnarain
29 Arnos Road
London
N11 1AP

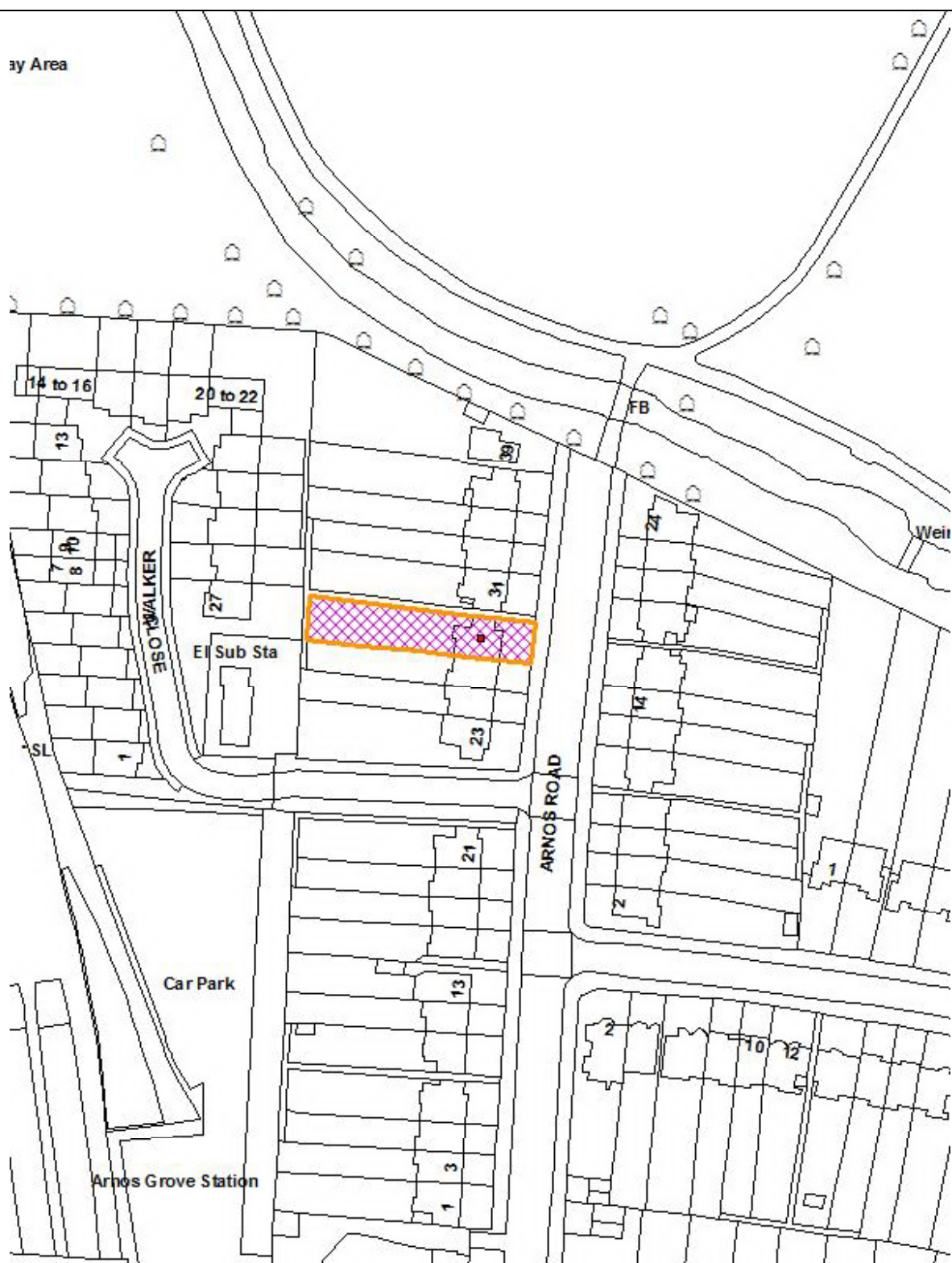
Agent Name & Address:

Mr Daniel Rees
Rees Architects
Studio 28, Monohaus
143 Mare Street
London
E8 3FW

RECOMMENDATION:

That the Head of Development Management / the Planning Decisions Manager be authorised to GRANT planning permission subject to conditions.

Ref: 19/04291/HOU LOCATION: 29 Arnos Road, London, N11 1AP,



1.0 Note for Members:

- 1.1 A planning application of this nature would normally be determined by officers under delegated authority. However, in this case, the applicant's wife is a Council employee and in accordance with the scheme of delegation, the application has been forwarded to the Planning Committee for determination.

2.0 Recommendation

- 2.1 It is recommended that planning permission is GRANTED subject to the following conditions:
1. Time limited permission
 2. Approved drawings
 3. Materials to match
 4. No Additional Fenestration
 5. Restricted Use of Flat Roofs
 6. FF level window serving study o/g and top level opening only

3.0 Executive Summary

- 3.1 The report seeks approval for part single, part two storey rear and side extension; remodelling of existing double storey side extension including introduction of a hipped roof, conversion of garage into habitable room with window alterations; rear dormers, front rooflights and solar panels on main rear dormer.
- 3.2 The reasons for recommending approval are:
- i. The proposed scheme is considered acceptable based on the existing site-specific circumstances and the precedent of the neighbouring property surrounding context
 - ii. There would be minimal impact the visual amenities of the street scene;
 - iii. The relationship to neighbouring properties in terms of light, outlook and amenity is considered acceptable.

4.0 Site and Surroundings

- 4.1 The application site comprises a two-storey end-of-terrace single family dwelling located to the western side of Arnos Road near its junction with Walker Close. The building is finished in a mixture of brickwork and render, and its main features include a prominent first floor front bay projection with a gable above, a high hipped roof and a stack chimney rising above the roof. On the northern flank elevation there is a double storey projection which incorporates a garage on the ground floor, this structure has a flat roof with parapets above. The street is on a small hill and properties to the south are on higher ground and those to the north on lower ground than the natural ground level of the application site.

- 4.2 The site lies on a residential street and the houses are predominantly two storey terraces many with habitable roof space.
- 4.3 A short distance to the north, is land designated as Metropolitan Open Land (MOL) at Arnos Park and the Pymmes Brook marks the boundary with the park and the street.

5.0 Proposal

- 5.1 This application is for a part single, part double storey rear/side extension; remodelling of existing double storey side extension including conversion of garage into habitable room; roof extension incorporating dormers to rear roof slope, rooflights to front roof slope and solar panels on main rear dormer. The proposed single storey rear extension would have a maximum projection of 6m, a minimum of 3m and a flat roof with an eaves height of 2.9m.
- 5.2 Revised drawings based on the urban design officer's comments were received and included the following changes:
- Alignment of windows and rooflights at the front elevation
 - Removal of a proposed overhang of the roof at the front elevation
 - Reducing opening scales on dormer windows
 - Demarking the finished floor level at the front elevation where there are differences in ground level.

6.0 Relevant Planning History

- 6.1 None

7.0 Consultation

Public:

- 7.1 Consultation letters were sent to 4 neighbouring properties. One objection was received raising the following issues:
- Inaccuracies and discrepancies on the submitted drawings in relation to the adjoining property at No.31
 - Loss of privacy
 - Loss of daylight/sunlight
 - Visual obtrusion
 - Inappropriate scale
 - Unauthorised development
- 7.2 The objections are covered and addressed in the 'Amenity and Living Conditions' section of this report. However, in short, due to site specific circumstances and context, it is not considered the proposed development would result in undue loss of amenity to neighbouring residents.

Statutory Consultees:

- 7.3 None

8. Relevant Policies

8.1 New Draft London Plan

A draft London Plan was published on 29 November 2017 for consultation purposes with a deadline for consultation of 2 March 2018. The current 2016 (The London Plan consolidated with alterations since 2011) is still the adopted Development Plan, but the Draft London Plan is a material consideration in planning decisions. The significance given to it is a matter for the decision makers, but it gains more weight as it moves through the process. It is anticipated that the publication of the final London Plan will be in March 2020, and as such its weight, as a material consideration, is increasing.

8.2 London Plan (2016)

- 5.1 – Climate Change Mitigation
- 5.12 – Flood Risk Management
- 6.13 – Parking
- 7.4 – Local Character
- 7.6 – Architecture
- 7.17 – Metropolitan Open Land

8.3 Core Strategy (2010)

CP4: Housing Quality

CP30: Maintaining and Improving the Quality of the Built and Open Environment

8.4 Development Management Document (DMD) (November 2014)

- DMD 6: Residential Character
- DMD 8: General Standards for New Residential Development
- DMD11: Rear Extensions
- DMD13: Roof Extensions
- DMD14: Side Extensions
- DMD 37: Achieving High Quality and Design-Led Development
- DMD 45: Parking Standards and Layout
- DMD 51: Energy Efficiency Standards
- DMD 59: Avoiding and Reducing Flood Risk
- DMD 71: Protection and Enhancement of Open Space

8.5 Other Policy

National Planning Policy Framework (NPPF, 2019)

National Planning Practice Guidance (NPPG)

9.0 Analysis

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

- *Design and effect on Local Character*
- *Effect on Amenity and Living Conditions of Neighbours*
- *Parking*

Design and Effect on Local Character

- 9.2 There is an existing two storey side extension to the northern flank wall of the property which runs about a third of the depth of the existing house. It is flat roofed and set visibly below the eaves of the hipped end main roof. The proposal would alter this arrangement to create an extension which would project beyond the rear elevation and wrap around the rear of the existing property with a proposed single storey ground floor rear extension. It would incorporate a rear facing catslide roof which would slope down towards the single storey element of the proposal and the rear garden. A gable dormer is proposed on this roof slope on the 1st floor in addition to a box dormer on the main roof along with other roof alterations (rooflights and solar panels). The hipped end of the roof is also to be extended to cover the side extension where there is currently a flat roof. This would be an improvement in terms of the property's appearance in the street scene.
- 9.3 Policy DMD 14 requires side extensions to be set in by at least a metre from the side boundary. It also states that a greater distance may be required depending on the size and nature of the residential plots, and to prevent adverse impacts on the street scene and residential amenity. This is to ensure extensions to the side of properties do not result in the creation of a continuous facade of properties or 'terracing effect' which is out of character with the locality. In this case, a minimum distance of 1metre from the boundary with adjoining properties is maintained.
- 9.4 Also, in this case, although part double storey in height, the proposed extension would not dominate the existing house and it would harmonise with its original appearance, with original features such as a side hip roof replicated and the side element when adjoined with the existing, would be set back from the front elevation by just about a metre as one entity at the northern side elevation, to appear subordinate in form.
- 9.5 It is also considered that the extensions when viewed from the rear in the outlook from neighbouring properties would not appear overly dominant in the surrounding area.
- 9.6 The existing situation is highlighted below:

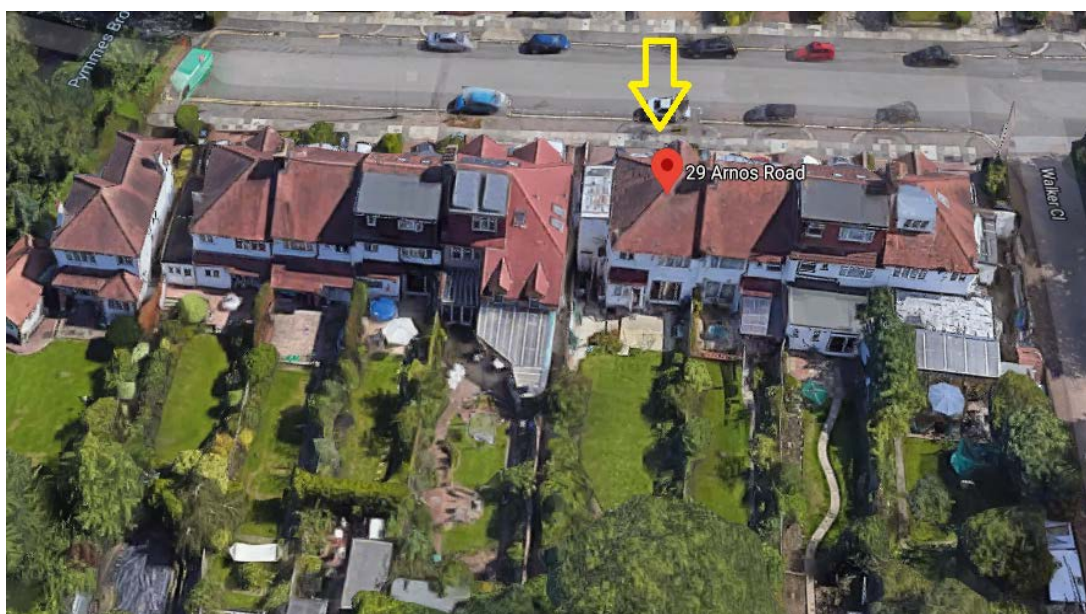


Figure 1: Existing rear layouts

Roof extension

- 9.7 Policy DMD 13 covers roof extensions and requires dormers to be inset from the eaves, ridge and edges of the roof (insets should normally be between 500-750mm). It also mentions that roof extensions to the side of a property must not disrupt the character or balance of the property or pair or group of properties of which the dwelling forms a part. In this case, the proposed roof extensions would create a new hip end at the side which would be similar to the existing roof form, except that it extends over the side element by approx. 3m by maintaining a similar eaves to existing. This it is considered would have a neutral impact overall as it maintains a hip end which would match the other end of the terrace.
- 9.8 It is considered that the rear dormer is of scale but would sit comfortably within the available roof slope, sited up from the eaves, in from the sides and down from the ridge by approx. 0.4m. This would leave a sufficient amount of undisrupted roof slope. In addition, it is felt the proposed dormer is no larger than others observed on the main rear roof slopes of properties in the terrace block and immediate surrounds.
- 9.9 It is also considered that the secondary gable dormer on the proposed catslide roof of the first floor would be adequately in-scale with the rest of the roof and it would be positioned neatly to the side and below the main rear dormer.

Fenestration

- 9.10 The proposed fenestration alterations would introduce windows of similar style and detailing and would not detract from the appearance of the property. The proposed rooflights to the front roof slope would line up with each other and with the windows on the floors below to avoid visual clutter on the roof. The proposed solar panels on the dormer roof would not be visible from neither the front or rear roof slopes and therefore they would have no visual impact.

Metropolitan Open Land

- 9.11 The MOL lies approx. 45m north at Arnos Park and there would be limited views towards the property which would be amongst an array of obstructions including

trees, vegetation/foliage and other structures. Therefore, the proposal would not impact on the openness of this space and the available views would not affect the setting on the MOL due to distance and natural screening.

- 9.12 Overall, it is considered the proposed extensions would not detract from the character and appearance of the surrounding area.

Amenity and Living Conditions

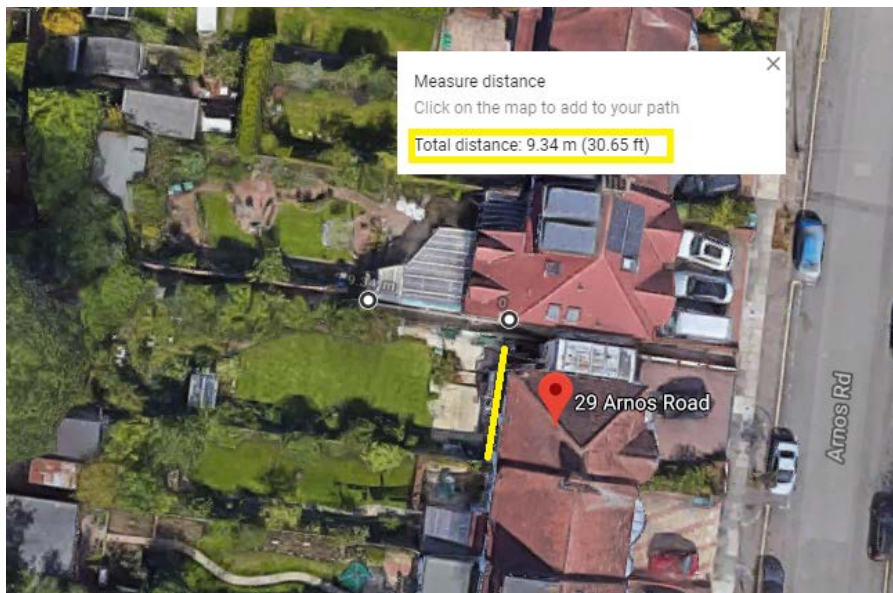
- 9.13 Policy DMD 11 states that extensions to residential properties must not prejudice the amenities of neighbouring properties and contains guidance to inform the assessment of acceptability i.e. extensions must not exceed a line taken at 45° from the mid-point of the nearest original ground floor window to any of the adjacent properties or secure a common alignment with neighbouring rear projections. For first floor extensions, extensions must not exceed 30° line taken from the midpoint of a first floor window. This seeks to ensure that proposed extensions are not overbearing, cause loss of light/overshadowing or enclose neighbouring windows and gardens.

Impact on No.27:

- 9.14 Due to the change in ground levels across the site, the adjoining property at No.27 is on higher ground than the application site. On the common boundary, the proposed extension would be 3 metres in depth in line with policy requirements. The extension does project further, but this element is 5 metres from the common boundary. This element would not be within a 45° angle when taken from the midpoint of the ground floor rear habitable room window at No.27 and coupled with the lower ground level and height of the proposed structure when viewed from No.27 would mean that the amenities of this neighbouring property are not unduly affected.

Impact on No.31:

- 9.15 To the north lies No.31: a two storey end of terrace property that has been previously extended in a similar size and form. There is a separation between the properties of approx. 1 metre and this adjacent property is set at a lower level than the application site by approx. 1.5 metres.
- 9.16 Due to the presence of the existing rear additions to No 31, which project 9.1 metres beyond the rear of the application property, the proposed extension which reflects the form and appearance, it is considered there would be no effect on the residential amenities of this property.
- 9.17 In arriving at this conclusion, the difference in ground levels and the potential for this to impact on the neighbouring property, has been considered but it is felt, there relationship would not be detrimental to the level of residential amenity enjoyed.



Figs. 2 & 3: Extension at No.31

- 9.18 An objection has been received from No.31 stating that the proposal would be detrimental to the amenity of the current occupiers of this property due to the scale of the extensions. However, due to the existing extension and the fact the proposal would not project beyond the rear elevation of No.31, it is considered the proposed design of the extension (including the side hip roof and catslide roof with the dormer) would not cause any visual intrusion to the adjacent property. No.31, which has a windowless flank wall facing the application site. Additionally, whilst it is noted that the roof of the extension/conservatory at No.31 is fully glazed, the offset of approx. 1m from the boundary and the eaves height of approx. 2.9m would be sufficient to mitigate impacts of overshadowing and overbearingness.
- 9.19 Further, it is not considered that there would be impacts on visual amenity from within the rear extension/conservatory at No.31 as the rear layout of both sites, is such that only oblique views would be available from internally in the rear projection at No.31 owing to gaps and ground level heights. Therefore, the proposal would not be

unduly obtrusive when viewed from surrounding residential gardens and rear habitable room windows or other openings.

- 9.20 It is recognised that due to the elevated position of the application site, there would be some views into neighbouring gardens. Nevertheless, given the degree of mutual overlooking from the existing first floor windows and dormers at neighbouring properties, it is considered there would be no material increase in overlooking or loss of privacy detrimental to the amenities of neighbouring properties.
- 9.21 It is noted that there is a window proposed in the northern elevation side wall facing No.31. However, this window would be obscure glazed and subject to a condition to be both obscure-glazed and non-opening 1.7m above finished floor level.



Fig. 4: No.31's southern flank wall facing the application site

- 9.22 Overall, the amenities of residents at the adjoining properties in the surrounding context would not be unduly affected by the proposed extension having regard to adopted policy.

Transportation and Parking

- 9.23 Policy DMD 45 encourages the retention of off-street parking spaces and is relevant because the proposal would include the conversion of an existing garage. However, the garage does not meet the current standard for accommodating modern vehicles (7m (d) x 3m(w)) and is not currently used for parking cars at present. There is sufficient off street parking provided on the forecourt and this is retained. No objection is therefore raised to the loss of off-street parking.

Sustainability

- 9.24 Policy DMD 51 encourages developments to include energy efficiency measures and reduce carbon emissions. The proposed scheme includes the installation of solar photovoltaic panels which is an efficient way of to use energy from renewable sources and is accepted as meeting the requirement so this policy.

10. Community Infrastructure Levy

- 10.1 This development is not liable for a CiL contribution

11.0 Conclusion

- 11.1 The proposed extensions are considered to be acceptable taking account of the existing site-specific circumstances, the relationship to neighbouring residential properties and its setting and appearance within the surrounding area.
- 11.2 It is therefore recommended that planning permission be granted. and the surrounding context

