

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

**Date :** 23 November 2021

**Report of**  
Head of Planning  
- Vincent Lacovara

**Contact Officer:**  
Andy Higham  
David Gittens  
Rebecca Buckley

**Ward:**  
Grange

**Ref:** 21/03382/HOU

**Category:** Householder Planning  
Application

**LOCATION:** 14 Shirley Road Enfield EN2 6SB

**PROPOSAL:** Single storey rear/side infill extension

**Applicant Name & Address:**

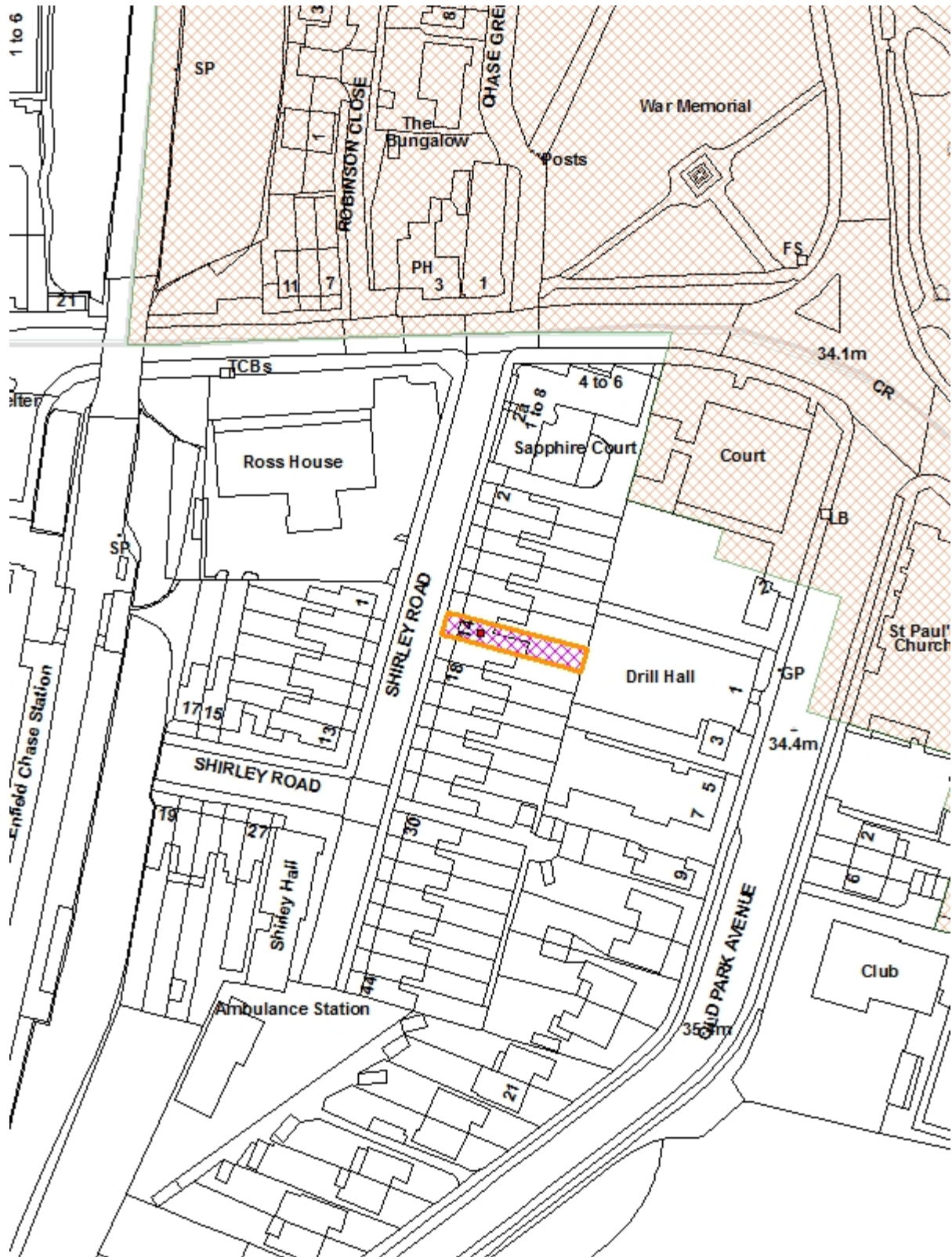
c/o Agent

**Agent Name & Address:**

Eralp Semi  
Easy Forward Planning

**RECOMMENDATION:**

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



**1. Note for Members:**

- 1.1 Although a planning application of this nature could be determined under delegated authority, the application is reported to Planning Committee as the applicant is a Councillor. In accordance with the approved scheme of delegation, applications submitted by Councillors or Officers cannot be determined by Officers under delegated powers, but must be considered and determined by the Committee

**2. Recommendation**

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

1. Time Limited Permission: The development to which this permission relates must be begun no later than three years after the date of this 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:

Location plan  
Existing and Proposed Plans and Elevations – EFP/21023 - 1  
Existing and Proposed Sections – EFP/21023 – 2

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

3. Materials: The external finishing materials shall match those used in the construction of the existing building and/or areas of hard surfacing.

Reason: To ensure a satisfactory appearance.

4. Fenestration: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, 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 on Use of Extension Roofs:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, 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.

### **3 Executive Summary**

- 3.1 This report outlines the material considerations in support of the recommendation to grant permission for the erection of a single storey rear/side infill extension.
- 3.2 The proposed development is considered subservient to the host dwelling and not considered to have an unacceptable impact on the character of the surrounding area, particularly in the presence of similar infill extensions, for example at the adjoining number 12. Further, the proposal does not seek to extend beyond the rear existing rear elevation at ground floor level, rather it is reduced by 2m owing to the demolition of an existing conservatory.
- 3.3 The siting of the development, adjacent to the adjoining property at number 12, where there is an existing and larger side and rear extension is not considered to have an unacceptable impact on the neighbouring amenity.
- 3.4 It is considered that the proposal satisfies the relevant planning policies and is acceptable subject to the aforementioned conditions.

### **4 Site and Surroundings**

- 4.1 The subject site contains a two-storey mid-terrace dwellinghouse, positioned on the east side of Shirley Road. The road slopes gently from south to north toward the junction with Windmill Hill.
- 4.2 Immediately, the subject property is located within a well-established residential area. Further, there are mixed uses, for example business services and retail, as well as Enfield Chase Station along Windmill Hill.
- 4.3 The subject property benefits from a conservatory which is 2m in depth, as well as small dormers within both the rear and front roof planes.
- 4.4 It is observed that a number of properties along Shirley Road have benefitted from alterations and extensions. Significantly for this application, the adjoining number 16 benefits from a rear extension of approximately 1.7m in depth and 4m in height, whilst number 12 benefits from a side extension, as well as a rear extension of approximately 4.6m (please see image 1).
- 4.5 The site is not located within a conservation area, nor does it contain a listed building.



Image 1: Rear building line of relevant section of Shirley Road.

Source: Blomweb Viewer 2021

## 5 Proposal

- 5.1 The proposal seeks to construct a single storey infill side extension on the north flank of the property. It will not include fenestration on the side but will include three rooflights. The proposal also includes the removal of the existing conservatory, which will not be replaced, and, the introduction of folding patio doors in the original rear elevation.

## 6 Relevant Planning History

### Subject site

- 6.1 None

### Neighbouring sites

- 6.2 42 Shirley Road (Ref: 18/04629/HOU)  
Single storey rear/side extension, rear dormer with front rooflights and front porch reinstatement. Granted with conditions 17.05.2019
- 6.3 17 Shirley Road (Ref: 18/04305/HOU)  
Part single, part 2-storey rear extension. Granted with conditions 15.01.2019

## 7 Consultations

### 7.1 Internal

None necessary

## 7.2 Public

Number notified	4
Consultation start date	16.09.2021
Consultation end date	10.10.2021
Representations made	0
Objections	0
Other/support comments	0

## 8. **Relevant Policies**

### London Plan (2021)

- D 3 Optimising Site Capacity Through the Design-led Approach
- D 4 Delivering Good Design

### Enfield Core Strategy (2010)

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

### Enfield Development Management Document (2014)

- DMD 6 Residential Character
- DMD 8 General Standards for New Residential Development
- DMD 11 Rear Extensions
- DMD 14 Side Extensions
- DMD 37 Achieving High Quality and Design-Led Development

### Other relevant documents

- National Planning Policy Framework (2021)
- National Planning Practice Guidance

## 9 **Analysis**

### 9.1 Design

- 9.1.1 Policies D3 and D4 of the London Plan, policy CP30 of Enfield's Core Strategy and policies DMD6, DMD8 and DMD37 of the Council's Development Management Document all require proposals to be of high-quality design, having regard for their context and surroundings. Attention must be paid to the layout, orientation, scale, appearance and shape of the development, with due regard to existing and emerging street hierarchy, building types, forms and proportions.
- 9.1.2 Policy DMD14 of the Council's Development Management Document seeks to ensure that side extensions maintain a direct relationship with the established building line, and character of the area. The policy has a strong position on side extensions visible from the highway, seeking to prevent the appearance of a continuous façade or 'terracing effect'. Finally, proposals should retain an adequate quantum of amenity space.
- 9.1.3 Proposals for side extensions along outriggers are not uncommon for those seeking to increase the size of existing living arrangements, particularly in

denser sub-urban areas. Similarly, this application would result in the extension of the kitchen area to form an open plan kitchen/dining room. In principle, appropriate optimisation of site capacity is supported by policy.

- 9.1.4 As indicated in paragraph 1.4 of this report, during analysis of the application, similar side extensions and other additions and alterations are noted along Shirley Road. In this respect extensions are considered to be an emerging pattern of development.
- 9.1.5 The single storey side extension will project along the outrigger of the subject property resulting in an infill extension to the boundary with number 12. The development is proposed to be 2.8m in height to the eaves and 3.1m to the pitch. Whilst 'Side Extension' policy DMD14 does not provide numerical guidance on heights, it is noted that policy DMD11, which relates to rear residential extensions suggests development should not exceed beyond 3m to the eaves and 4m to the pitch. Therefore, the proposed extension is not considered to be unacceptable in terms of its bulk and mass, and when combined with the removal of the existing conservatory, will result in a net GIA increase of 9m<sup>2</sup> only. It is also observed the development would retain adequate amenity space of approximately 57m<sup>2</sup>.
- 9.1.6 It is acknowledged the extension would project to the boundary with number 12, however, naturally it would not be visible from the highway, owing to its position at the rear of the property, and therefore on balance, concerns regarding the appearance of a continuous façade are reduced.
- 9.1.7 Constructed with materials matching the main dwellinghouse, the side extension would include three modest rooflights, positioned uniformly within the pitched roof. The rooflights are not considered to be unacceptable.
- 9.1.8 The folding patio doors, which will be introduced to the original rear elevation of the property following the demolition of the conservatory, are not considered to be at odds with the character of the area, particularly as similar examples may be observed at numbers 2, 4, 18 and 30 Shirley Road. Notwithstanding, the visual impact of the glazing of the existing conservatory.
- 9.1.9 The proposal also includes the removal of two internal chimney breasts and the introduction of a patio at 0.15m in height. Whilst neither of these elements are considered to be development requiring permission, they are noted within the report.

## 9.2 Neighbouring Amenity

- 9.2.1 Policy D3 of the London Plan asserts that decision makers should consider appropriate outlook, privacy and amenity (D3(d7)) with regard to development proposals.
- 9.2.2 Policies DMD 8, DMD11 and DMD14 of the Council's Development Management Document require that proposed development causes no adverse impact on the amenities of the original building and its neighbouring properties. In particular, policy DMD8 requires new development to preserve amenity in terms of daylight, sunlight, outlook, privacy, overlooking, noise and disturbance.

- 9.2.3 The properties most impacted by the proposal are numbers 12 and 16 Shirley Road.
- 9.2.4 Having regard to number 12, the adjoining neighbour itself benefits from a side/rear extension. The extension is comprised of plastic materials and glass and it is observed that it is essentially visually impervious and internally would benefit from limited sunlight and daylight (see images a, b, c and d in the appendix).

*Demolition of the conservatory and impact on number 12*

- 9.2.5 Should the proposal within this application be implemented, the rear extension at number 12 would extend 4.6m, rather than 2.6m, beyond the most rearward elevation of the subject property, owing to the removal of the conservatory. It is observed that in terms of the impact on neighbouring amenity this would be an improvement, notwithstanding the current situation at number 12, whereby the quantum of development is higher and the rear gardens, facing east. In this respect, the current arrangement is observed to have more of an impact on number 12 than the proposed.

*Side extension and impact on number 12*

- 9.2.6 The side extension at number 12 extends to between approximately 0.2m and 0m of the boundary with the subject property. It begins approximately 1.2m from the base of the outrigger, where there is a window (see image d in the appendix). It is acknowledged that the introduction of a side extension at the subject property will have an impact. However, the window at number 12 is already impacted by its own side extension and the implementation of the proposal, which is observed as modest in height and having no windows on the flank elevation, would not worsen the current situation and therefore not considered unacceptable.

*Overall impact on number 16*

- 9.2.7 The demolition of the conservatory at the subject property would result in the rear elevation of number 16 projecting 1.7m beyond the rear elevation of the subject property. Furthermore, as the proposed side extension would be constructed on the opposite side to number 16, the proposal as a whole would not be considered to have an unacceptable impact on the neighbouring amenity of number 16.

## **10 Public Sector Equalities Duty**

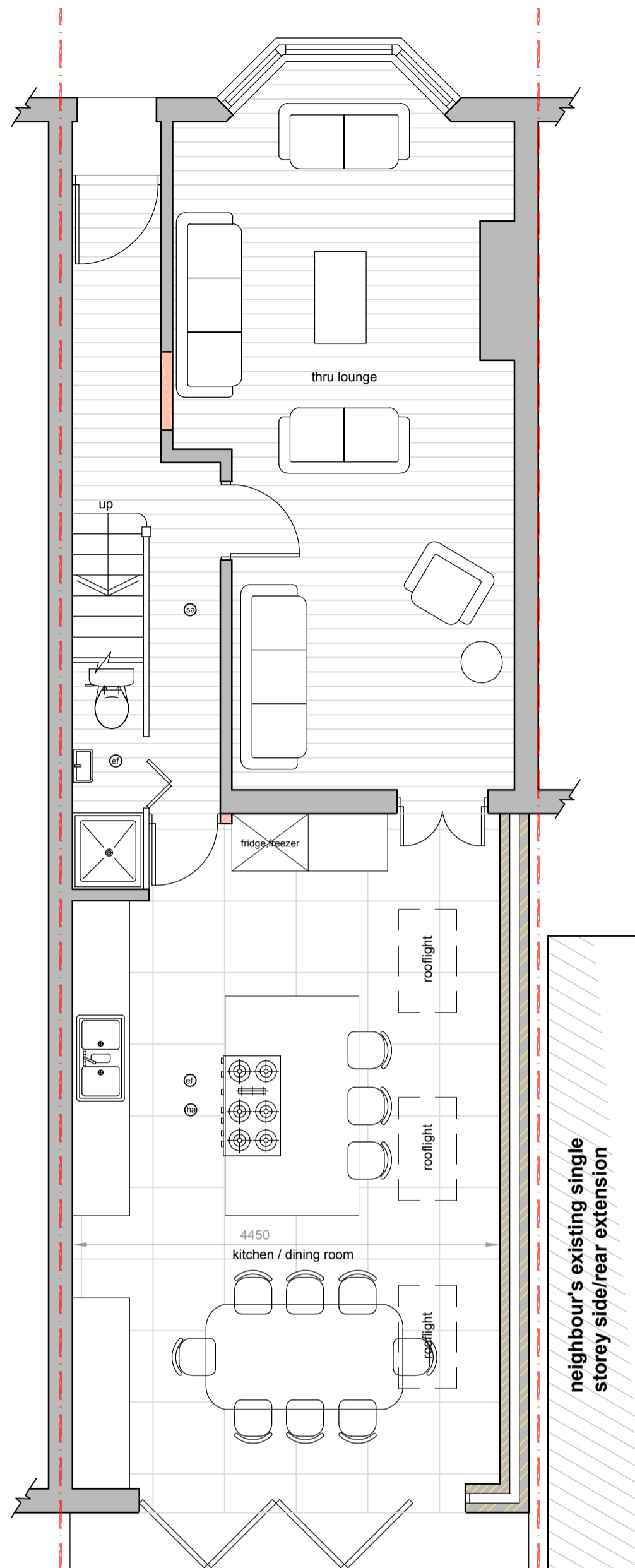
- 10.1 Under the Public Sector Equalities Duty, an equalities impact assessment has been undertaken. It is considered the proposal would not disadvantage people who share one of the different nine protected characteristics as defined by the Equality Act 2010 compared to those who do not have those characteristics.

## **11. Conclusion**

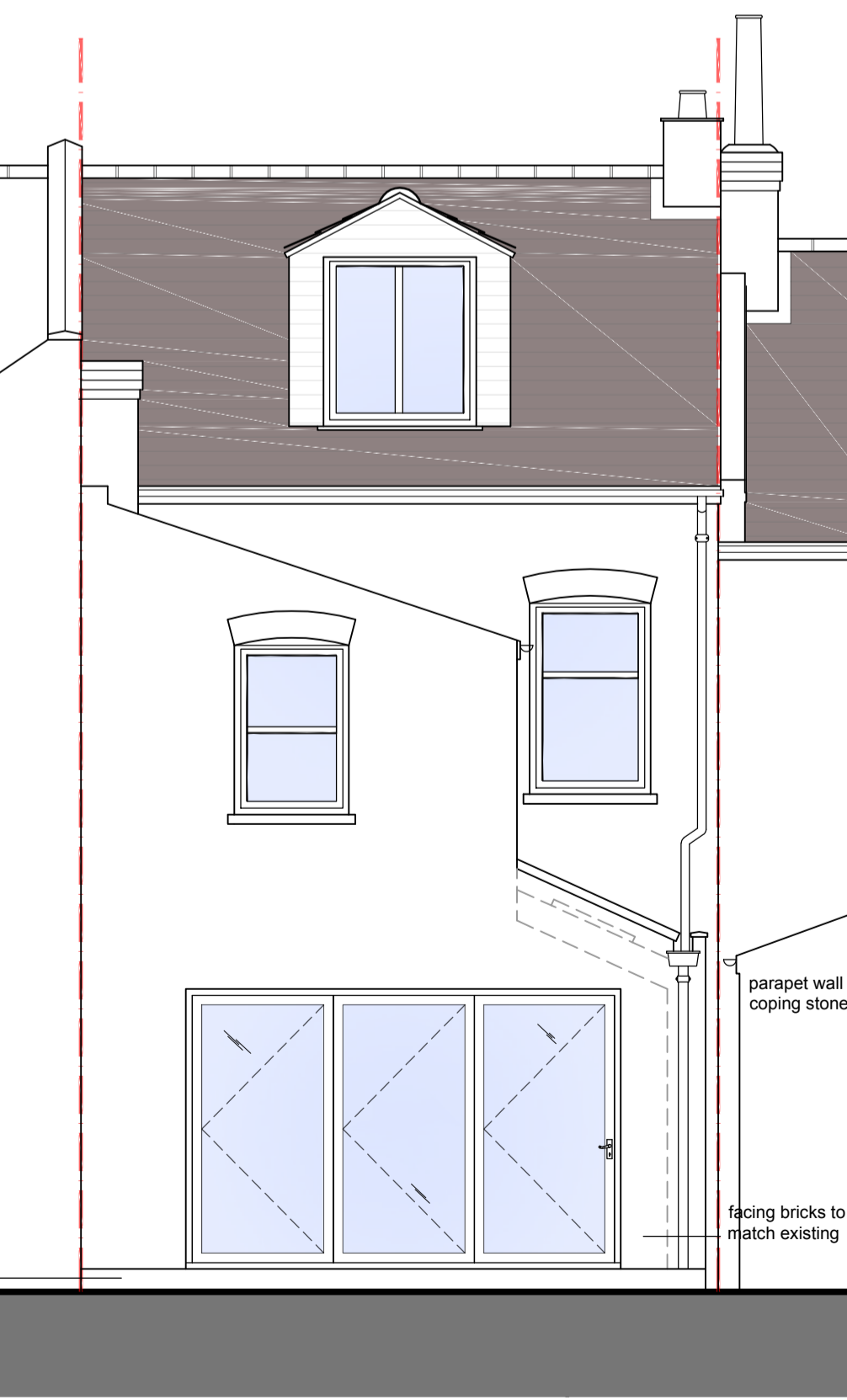
- 11.1 Having regard to the above assessment, the proposed development will not have an unacceptable impact on the existing character of the area and the neighbouring amenity. The proposal therefore accords with London Plan (2021) policies D3 and D4, Core Policy 30 of the Council's Core Strategy (2010), and,



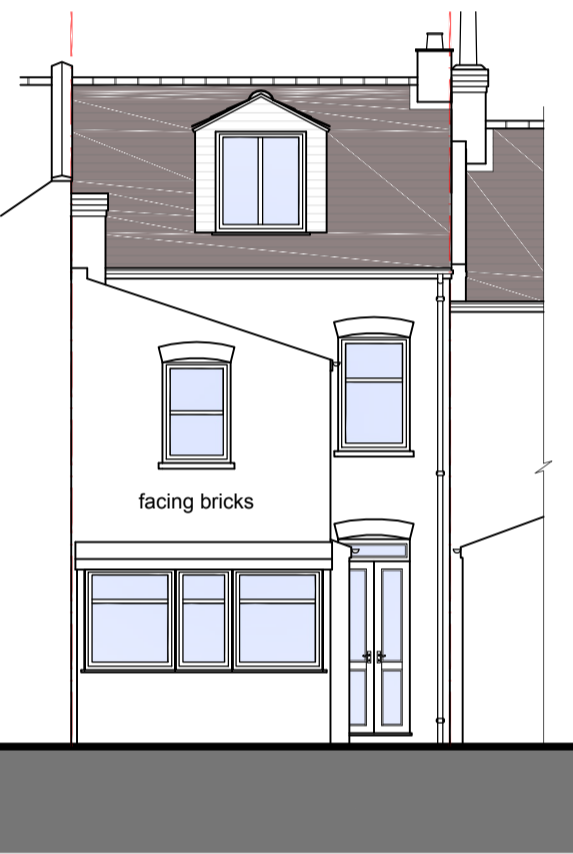
policies DMD6, DMD8, DMD11, DMD14 and DMD37 of the Council's Development Management Document (2014).



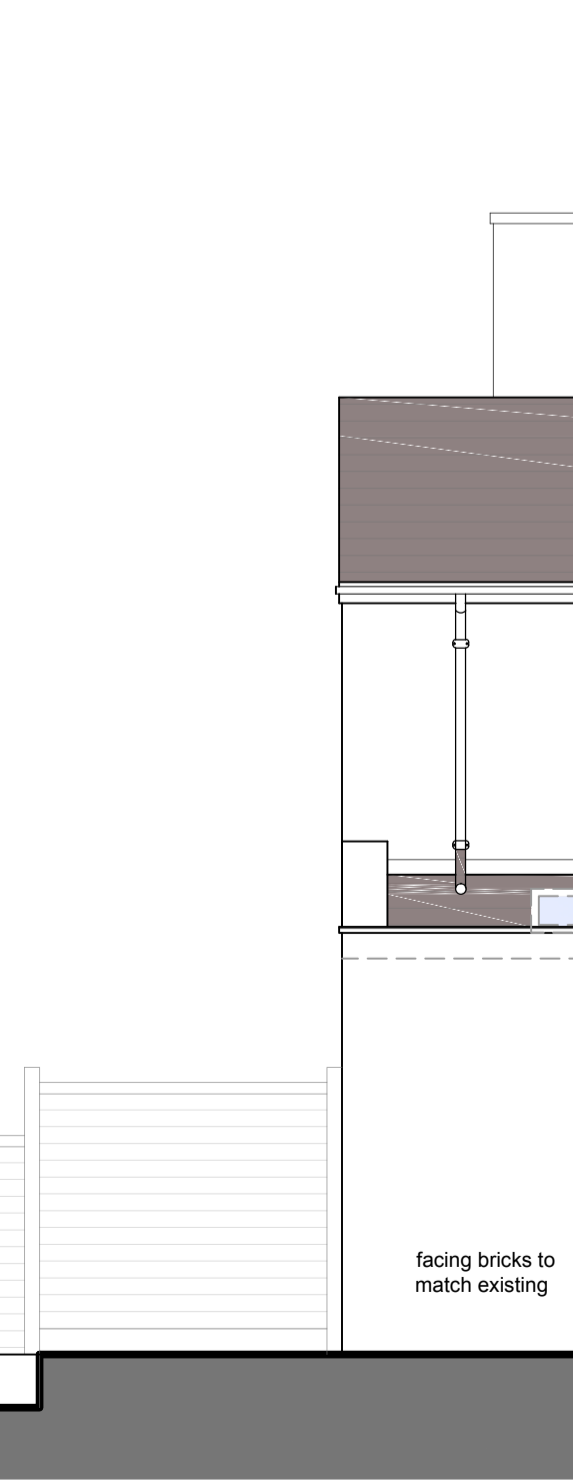
Existing Ground Floor Plan



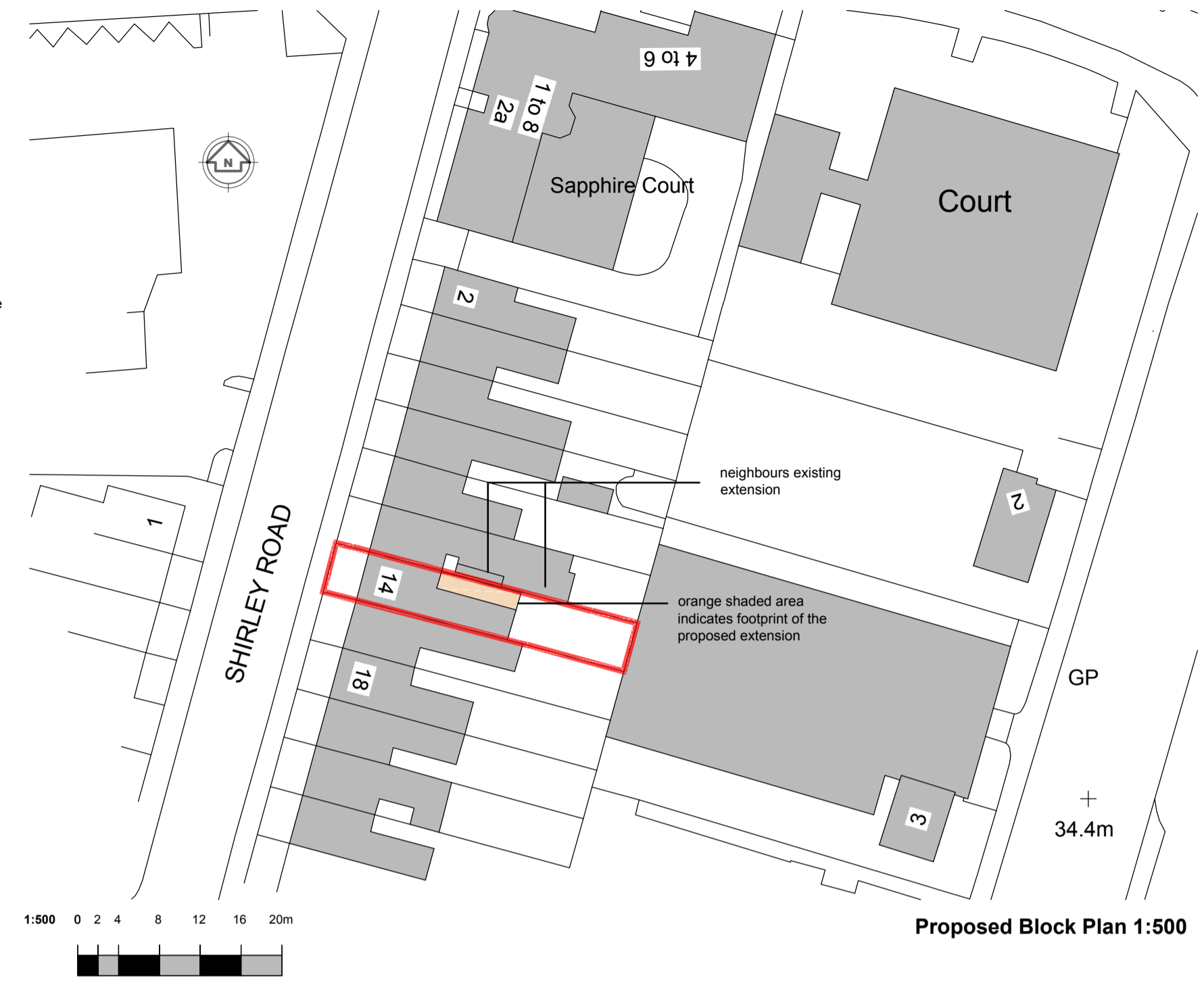
Proposed Ground Floor Plan



Existing Rear Elevation 1:100



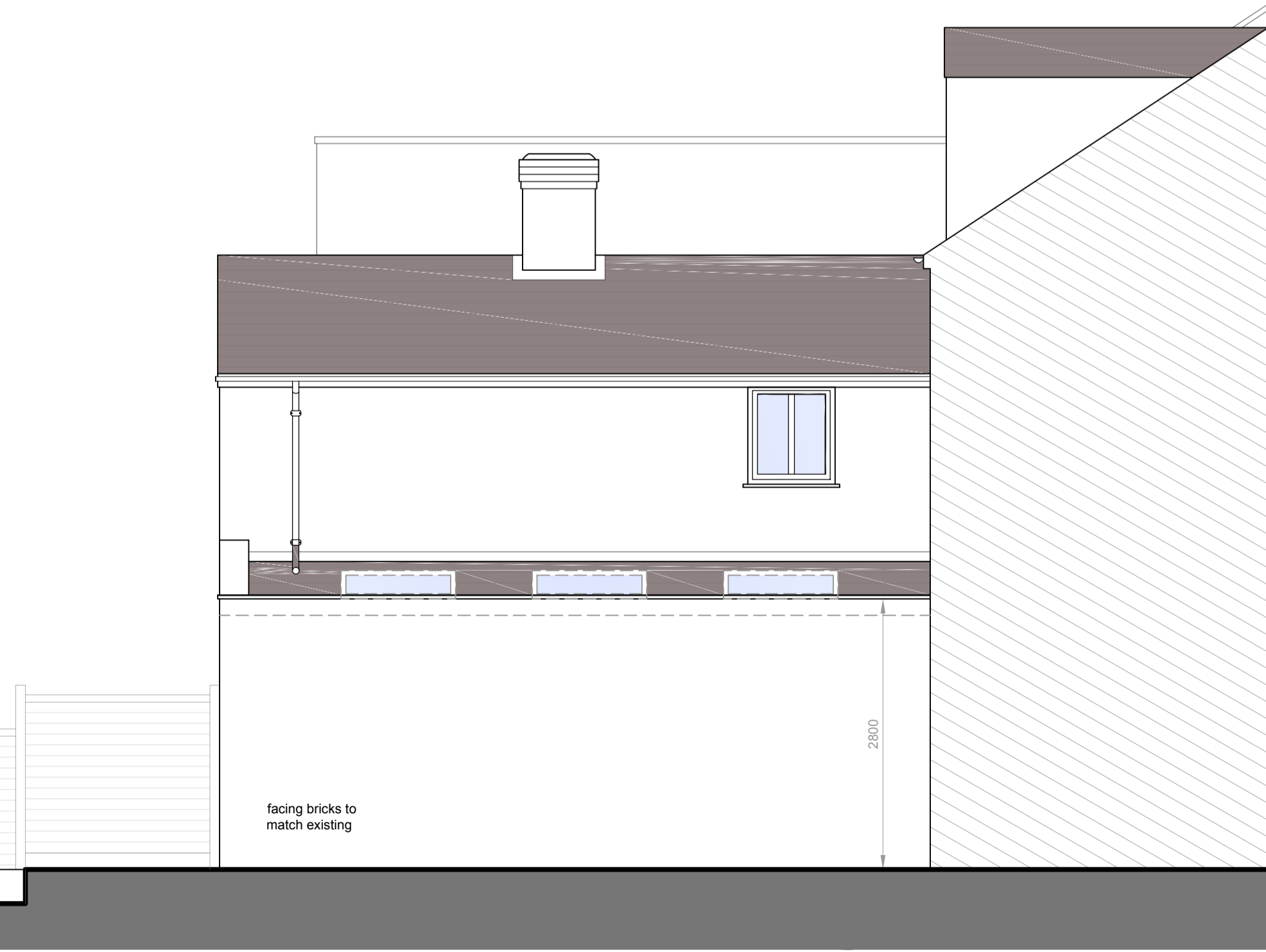
Proposed Rear Elevation 1:50



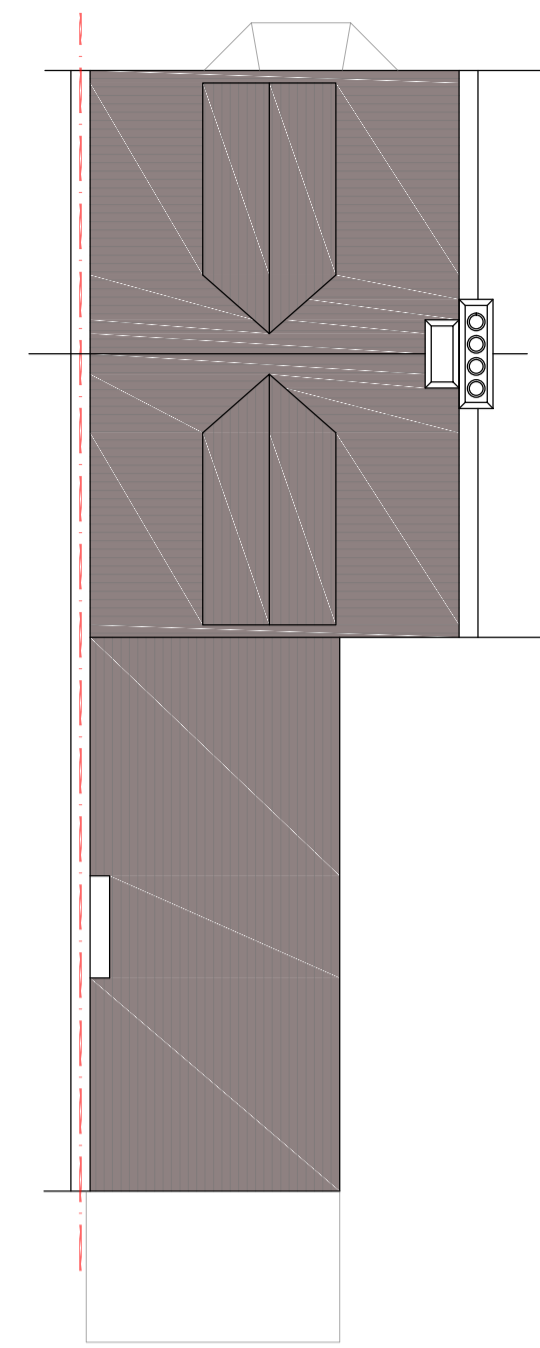
Proposed Block Plan 1:500



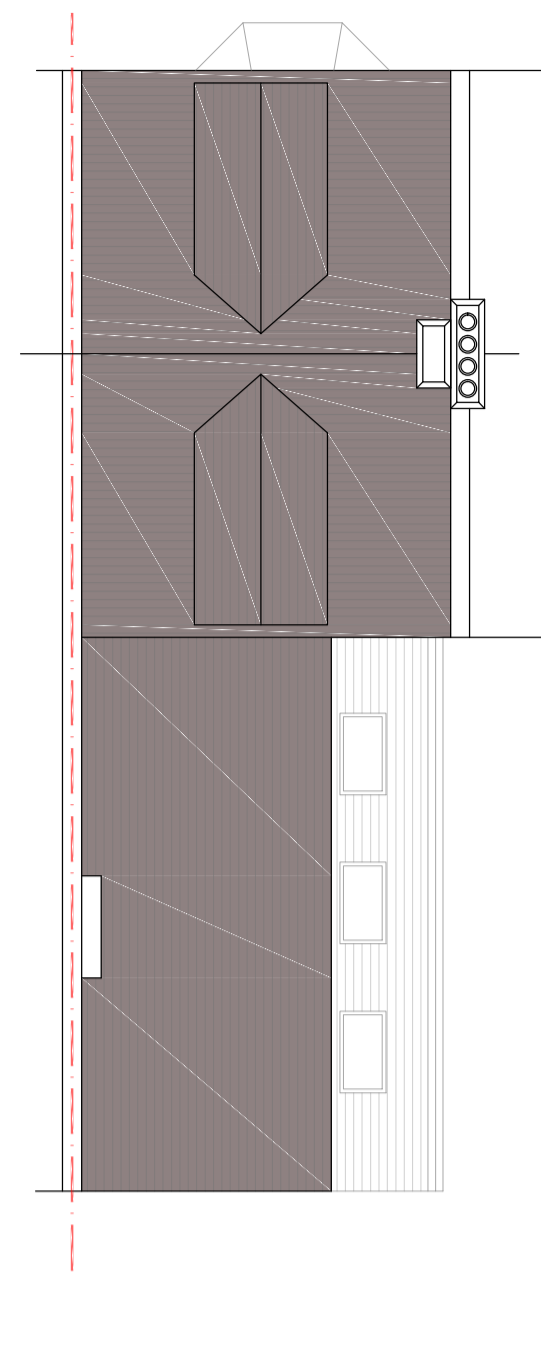
Existing Side (Northern) Elevation 1:100



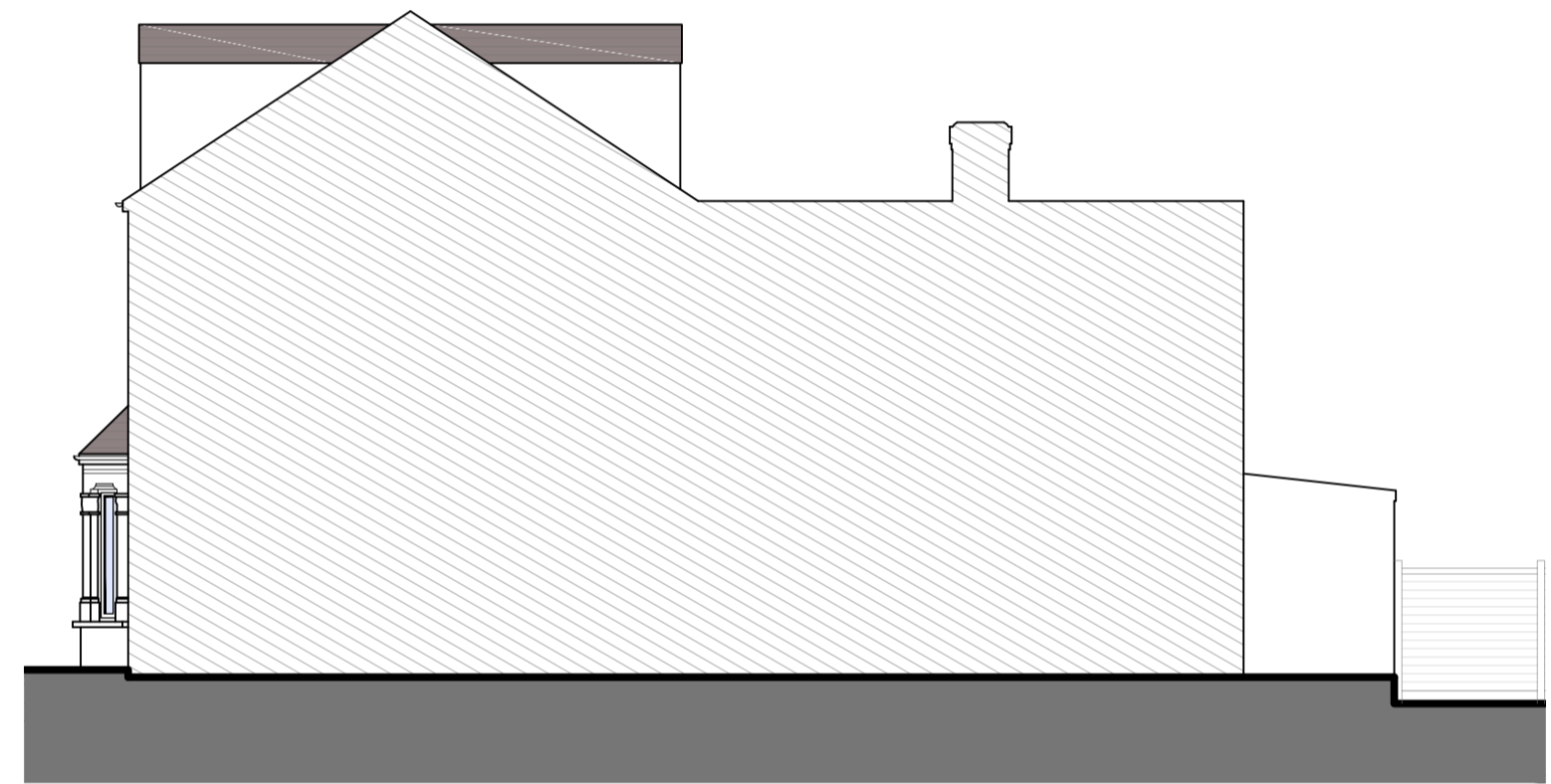
Proposed Side (Northern) Elevation 1:50



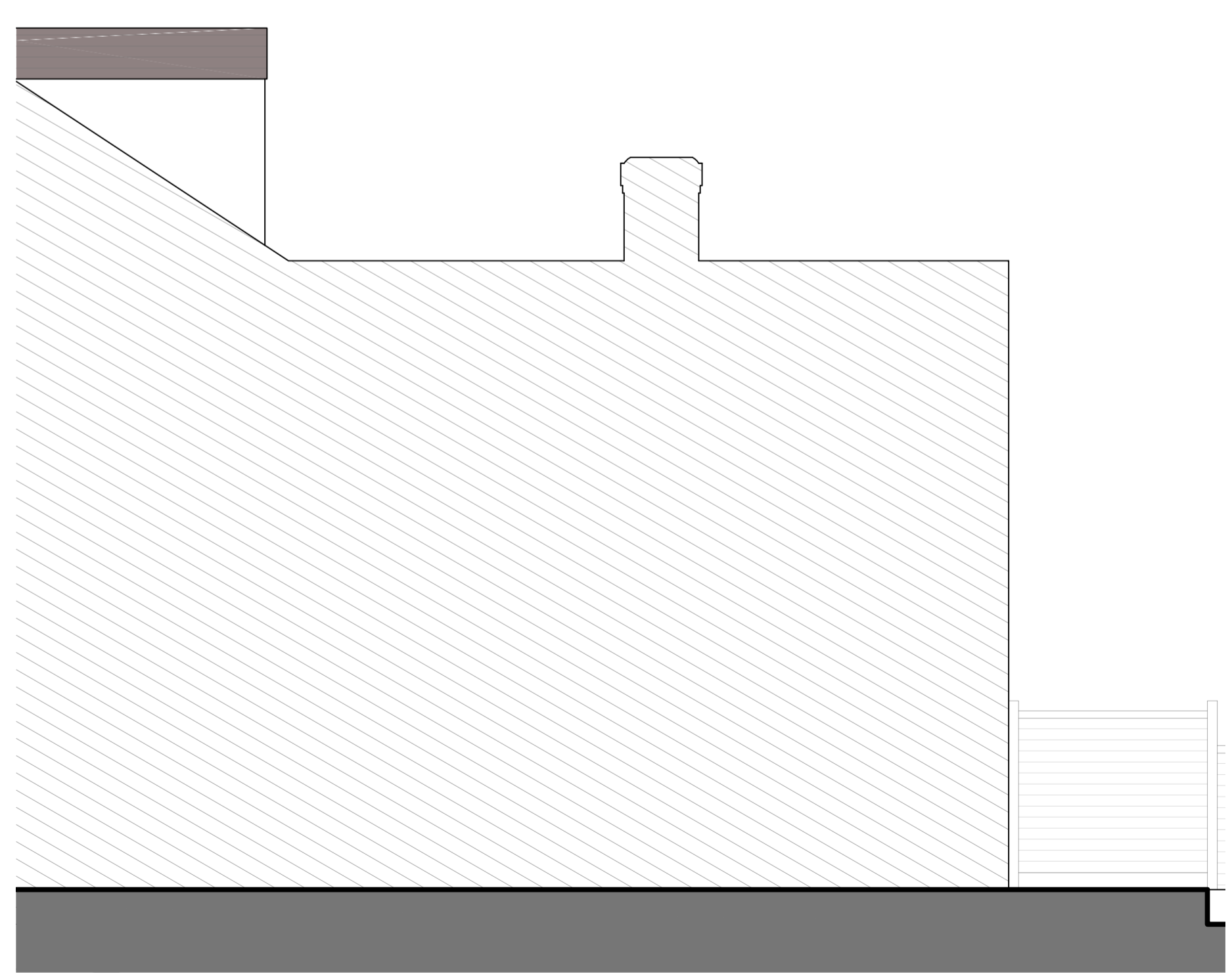
Existing Roof Plan



Proposed Roof Plan



Existing Side (Southern) Elevation 1:100



Proposed Side (Southern) Elevation 1:50

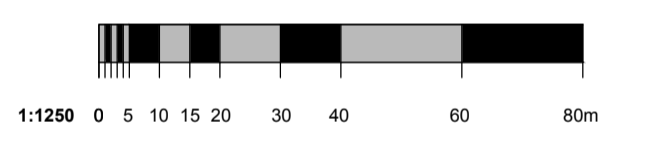
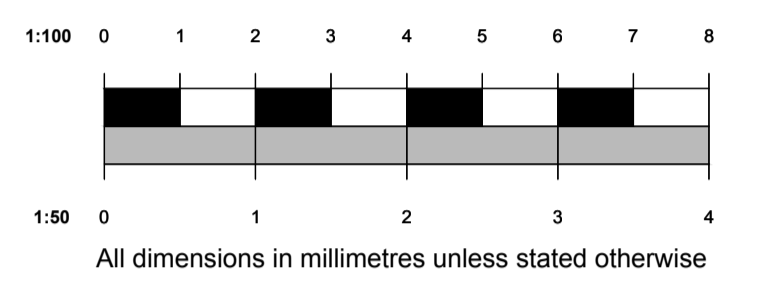


Existing Site Plan 1:1250

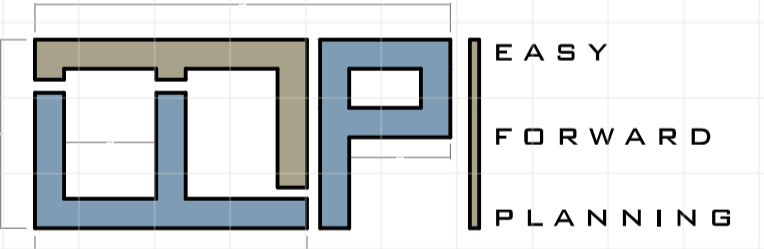
**General Notes:**

1. Dimensions should not be scaled from the drawings where accuracy is essential.
2. Details dimensions and levels to be checked on site by builder prior to commencement of works. Any works commenced prior to all necessary local authority approvals are entirely at the risk of the owner & builder.
3. Structural details are subject to exposure of existing construction and verification by L.A Surveyor and any necessary revised details are to be agreed with the L.A Surveyor prior to carrying out the affected works.
4. All materials are to be used in accordance with the manufacturers' guidelines and all relevant British Standards Codes of Practice & Regulation 7 of Building Regs.
5. All works are to be carried out in accordance with Local Authority requirements.
6. The intended works fall within the Party Wall Act 1996 and any adjoining owners affected must be notified prior to commencement of any works.

When printing off pdf drawings, it is the responsibility of the user to verify that the resulting prints are to scale on the appropriate sized sheet. Also the scale bar on the plan measure correctly.



rev.	description	date	chkd.
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t: 07787744404 e: efplanning@outlook.com

client: Mr & Mrs Caliskan

address:  
14 Shirley Road  
London  
EN2 6SB

drawing title:  
Existing - Proposed Rear, Side Elevations,  
Ground Floor Plans.

project:  
Erection of a single storey side infill  
extension.

drawn: Eralp Semi chkd: sch:

status: Planning date: July 2021

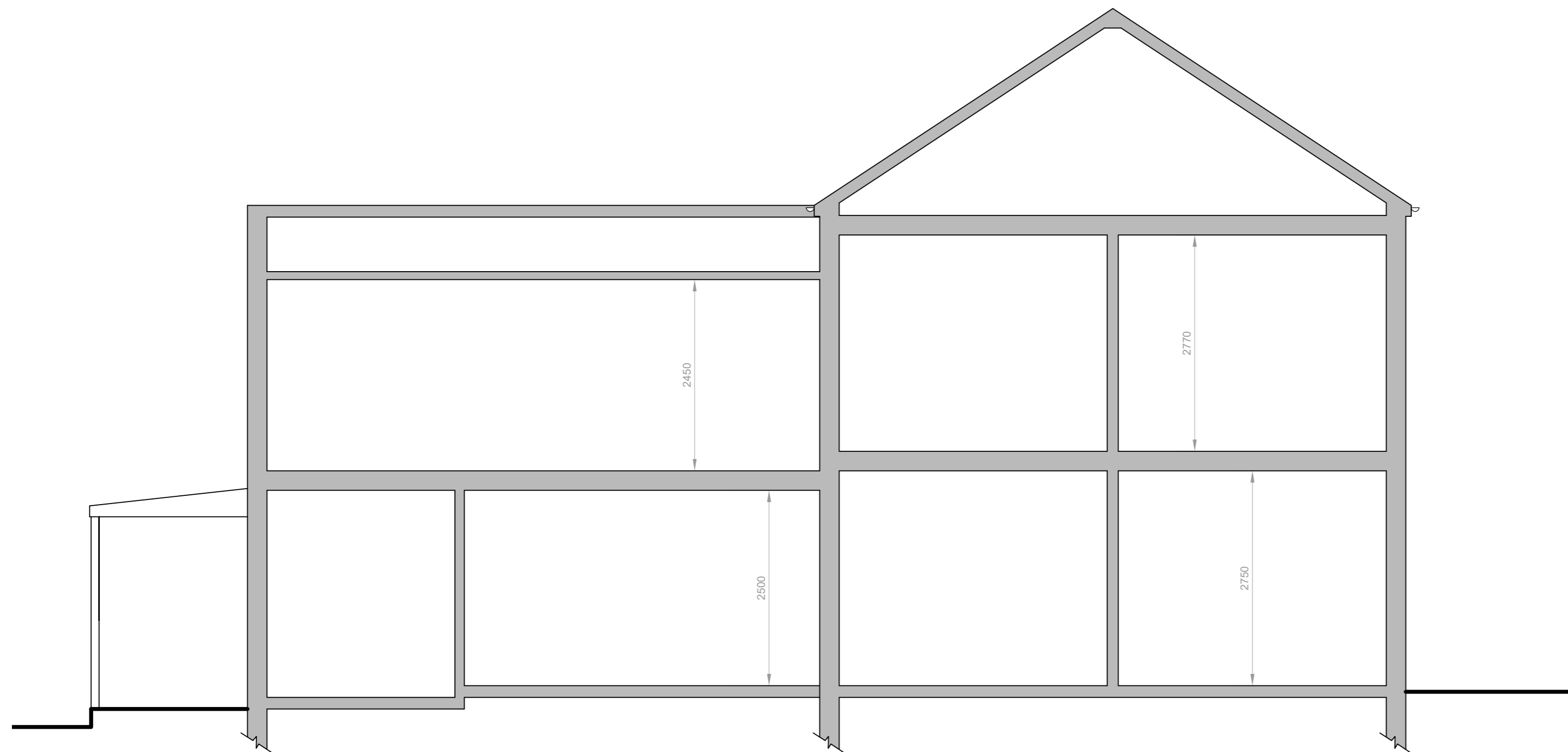
project no: EFP/21023 - 1

scale: 1:50, 1:100 at A1 rev date:

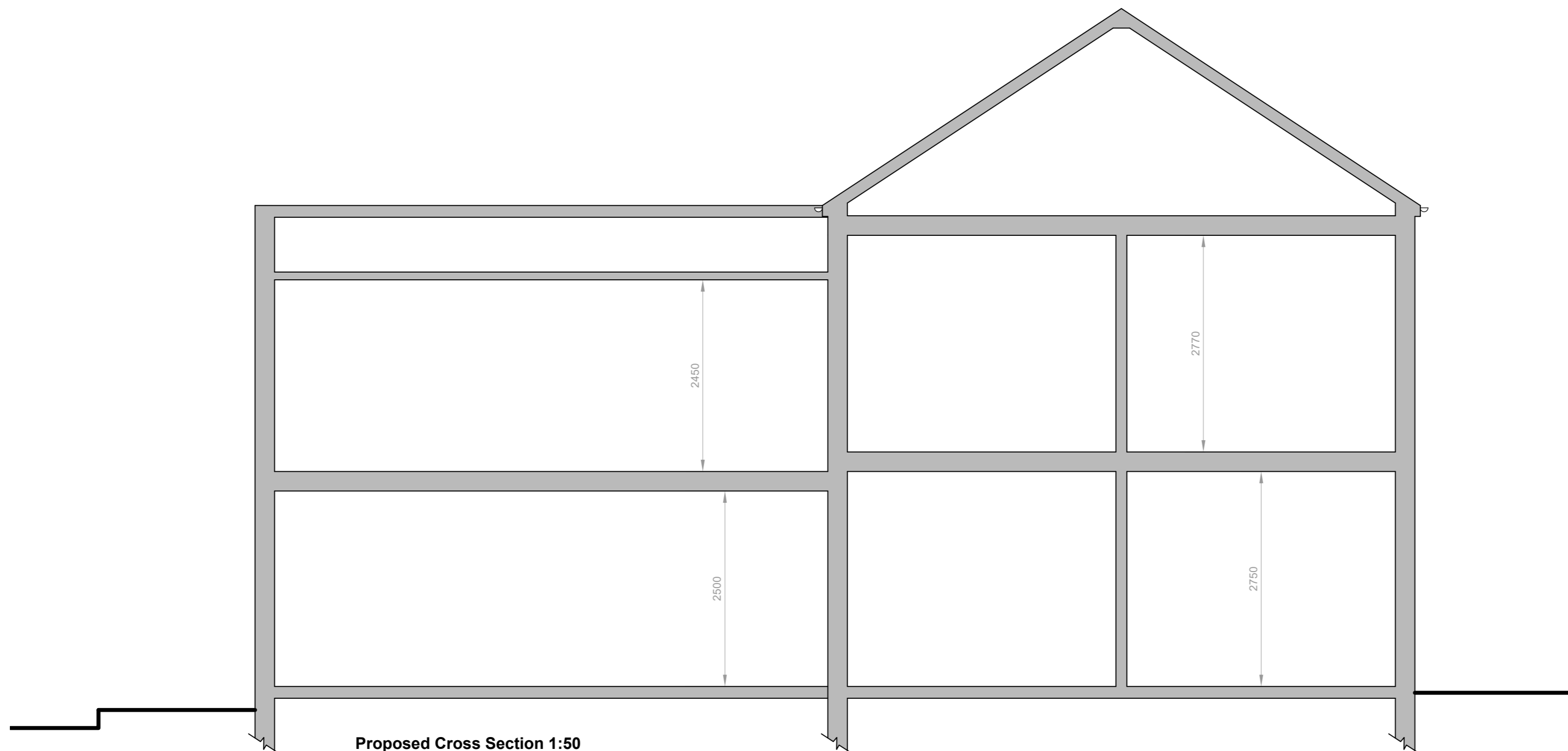
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Existing Cross Section 1:50



Proposed Cross Section 1:50

rev.	description	date	chkd.
t: 07787744404		e: efplanning@outlook.com	

client: Mr & Mrs Caliskan

address:

14 Shirley Road  
London  
EN2 6SB

drawing title:

Existing and Proposed Cross Sections.

project:

Erection of a single storey side infill extension.

drawn: Eralp Semi chkd: sch:

status: Planning date: July 2021

project no: EFP/21023 - 2

scale: 1:50 at A2 rev no:

# H. M. LAND REGISTRY GENERAL MAP

GREATER LONDON

MIDDLESEX

SHEET

VII. 3.

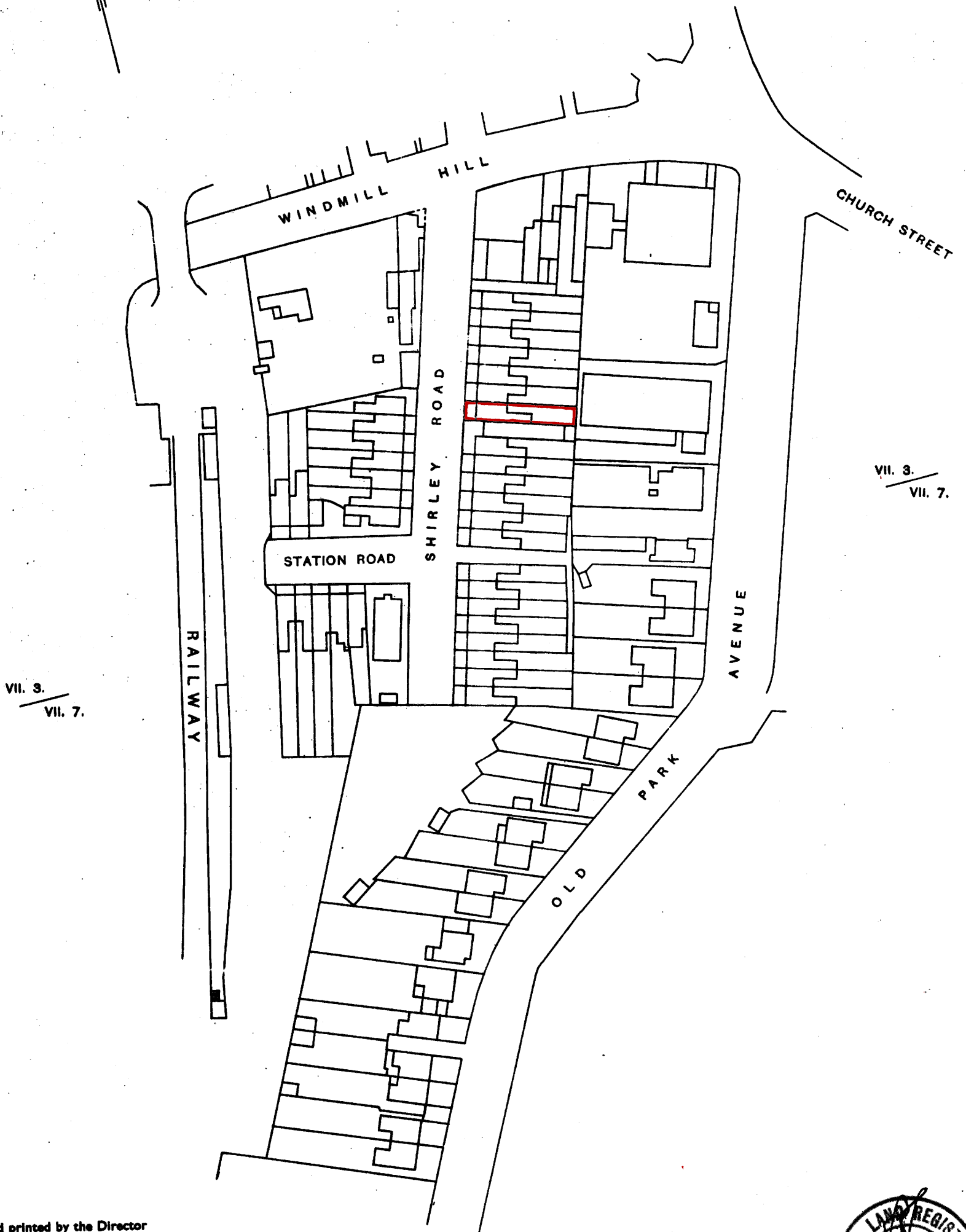
SECTION

BU

Scale 1/1250 Enlarged from 1/2500



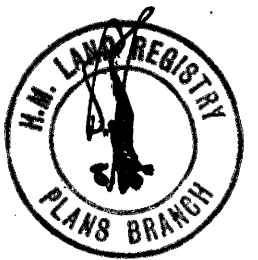
~~ENFIELD PARISH~~  
BOROUGH OF ENFIELD



VII. 3.  
VII. 7.

VII. 3.  
VII. 7.

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