

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

**Date:** 22 September 2020

**Report of**  
Head of Planning

**Contact Officer:**  
Andy Higham  
David Gittens  
Jacob Ripper Tel No: 0208 148 4914

**Ward:**  
Town

**Application Ref:** 19/04057/HOU

**Category:** Householder Application

**LOCATION:** 18 Russell Road, Enfield, EN1 4TN

**PROPOSAL:** Installation of canopy to rear extension together with relocation of roof light (Retrospective)

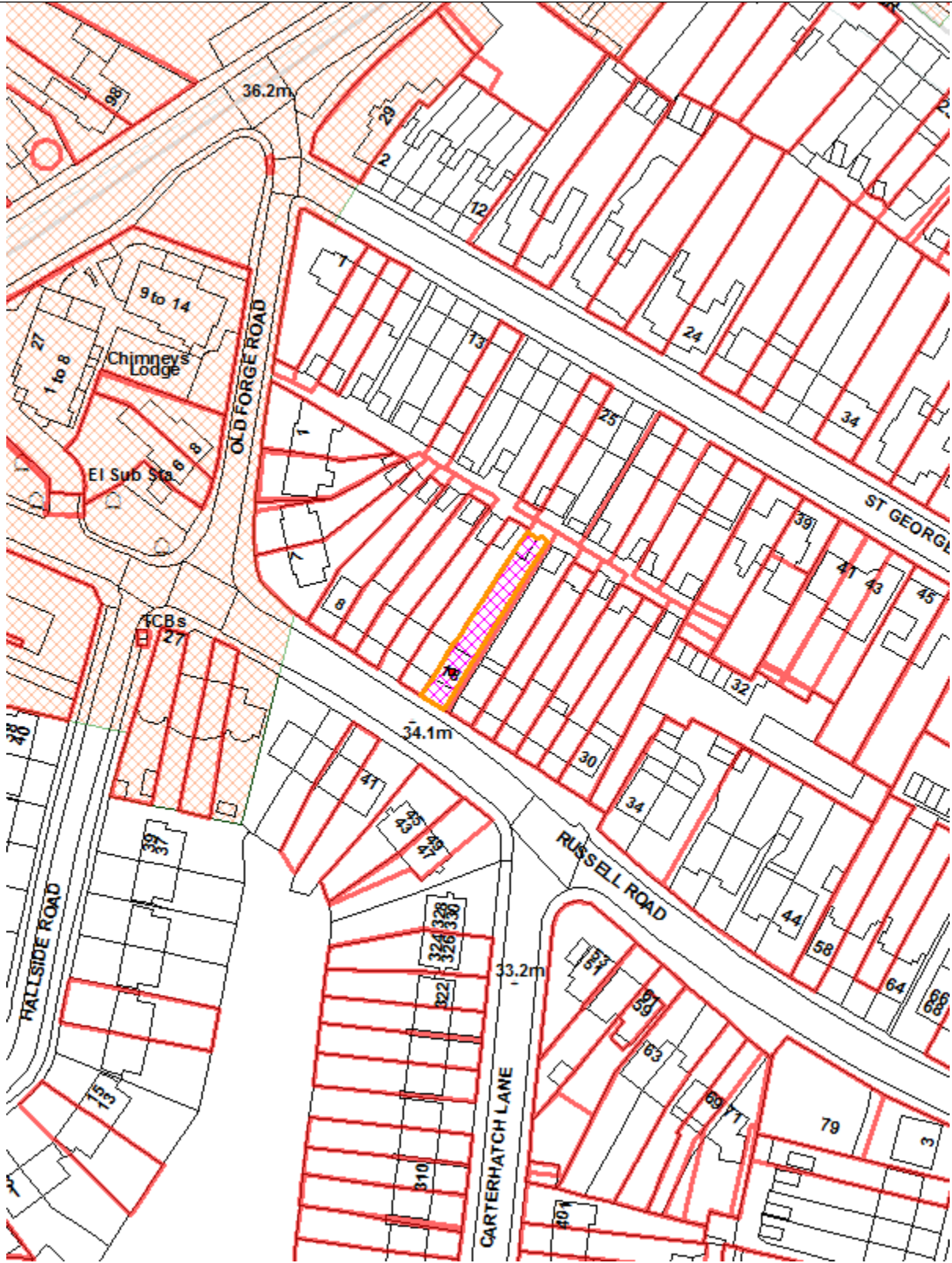
**Applicant Name & Address:**

Mr Grzegorz Terka  
18 Russell Road  
Enfield  
EN1 4TN

**Agent Name & Address:**

Mr Edward Rutherford  
23 Highgate Spinney  
Crescent Road  
London  
N8 8AR

**RECOMMENDATION:** That the Head of Development Management/the Planning Decisions Manager be authorised to **GRANT PLANNING PERMISSION** subject to planning conditions.



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Scale 1:1250

North



**1. Note for Members:**

1.1 A planning application of this nature would normally be determined under delegated authority. However, the applicant's partner is an Enfield Council employee and in accordance with the scheme of delegation, the application is reported to planning committee for consideration

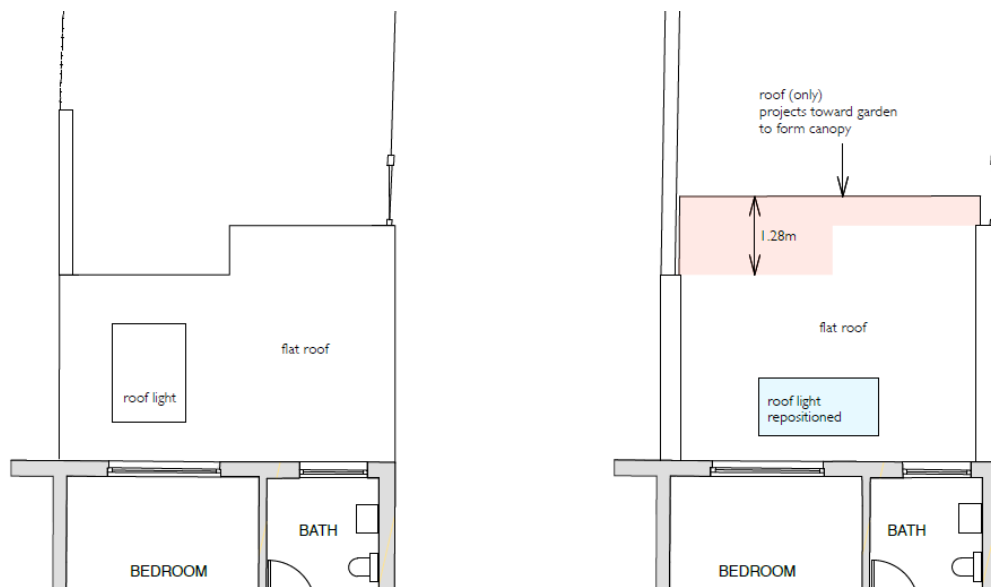
**2. Recommendation**

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

- 1. Time Limited Permission
- 2. Approved Plans
- 3. Materials to Match

**3. Proposal**

3.1 The applicant seeks planning permission for a flat roof canopy projecting from the rear extension approved by ref. 18/04614/HOU. It would project 1.28m at the deepest and 0.48m at the shortest points, at a height of 3.0m.



**4. Site and Surroundings**

4.1 The application site consists of a two-storey, end of terrace dwellinghouse located on the north side of Russell Road. The surrounding area is predominantly residential in nature and consists of properties similar to the application property.

- 4.2 A rear extension was approved by ref. 18/04614/HOU and is under construction. It measures 3.0m deep by 2.7m wide and 3.1m high. The proposed canopy would project slightly lower than the parapet walls at a height of 3.0m.

## 5. Relevant History

### Planning Applications

- 5.1 TP/95/0553 – Granted with Conditions – 05/09/1995: Formation of rooms in roof space involving construction of rear dormer.
- 5.2 TP/08/1113 – Granted with Conditions – 29/07/2008: Demolition of shed and erection of a detached garage at rear.
- 5.3 18/02682/HOU – Refused – 06/09/2018: Single storey rear extension.
- 5.4 18/04614/HOU – Granted with Conditions – 09/04/2019: Single storey rear extension.

## 6. Consultations

*Statutory/Non-statutory:* None.

Public:

- 6.1 Consultation letters were issued to 5 neighbouring and nearby properties. No representations were received.

## 7. Relevant Policies

### 7.1 London Plan (2016)

Policy 7.4: Local Character  
Policy 7.6: Architecture

### 7.2 Core Strategy (2010)

CP 30: Maintaining and Improving the Quality of the Built and Open Environment

### 7.3 Development Management Document (2014)

DMD 6: Residential Character  
DMD 8: General Standards for New Residential Development  
DMD 11: Rear Extensions  
DMD 37: Achieving High Quality and Design-Led Development

### 7.4 Other Relevant Policy/Guidance

National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)

## 8. Analysis

### Impact on the Character of the Surrounding Area

- 8.1 Policy CP 30 of the Core Strategy requires new development to be of a high-quality design and in keeping with the character of the surrounding area. Policy DMD 6 requires development to be appropriate for the existing pattern of development and setting while Policy DMD 8 seeks to ensure that development is high quality, sustainable, has regard for and enhances the local character, can meet the existing and future needs of residents, and protects residential amenity for neighbouring residents. In addition, Policy DMD 37 sets out criteria for achieving high quality and design led development, and resists development that is inappropriate to its context or fails to have appropriate regard to its surroundings. Policy DMD 11 ensures that rear extensions do not have adverse impacts on the amenities of the original building and neighbouring properties and seeks to limit rear extensions to project no more than 3.0m from the original rear elevation.
- 8.2 The proposed canopy would be built to the rear of the dwelling and would extend 1.28m from the existing single-storey rear extension (ref. 18/04614/HOU). The canopy would only extend from the roof with no side walls enclosing it. Although the canopy combined with the rear extension would project beyond 3.0m from the original rear elevation, it is considered that the resulting form of development would not cause harm to the character of the host property or the surrounding area.
- 8.3 The repositioned roof light would not significantly alter the appearance of the development and would not cause harm to the character of the host property or the surrounding area.
- 8.4 For the reasons outlined above, the proposed development is in alignment with the goals of Core Strategy Policy CP 30 and Development Management Document Policies DMD 6, DMD 8, DMD 11, and DMD 37.

### Standard of Accommodation

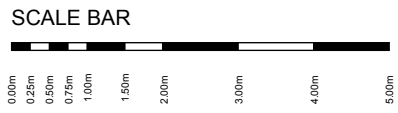
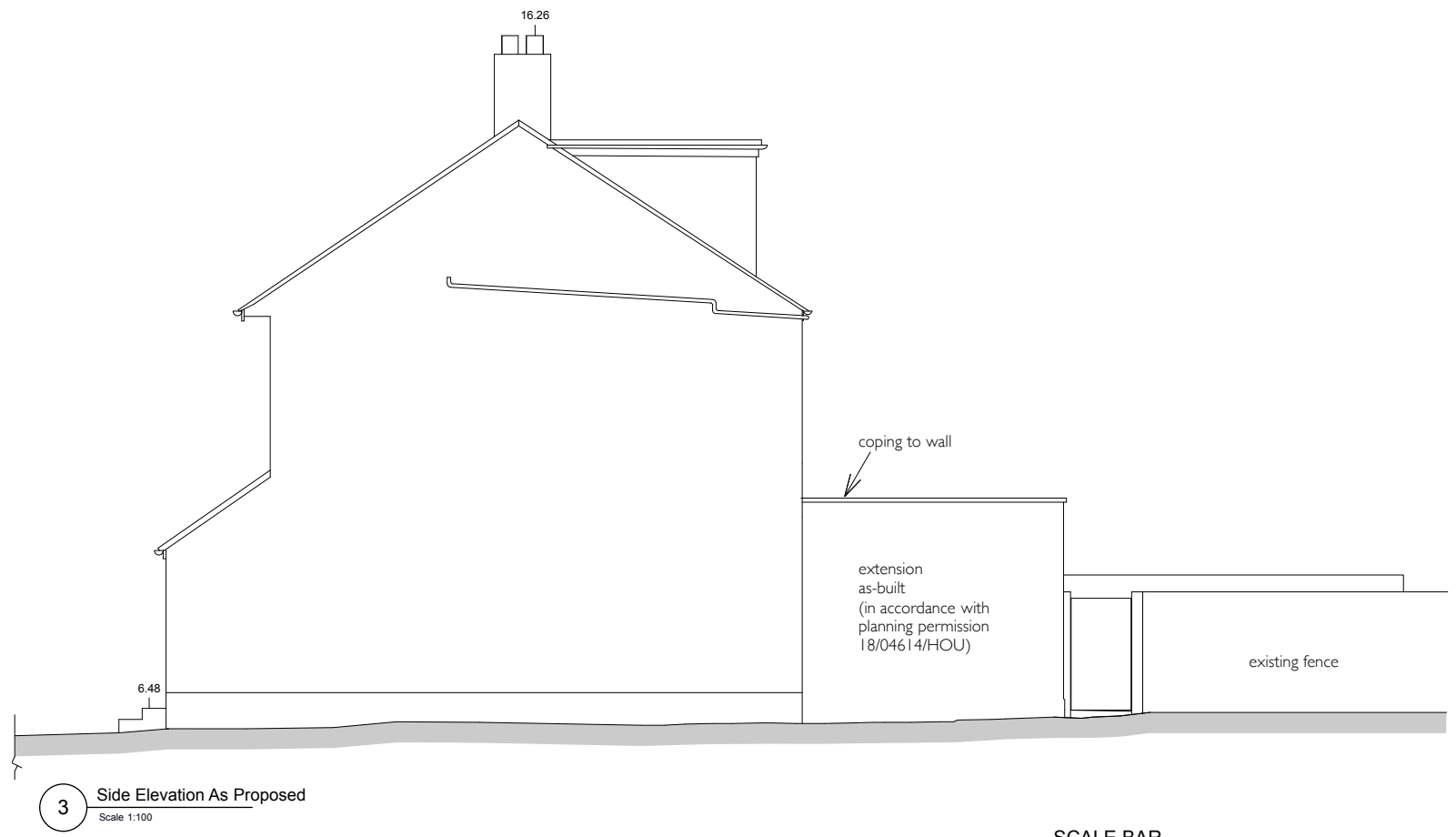
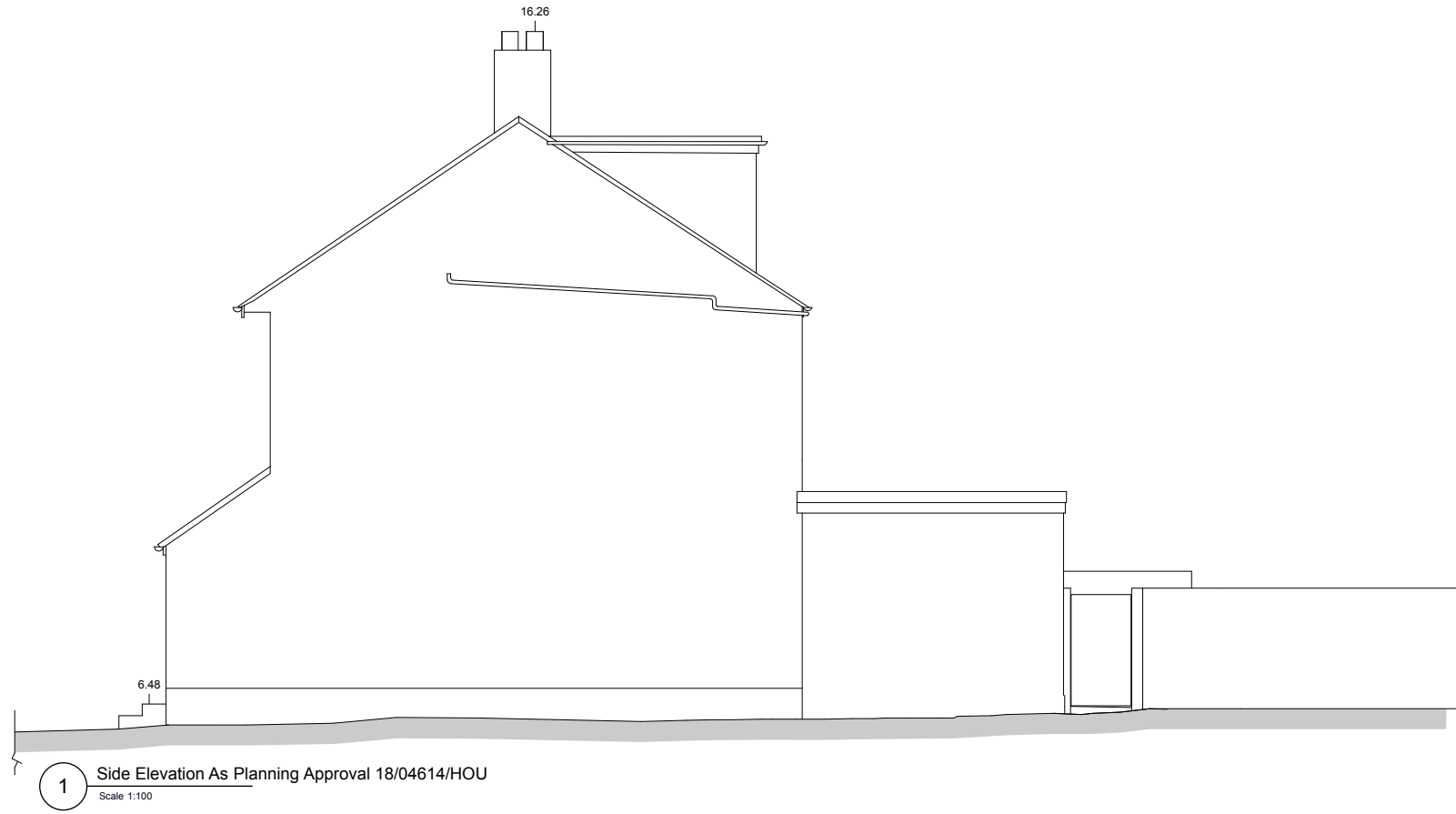
- 8.5 Policies DMD 6 and DMD 8 ensure that residential developments do not prejudice the amenities enjoyed by the occupiers of neighbouring residential properties in terms of privacy, overlooking, and general sense of encroachment. Policy DMD 11 requires that proposed extensions will only be permitted if there is no impact on the amenities of the original building and its neighbouring properties, and no adverse visual impact.
- 8.6 The adjoining property at No. 16 Russell Road does not benefit from any rear extensions. The proposed extension at roof level would extend a maximum of 1.28m from the existing single storey extension and approximately 4.28m from the original rear wall. Although the addition of the canopy would exceed the depth of the existing extension and exceed the depth limitation under Policy DMD 11,

the additional depth would not result in an unacceptable loss of light, outlook or increased sense of enclosure to the adjoining property and is therefore considered acceptable.

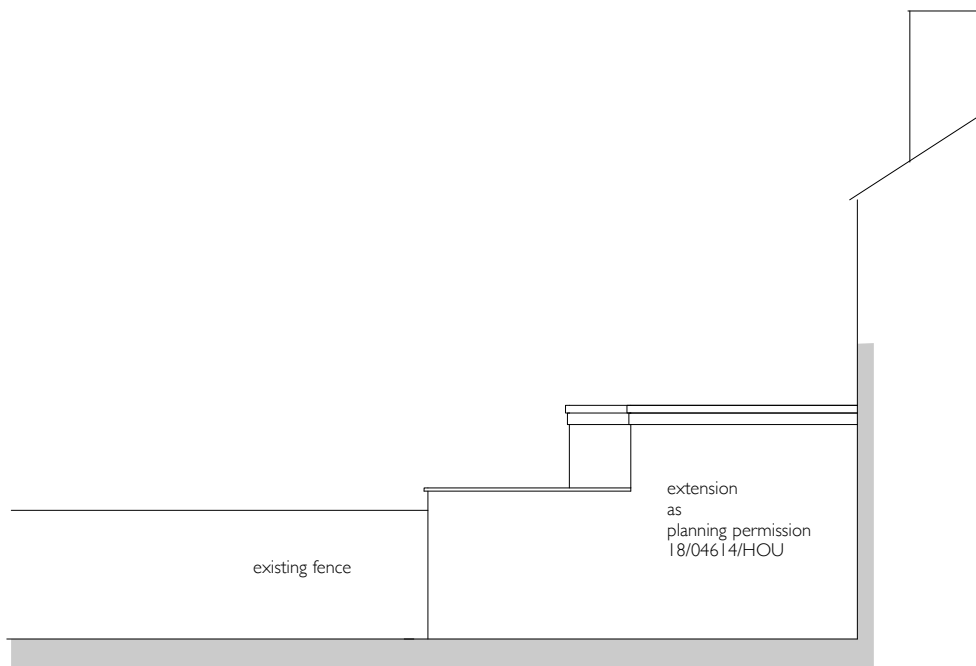
- 8.7 To the other side, No. 20 Russell Road benefits from a single storey rear extension which extends approximately 3.1 metres in depth from the original rear wall. There is a separation distance of approximately 1.2 metres between the subject site and No. 20. Due to the step in the rear extension, the roof canopy would project only 0.48m from the rearmost elevation on this side. Again, it is considered that the additional depth would not result in an unacceptable loss of light, outlook or increased sense of enclosure to the adjoining property and is therefore considered acceptable.
- 8.8 Pursuant to the above analysis, it is considered that the proposed development would not significantly impact the residential amenities (noise, privacy, outlook, daylight, and sunlight) appurtenant to the original building or neighbouring properties.

## **9. Conclusion**

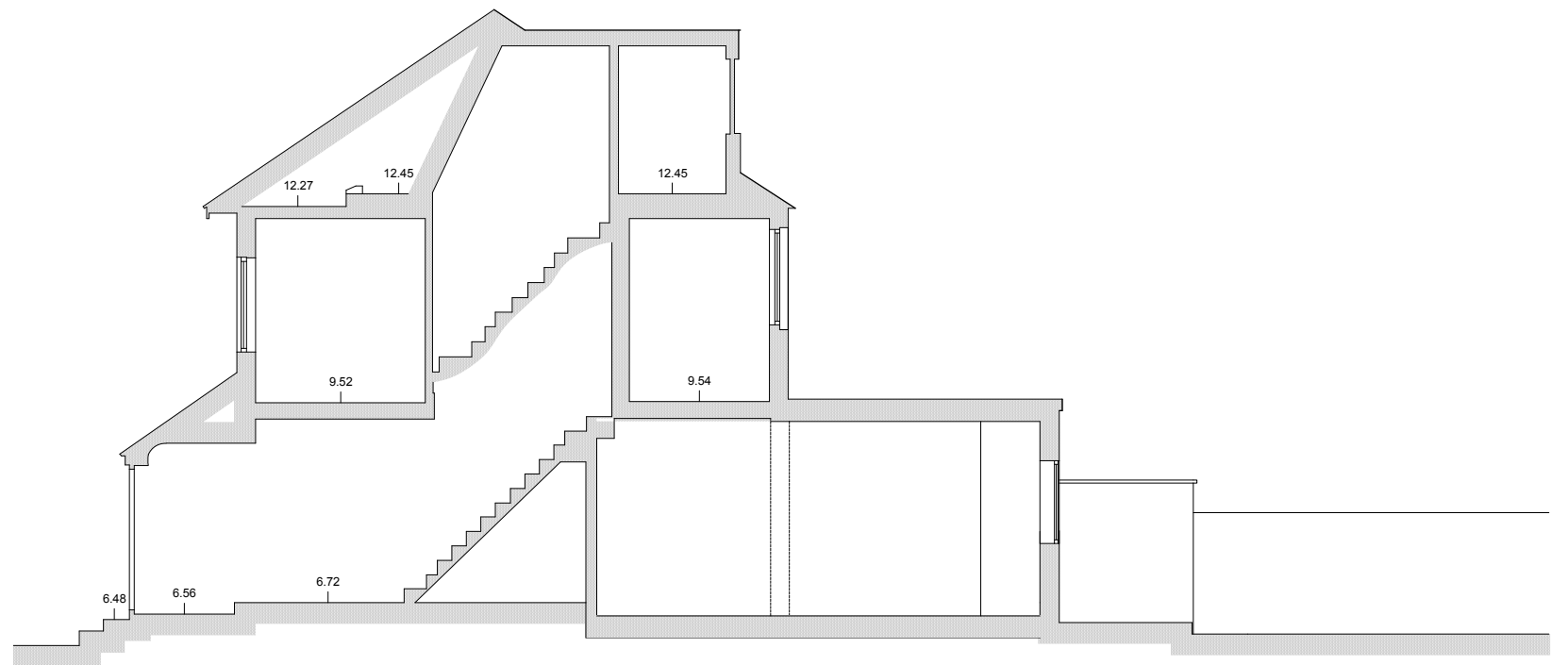
- 9.1 It is considered that the addition of a canopy projecting at roof level and the repositioning of a roof light would not detract from the character of the host property or the surrounding area and would not have an unacceptable impact on the amenities of the neighbouring properties. The proposed development is therefore in alignment with the goals of Policies 7.4 and 7.6 of the London Plan (2016), Policy CP 30 of the Core Strategy (2010), and Policies DMD 6, DMD 8, DMD 11, and DMD 37 of the Development Management Document (2014).



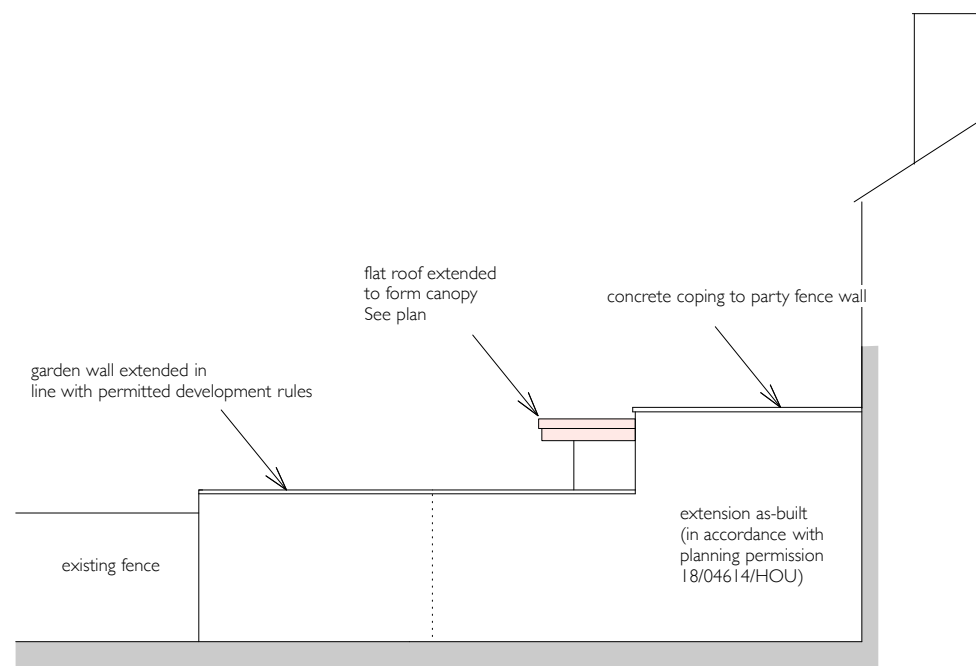
Proposed Alterations  
18 Russell Road, London EN1 4TN  
**Drawing No: RUS/PL/02**  
Elevations  
Scale 1:100 @ A3  
Date: 21.11.2019



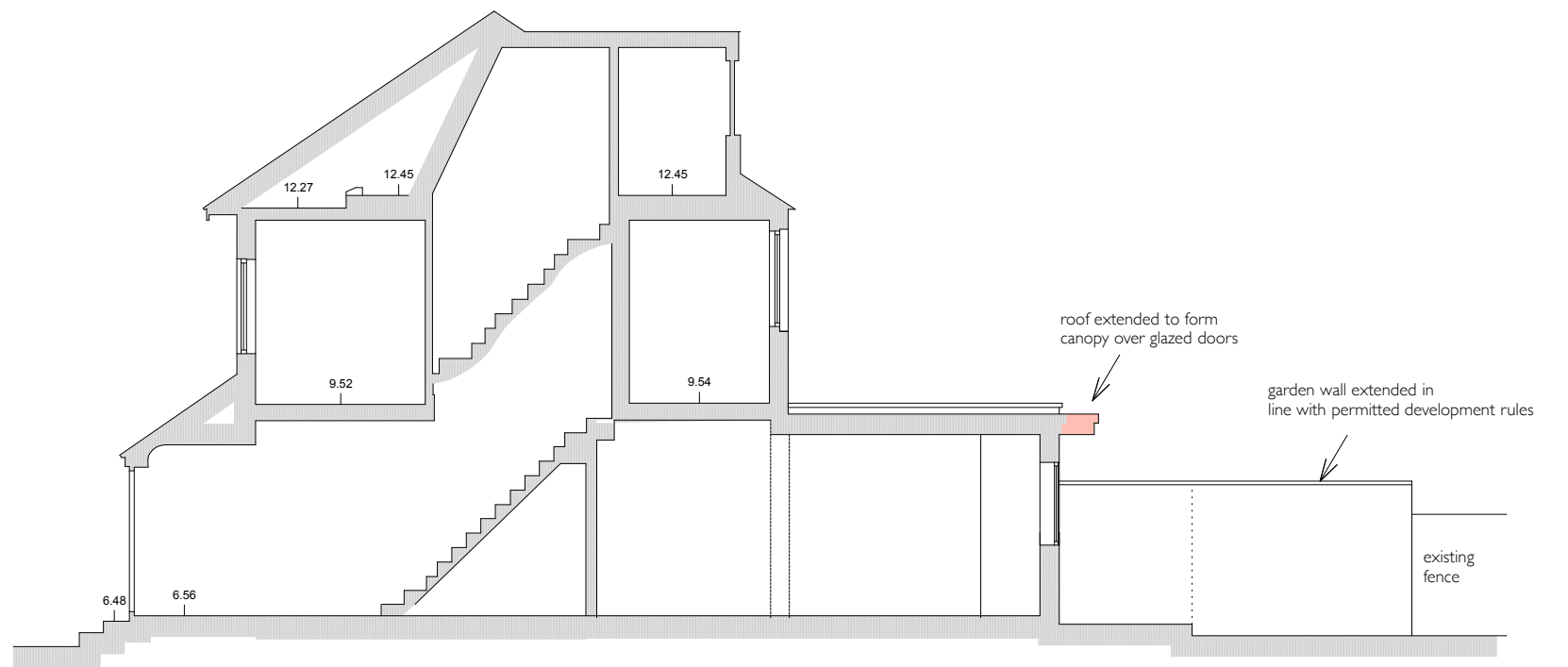
1 Elevation to No.16 As Planning Approval 18/04614/HOU  
 Scale 1:100



2 Section As Planning Approval 18/04614/HOU  
 Scale 1:100



3 Elevation to No.16 As Proposed  
 Scale 1:100



4 Section As Proposed  
 Scale 1:100





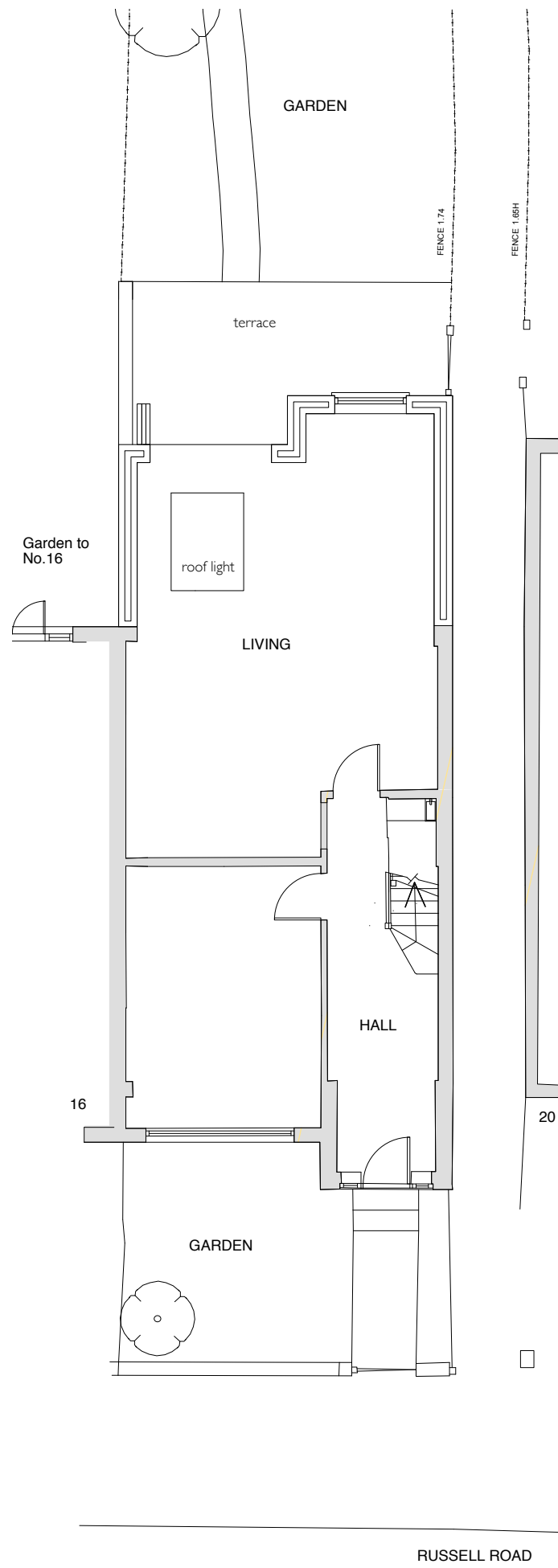
1 Canopy at east side - work in progress



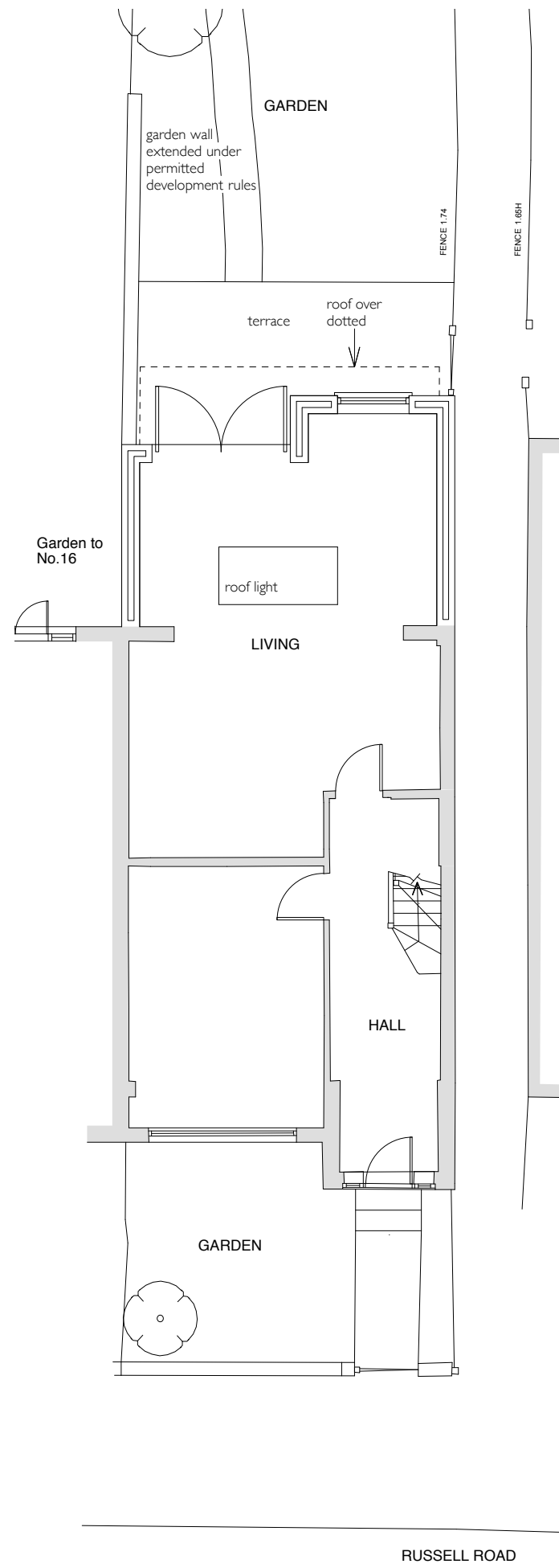
2 Canopy viewed from garden - work in progress



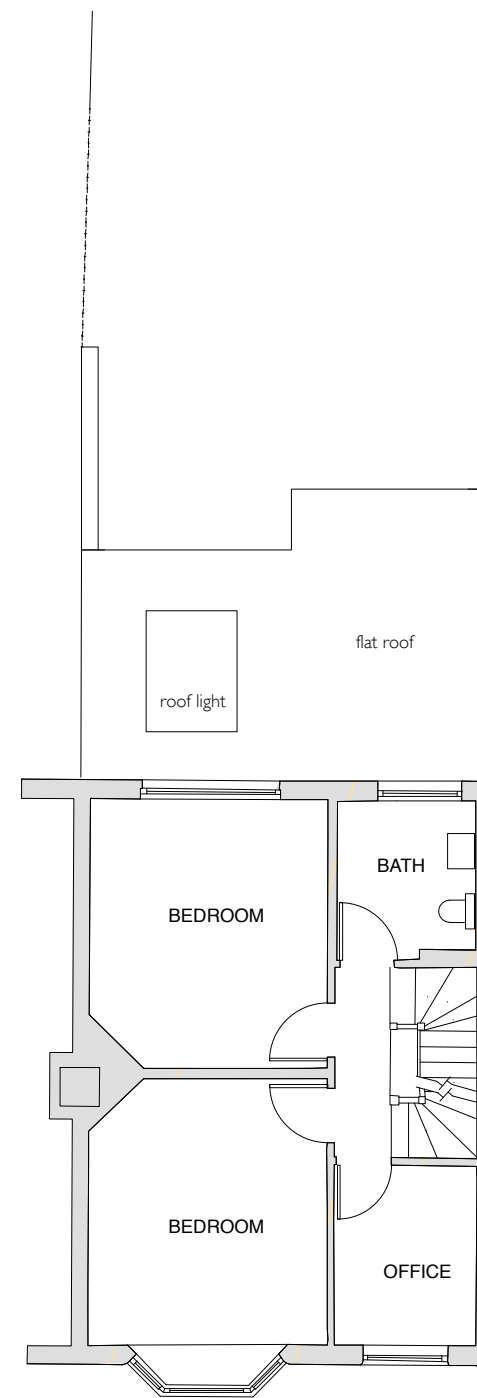
3 Canopy viewed from garden - work in progress



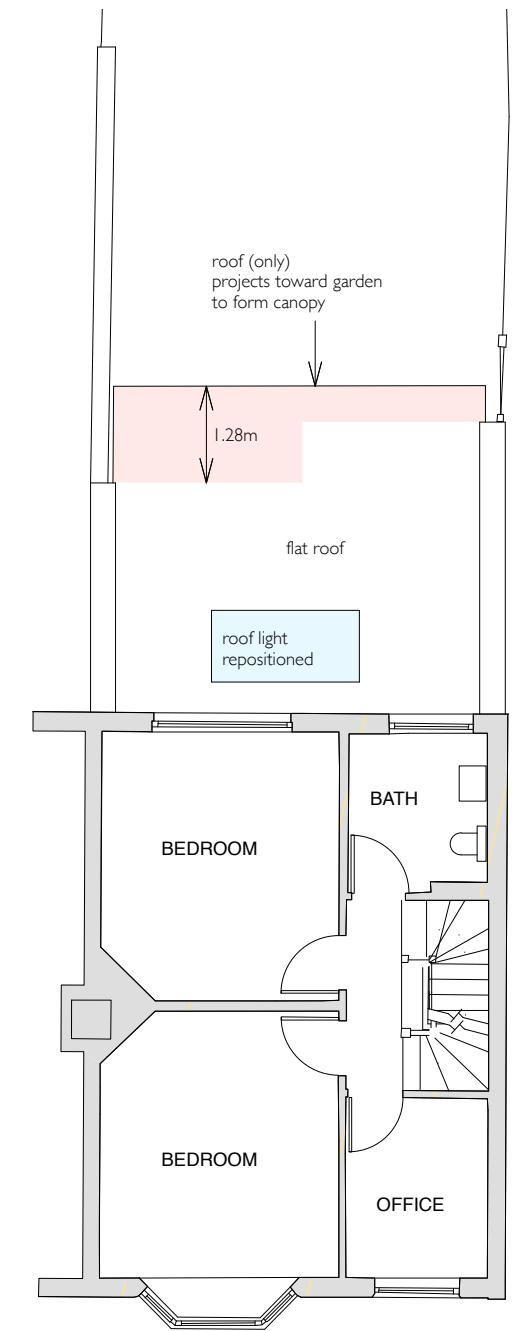
1 Ground Floor Plan As Planning Approval 18/04614/HOU  
Scale 1:100



2 Ground Floor Plan As Proposed  
Scale 1:100



3 First Floor Plan As Planning Approval 18/04614/HOU  
Scale 1:100

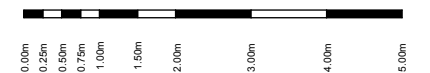


4 First Floor Plan As Proposed  
Scale 1:100



5 Site Location Plan  
Scale 1:1250

SCALE BAR



Proposed Alterations  
18 Russell Road, London EN1 4TN  
Drawing No: **RUS/PL/01**  
Floor Plans  
Scale 1:100 @ A3  
Date: 21.11.2019