

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 22 February 2022

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

Contact Officer:
Andy Higham
David Gittens
Fidel Miller

Ward:
Cockfosters

Ref: 21/01676/FUL

Category: Full Planning Application

LOCATION: Land to the rear of 18 Waggon Road, Hadley Wood, Barnet, EN4 0HL

PROPOSAL: Erection of a detached 2-storey dwelling at rear incorporating accommodation in roof space together with new access road, associated parking and landscaping.

Applicant Name & Address:

Mr Mo Abbassi
18 Waggon Road
Barnet
EN4 0HL

Agent Name & Address:

Mr Owen Argent
Argent Architects
Penally
Tenby
SA70 7PU

RECOMMENDATION:

1. That the Head of Development Management be authorised to GRANT planning permission subject to conditions
2. That the Head of Development Management be authorised to make any alterations, additions or deletions to the recommended conditions as set out in this report

Ref: 21/01676/FUL **LOCATION: Land To The Rear Of 18 Wagon Road, Hadley Wood, Barnet, EN4 0HL**



1. Note for Members

- 1.1 Although this application is categorised as a minor planning application and could be determined under delegated authority, it is reported to Planning Committee in light of the level of local interest and the fact that an application for similar development on this site was determined at Planning Committee in August 2021

2. Recommendation:

- 2.1 That the Head of Development Management be authorised to GRANT planning permission subject to the following planning conditions:

1. Time Limited Permission
2. Approved Plans
3. Obscure Glazing
4. Replacement Trees
5. Tree Protection
5. Materials
6. Hard Surfacing
7. Biodiversity and Landscaping
8. Energy Statement
9. Vehicle Charging
10. Cycle Parking
11. Refuse
12. Water
13. Energy Performance Certificate
14. Construction Management Plan
15. SuDS

Informatives

1. Refuse
 2. Cycles
 3. Thames Water
- 2.2 It is also requested that authority to finalise the wording of conditions under the above headings, is given to officers to ensure they reflect any issues raised by Planning Committee and / or any reported updates to the meeting.

3.0 Executive Summary:

- 3.1 The report provides an assessment against policy of the proposal comprising the erection of a new detached dwelling. The host property contains an existing dwelling with a large rear garden.

- 3.2 Surrounding development contains a diverse set of residential development in terms of design, scale, and age, but generally could be described as larger detached dwellings of a traditional style situated in generous residential plots.
- 3.3 As noted in the report below, a very similar development has been proposed previously and refused planning permission. The single reason for refusal related to sustainable drainage. The current proposal has responded to the previous reason for refusal, as well as feedback provided during the course of review of the subject application. The changes are primarily to access, servicing, and sustainable drainage.
- 3.4 The relevant planning history has been taken into consideration in the review of the current development proposal. It is considered that the full planning application satisfies overarching planning policy and is considered to be acceptable subject to pre-commencement and pre-occupation planning conditions applied to the site.

4. Site and Surroundings

- 3.1 The application site contains a two-storey detached dwelling on the south side of Waggon Road. The large rear garden abuts Monken Mead Brooke. The application site is not located within a conservation area nor does it contain a listed building. Designated Green Belt land is to the north of the site, across Waggon Road.
- 3.2 The surrounding area is predominantly residential with detached dwellings situated on large plots.
- 3.3 The site has a PTAL 1a designation, representing very poor access to public transportation services. There is existing vehicle access to Waggon Road.

4. Proposal

- 5.1 Permission is sought for the Erection of a detached 2-storey dwelling at rear incorporating accommodation in roof space together with new access road, associated parking and landscaping.
- 5.2 Planning permission has been previously refused under ref. 20/03673/FUL (see relevant history section below) for the following reason:

01. The proposed development, in the absence of a flood risk assessment and sustainable drainage strategy, fails to demonstrate how proposed measures would manage the risk of flooding from surface water runoff and groundwater flooding, or follow the drainage hierarchy in the London Plan. As such, the proposal is contrary to Policies 5.3 and 5.13 of the London Plan (2016), Policy CP 28 of the Enfield Core Strategy (2010), and Policies DMD 59, DMD 60,

DMD 61, and DMD 62 of the Enfield Development Management Document (2014).

- 5.3 The current proposal seeks to overcome the reason for refusal by supplying new information.

5. Relevant Planning History

- 5.1 The following application references are considered relevant to the proposal (not a complete history).

Application Site – No. 18

- 5.2 18/01591/OUT – Granted with Conditions – 09/10/2019: Principle of sub-division of residential use on site; formation of vehicular access to the rear and landscaping (All other matters Reserved).
- 5.3 19/01147/HOU – Granted with Conditions – 09/01/2020: Part single, part 2-storey rear extension and two storey front extension, alterations to roof to provide habitable room with rear window and rooflights.
- 5.4 20/03271/VAR – Refused – 18/12/2020: Variation of Ref: 19/01147/HOU Condition number 2 to replace the timber cladding with full glazing wall in front and side elevations, alter the roof form of the two storey rear extension and two storey front extension, remove a chimney stack, introduce rooflights, introduce new windows in eastern and western side elevations, and allow alteration to fenestration and internal reconfiguration.
- 5.5 20/03673/FUL – Refused – 01/02/2021: Erection of a detached 2-storey dwelling at rear incorporating accommodation in roof space together with new access road, associated parking and landscaping.
- 5.6 21/00660/VAR – Granted with Conditions – 29/04/2021: Variation of Ref: 19/01147/HOU Condition number 2 to replace the timber cladding with glazing wall in front and side elevations, alter the roof form of the two storey rear extension and two storey front extension, remove a chimney stack, introduce rooflights, introduce new windows in western side elevation, and allow alteration to fenestration and internal reconfiguration.

Nos. 18 -22 Wagon Road

- 5.7 15/04916/FUL – Refused – 22/10/2020: Redevelopment of site and demolition of existing house to provide 4 x 6-bed detached single family dwelling houses with attached garages and rooms in roof, new access road from Waggon Road and associated landscaping. Amended drawings received April 2017

- 5.8 20/00112/REFUSE (APP/Q5300/W/20/3256487) – Appeal Dismissed – 30/03/2021: Appeal of ref 15/04916/FUL above.

No. 32 Waggon Road

- 5.9 18/00646/FUL – Refused – 23/10/2020: Sub-division of site, demolition of the existing property and erection of 3 x 5 bed and 1 x 6 bed detached dwelling houses, including landscaping, parking, new access from Waggon road and four (4) detached vehicle garages.
- 5.10 20/00206/REFUSE (APP/Q5300/W/20/3266015) – Appeal Dismissed – 07/06/2021: Appeal of ref 18/00646/FUL above.

7. Consultations

Internal

- 7.1 Crossover Teams: Noted there is an existing crossover and a tree near to it.
- 7.2 Education: No comments received. Any comment received will be reported at the meeting.
- 7.3 Environmental Health: No objections.
- 7.4 SuDS: Requested a SuDS-related condition be added to any grant of planning permission, which has been included below.
- 7.5 Transportation: Comments received regarded the crossover, access, car and cycle parking, and refuse collection. These matters are addressed in this report below.

External

- 7.6 Duchy of Lancaster: No response received. Any comment received will be reported at the meeting.
- 7.7 Thames Water: Provided standing comments and requested that an informative be added to any grant of planning permission, which have been included below.

Public

- 7.8 Notification was sent to 20 surrounding properties (21 days expired 23 May 2021). A total of 19 representations were received, some from the same individual(s).

7.9 The main issues of objection are summarised below, and only those material issues will be addressed in each respective section of this report as needed:

- Affect local ecology
- Close to adjoining properties
- Conflict with local plan
- Development too high
- General dislike of proposal
- Inadequate access
- Increase danger of flooding
- Increase in traffic
- Increase of pollution
- Loss of light
- Loss of privacy
- Loss of trees
- More open space needed on development
- Noise nuisance
- Out of keeping with character of area
- Over development
- Impact to wildlife
- Light pollution

7.10 Comments received that are material planning considerations have been considered and addressed in this report where needed.

8. Relevant Policies

8.1 Section 70(2) of the Town and Country Planning Act 1990 requires the Committee have regard to the provisions of the development plan so far as material to the application: and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

London Plan (2021)

8.2 The London Plan is the overall strategic plan for London setting out an integrated economic, environmental, transport and social framework for the development of London for the next 20-25 years. The following policies of the London Plan are considered particularly relevant:

GG2: Making the best use of land

GG4: Delivering the homes Londoners need

D3: Optimising site capacity through the design-led approach

D4: Delivering good design
D5: Inclusive design
D6: Housing quality and standards
D7: Accessible housing
D12: Fire safety
H1: Increasing housing supply
H2: Small sites
H10: Housing size mix
G6: Biodiversity and access to nature
G7: Trees and woodlands
SI 2: Minimising greenhouse gas emissions
SI 5: Water infrastructure
SI 7: Reducing waste and supporting the circular economy
SI 12: Flood risk management
SI 13: Sustainable drainage
T5: Cycling
T6: Car parking
T6.1: Residential parking
T9: Funding transport infrastructure through planning

Core Strategy (2010)

- 8.3 The Core Strategy was adopted in November 2010 and sets out a spatial planning framework for the development of the Borough through to 2025. The document provides the broad strategy for the scale and distribution of development and supporting infrastructure, with the intention of guiding patterns of development and ensuring development within the Borough is sustainable. The following is considered particularly relevant:

CP 4: Housing Quality
CP 5: Housing Types
CP 20: Sustainable Energy Use and Energy Infrastructure
CP 21: Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure
CP 22: Delivering Sustainable Waste Management
CP 25: Pedestrians and cyclists
CP 28: Managing Flood Risk Through Development
CP 30: Maintaining and Improving the Quality of the Built and Open Environment

8.4 Development Management Document (2014)

The Council's Development Management Document (DMD) provides further detail and standard based policies by which planning applications should be determined. Policies in the DMD support the delivery of the Core Strategy. The

following local plan Development Management Document policies are considered particularly relevant:

DMD 3: Providing a Mix of Different Sized Homes
DMD 6: Residential Character
DMD 7: Development of Garden Land
DMD 8: General Standards for New Residential Development
DMD 9: Amenity Space
DMD 10: Distancing
DMD 37: Achieving High Quality and Design-Led Development
DMD 38: Design Process
DMD 45: Parking Standards and Layout
DMD 46: Vehicle Crossovers and Dropped Kerbs
DMD 47: Access, New Roads and Servicing
DMD 49: Sustainable Design and Construction Statements
DMD 51: Energy Efficiency Standards
DMD 53: Low and Zero Carbon Technology
DMD 56: Heating and Cooling
DMD 57: Responsible Sourcing of Materials, Waste Minimisation and Green Procurement
DMD 59: Avoiding and Reducing Flood Risk
DMD 60: Assessing Flood Risk
DMD 58: Water Efficiency
DMD 61: Managing Surface Water
DMD 68: Noise
DMD 79: Ecological Enhancements
DMD 80: Trees on Development Sites
DMD 81: Landscaping
DMD 83: Development Adjacent to the Green Belt

8.5 Other relevant Policy/Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
DCLG Technical Housing Standards – Nationally Described Space Standard (2015)
London Housing SPG (2016)
Enfield Revised Technical Standards for Footway Crossovers (2013)
Enfield Waste and Recycling Storage Planning Guidance (2020)

Housing Delivery Test and Presumption in Favour of Sustainable Development

8.6 The National Planning Policy Framework sets out at Para 11 a presumption in favour of sustainable development. For decision taking this means:

- (c) approving development proposals that accord with an up-to date development plan without delay; or*
- (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (7), granting permission unless:*
- (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (6); or*
- (ii) any adverse impacts of so doing would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.*
- 8.7 Footnote (7) referenced here advises “This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a 5 year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous 3 years.”
- 8.8 The Council’s recent housing delivery has been below our increasing housing targets. This has translated into the Council being required to prepare a Housing Action Plan in 2019 and more recently being placed in the “presumption in favour of sustainable development category” by the Government through its Housing Delivery Test.
- 8.9 The Housing Delivery Test (HDT) is an annual measurement of housing delivery introduced by the government through the National Planning Policy Framework (NPPF). It measures the performance of local authorities by comparing the completion of net additional homes in the previous three years to the housing targets adopted by local authorities for that period.
- 8.10 Local authorities that fail to meet 95% of their housing targets need to prepare a Housing Action Plan to assess the causes of under delivery and identify actions to increase delivery in future years. Local authorities failing to meet 85% of their housing targets are required to add 20% to their five-year supply of deliverable housing sites targets by moving forward that 20% from later stages of the Local Plan period. Local authorities failing to meet 75% of their housing targets in the preceding 3 years are placed in a category of “presumption in favour of sustainable development”.
- 8.11 In 2018, Enfield met 85% of its housing targets delivering 2,003 homes against a target of 2,355 homes over the preceding three years (2015/16, 2016/17, 2017/18). In 2019 we met 77% of the 2,394 homes target for the three-year period delivering 1,839 homes. In 2020 Enfield delivered 56% of the 2,328 homes target and we now fall into the “presumption in favour of sustainable development” category.

- 8.12 This is referred to as the “tilted balance” and the National Planning Policy Framework (NPPF) states that for decision-taking this means granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole – which also includes the Development Plan. Under the NPPF paragraph 11(d) where there are no relevant development plan policies or the policies which are most important are deemed to be ‘out of date’, the presumption should be in favour of approving development. However, the fact that a policy is considered out of date does not mean it can be disregarded, but it means that less weight can be applied to it, and applications for new homes should be considered with more weight (tilted) by Planning Committee. The level of weight given is a matter of planning judgement and the statutory test continues to apply, that the decision should be, as section 38(6) of the Planning and Compulsory Purchase Act 2004 requires, in accordance with the development plan unless material considerations indicate otherwise.

9. Analysis

Principle of Development

- 9.1 A proposal that delivers an increase in available residential properties albeit in this case a single unit, is welcome and would be consistent with the thrust of Government policy and the adopted development plan. All residential development has the potential to contribute towards London-wide and Borough strategic housing targets, which is an important consideration in light of the Housing delivery test and the current status of the Council having to apply the presumption in favour of approving sustainable development and the tilted balance. Nevertheless, it is important that the proposal provides quality accommodations and amenities and provide an appropriate mix of housing, while not adversely impacting neighbouring properties, the context and character of the wider area, infrastructure, services, and the environment.
- 9.2 Policy H1 of the London Plan promotes the optimisation of sites to deliver housing while Policy H10 of the London Plan encourages the Council to provide a range of housing choices in order to take account of the various groups who require different types of housing. The proposal would be compatible with these policies, as well as Policy CP 2 of the Core Strategy and Policy DMD 3 of the Development Management Document, insofar as it would add to the Borough’s housing stock.
- 9.3 Insofar, as the development would contribute to the delivery of a new home, the principle of development is accepted. However, it is important that consideration is given to the relevant policies within the Enfield Core Strategy and Development Management Document that seek to protect the residential amenities of the neighbouring and future occupants, ensure development is in keeping with the

character of the area, ensure adequate internal floorspace and external amenity space, and have suitable access. The acceptability of the proposal against these considerations is discussed in more detail below referencing the assessment of the previous proposal against these same issues.

Green Belt

- 9.4 The boundary with the green belt runs along the northern boundary of Waggon Road. Policy DMD 83; Development Adjacent to the Green Belt, states that proposed development located next to or within close proximity to the green belt will only be permitted if the development does not result in any adverse impact to the openness of the adjacent green belt land. The proposed development would not be visible from the green belt and therefore would have no impact on its openness.

Development on Garden Land

- 9.5 Policy DMD 7 states:

The Council seeks to protect and enhance the positive contribution gardens make to the character of the Borough. Development on garden land will only be permitted if all of the following criteria are met:

- a. *The development does not harm the character of the area;*
- b. *Increased density is appropriate, taking into account the site context in terms of its location, accessibility and the provision of local infrastructure;*
- c. *The original plot is of a sufficient size to allow for additional dwellings which meet the standards in DMD 8 'General Standards for New Residential Development', (and other design policies);*
- d. *The individual plot sizes, orientation and layout created are appropriate to, and would not adversely impact on the residential amenity within the development, or the existing pattern of development in that locality;*
- e. *An adequate amount of garden space is retained within both of the individual plots in accordance with the minimum amenity space standards (DMD 9 'Amenity Space'), and the role of each space is enhanced to contribute towards other plan objectives such as biodiversity; green corridors and networks; flood risk; climate change; local context and character; and play space; and*
- f. *The proposals would provide appropriate access to the public highway.*

- 9.6 The proposal is considered to demonstrate alignment with the above policy, much of its content is addressed by other policies discussed in this report.

Impact on the Character of the Surrounding Area

- 9.7 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.
- 9.8 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.
- 9.9 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.
- 9.10 No. 18 Waggon Road sits within a large plot which is typical of the spacious residential plots fronting the south side of Waggon Road. An established back land development has been built out across the rear of Nos. 8-16 Waggon Road and No. 1 Sandridge Close, which is accessed from Sandridge Close.
- 9.11 The surrounding development contains a diverse range of dwellinghouses in terms of design, scale, and age, with no predominant form, but the designs could generally be described as traditional and characterised by larger detached dwellings set back from the road. The proposed features, materials, and design would be more contemporary than surrounding development but complementary in terms of size and design. A condition has been included to require review of exterior finishing materials prior to construction commencing.
- 9.12 The two-storey height would be considered acceptable considering the surrounding development is two storeys. The roof slopes and height are similar to adjacent development on Warner Close. In terms of character, the proposed intensification of residential use on the site would be acceptable. This is due to the large size of the plot, the presence of the existing adjacent back land development, and the distance from the Green Belt boundary.
- 9.13 It is noted that character impact to the surrounding area did not form a previous reason for refusal.

Standard of Accommodation

- 9.14 Policy DMD 8 of the Development Management Document and Policy D6 of the London Plan set minimum internal space standards for residential development. The Nationally Described Space Standards applies to all residential developments within the Borough. The London Plan Housing SPG adopted in 2016 has been updated to reflect the Nationally Described Space Standards.

Floor Area

- 9.15 The housing and space standards provides internal floorspace expectations for new development illustrated in the table below. Additionally, it describes minimum space standards for bedrooms:
- b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom
 - c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide
 - d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²
- 9.16 The new 5-bed dwelling would be expected to accommodate up to 10 people and would need to meet the following minimum requirements: 5 x 11.5m² (double) bedroom and more than 134m² Gross Internal Area (GIA).
- 9.17 The proposed GIA is approximately 375m² and the proposed and expected bedroom floorspaces are shown in the table below. In accordance with these bedroom size standards and the plans submitted with this application, the new dwelling would meet the minimum area requirements.

Bedroom	Expected	Proposed
1	2p / 11.5m ²	50.6m ²
2	2p / 11.5m ²	20.2m ²
3	2p / 11.5m ²	18.1m ²
4	2p / 11.5m ²	31.4m ²
5	2p / 11.5m ²	14.4m ²

Amenity Space Standards

- 9.18 Policy DMD 9 and Policy D6 of the London Plan requires new development to provide good quality amenity space that is not significantly overlooked by surrounding uses. Private amenity space is defined as open space which is accessible to the resident(s) of the dwelling and does not include space used for purposes such as access roads, driveways, garages, car parking spaces, outdoor storage areas; or landscaped areas which provide a setting for the development such as front gardens.
- 9.19 DMD 9 does not specify a minimum size for outdoor amenity area for a 5-bedroom dwelling, but a 4-bedroom, 6-person dwelling would require at least 50m². The proposal includes relatively large front and rear gardens, as well as a patio. As such, the provided amenity areas are acceptable.

- 9.20 It is noted that the standard of accommodation did not form a previous reason for refusal.

Impact on the Neighbouring Amenity

- 9.21 The National Planning Policy Framework identifies as a core planning principle that planning should always seek a high quality of design and a good standard of amenity for all existing and future occupants of land and buildings. Policy D3 of the London Plan states that developments should have appropriate regard to their surroundings and enhance the local context. Policy CP 30 of the Core Strategy seeks to ensure that new developments are high quality and design-led, having regards to their context. Policy DMD 8 states that new developments should preserve amenity in terms of daylight, sunlight, outlook, privacy, overlooking, noise, and disturbance.
- 9.22 As discussed above, the proposed development follows the pattern of adjacent residential development. Although there were objections to the amount of proposed glazing, it would not seem to result in projecting light onto neighbouring properties to a level resulting in harm to neighbouring amenities. A new residential unit could be expected to result in some degree of additional noise. However, the potential increase in noise would be acceptable given the residential nature of the area. Therefore, the proposed development would not unacceptably impact the residential amenities (privacy, outlook, daylight, and sunlight) appurtenant to the neighbouring properties.
- 9.23 Two windows within the first-floor flank elevation serve bathrooms and these would be expected to be obscure-glazed and non-opening below a certain height, and a condition can ensure this.
- 9.24 Therefore, as proposed and conditioned, it is considered that the development would not significantly impact the residential amenities (noise, privacy, outlook, daylight, and sunlight) appurtenant to the host site or neighbouring properties.
- 9.25 It is noted that amenity impacts did not form a reason for refusal in the previous application.

Vehicle Parking and Cycle Provisions

Vehicle Parking and Access

- 9.26 Policy DMD 8 requires new residential development to provide adequate parking while DMD 45 seeks to minimise car parking and to promote sustainable transport options. The Council recognises that a flexible and balanced approach

needs to be adopted to prevent excessive car parking provision while at the same time recognising that low on-site provision sometimes increases pressure on existing streets. Policy DMD 45 states:

Car parking proposals will be considered against the standards set out in the London Plan and:

- a. The scale and nature of the development
- b. The public transport accessibility (PTAL) of the site;
- c. Existing parking pressures in the locality;
- d. Accessibility to local amenities, and the needs of the future occupants of the developments.

9.27 Table 10.3 of the London Plan (2021) sets out parking standards for different land uses. The site has a Public Transport Accessibility Level (PTAL) of 1a which indicates that access to frequent public transport is very poor. The maximum parking limit would be 1.5 spaces, however, additional parking can be considered if it contributes towards the provision of larger family housing.

9.28 It is noted that transportation, access, and parking did not form a reason for refusal in the previous application.

9.29 The proposal involves the provision of 2 car parking spaces accessed from the existing crossover with a new access drive to the proposed dwelling. The hardstanding at the front of the existing house would be slightly widened, in order to provide better manoeuvrability for private and emergency vehicles.

9.30 Consultation comments received from the Council's Transportation team raised no objections to the level of parking provided or following clarification to the design and layout specification of the vehicle access.

9.31 Policy T6.1 of the London Plan requires that all residential parking spaces must provide at least 20% of the spaces with active vehicle charging facilities, with passive provisions for all other spaces. Rounded up, this would mean one parking space requires active charging facilities. A condition has been included to secure this.

Cycle Parking

9.32 A total of 2 long stay cycle parking spaces are required for the proposed development. Cycle parking should be designed and laid out in accordance with the guidance contained in the London Cycle Design Standards (e.g. covered, secured, lit, etc.).

- 9.33 The applicant has provided plans that indicate a location for a cycle store, but no future details of the design were given. A condition has been included to ensure adequate cycle storage.

Refuse Storage

- 9.34 Policy DMD 47 specifies that new development will only be permitted where adequate, safe, and functional provision is made for refuse collection. Policy DMD 57 requires all new development to make appropriate provision for waste storage, sorting and recycling, and adequate access for waste collection. The Waste and Recycling Storage Planning Guidance from Enfield Council (EN20/V2) provides further specifications.
- 9.35 A location to store bins near the new house has been indicated on the plans, along with provision for bins towards the front of the property within serviceable distance of the road, but no further details have been given. However, compliance can be ensured by way of a condition.

Energy and Water Efficiency

- 9.36 Policy DMD 49 states all new development must achieve the highest sustainable design and construction standards and include measures capable of mitigating and adapting to climate change to meet future needs having regard to technical feasibility and economic viability. Policy DMD 51 states further energy efficiency standards and that all developments will be required to demonstrate how the proposal minimises energy related CO₂ emissions which must adhere to the principles of the energy hierarchy in the policy.
- 9.37 This follows Policy CP 20 of the Core Strategy which states that the Council will require all new developments, and where possible via retrofitting process in existing development to address the causes and impacts of climate change by: minimising energy use; supplying energy efficiently; and using energy generated from renewable sources in line with the London Plan and national policy. The adopted policies require that new developments achieve the highest sustainable design and construction standards having regard to technical feasibility and economic viability.
- 9.38 The applicant has not proposed any specific materials, appliances, or fixtures that would conserve energy. For minor developments, the greatest possible CO₂ savings above the Part L of Building Regulations (2010) must be achieved. Therefore, a condition has been added requiring a detailed Energy Statement. The Energy Statement should outline how the reductions are achieved via the use of fabric energy efficiency performance, energy efficient fittings, use of renewable technologies, etc. in line with DMD 49 and 51.

- 9.39 Water efficiency measures need to demonstrate reduced water consumption using water efficient fittings, appliances, and recycling systems to show consumption equal to or less than 105 litres per person per day in accordance with the standards of Policy DMD 58 and the London Plan. Compliance can be ensured by a condition.

Sustainable Drainage Systems (SuDS)

- 9.40 Policy DMD 61 states that a drainage strategy will be required for all development to demonstrate how proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan. The policy ensures a development such as the one proposed should seek to achieve greenfield run off rates and must maximise the use of SuDS by including at least one 'at source' SuDS measure resulting in a net improvement in water quality.
- 9.41 This was the identified concern when refusing planning permission previously. The provision and design of the SuDs mitigation schemes has been the subject of discussion with officers with more information requested by officers to inform the drainage strategy. AS a result of these discussions and additional information, the SuDs team have confirmed on the basis of the technical data, that the drainage and flood risk management is acceptable.
- 9.42 Drainage and flood risk formed the only previous reason for refusal, and with the reports provided along with the recommended condition, it is considered that this reason is now addressed. With conditions, it is considered that the proposed development complies with relevant policies addressing drainage and flooding.

Trees

- 9.43 Policy DMD 80 states development that involves the loss of or harm to trees protected by a TPO or trees of significant amenity or biodiversity value will be resisted. There are no TPO trees within or near the application site. A tree survey report has been submitted.
- 9.44 The proposal includes the felling of 5 trees, 3 are class B (T12, T13, 13A) and 2 are class A (T23, T24). Class A and B trees are generally worth conserving, however, if they are removed, DMD 80 requires adequate replacements to be provided.
- 9.45 Due to the layout of the site and location of the trees, it is considered the removal of the 5 trees is warranted. However, as required by policy, these trees must be replaced with suitable trees on the site. A condition will require a detailed plan for replacement of these trees.
- 9.46 Trees to be retained must also be protected from any works occurring on site. A condition can ensure that standardised tree protection practices are implemented

on site by requiring a Tree Protection Plan to be submitted prior to construction commencing.

- 9.47 It is noted that the previous appeal decision did not include loss of trees as a reason for dismissal.

Biodiversity

- 9.48 The London Plan and the adopted Core Strategy and DMD seek to protect and enhance biodiversity. Policy DMD 79 states that developments resulting in the creation of 100m² or more floorspace or the creation of a new dwelling should provide on-site ecological enhancements. Policy DMD 81 states that development must provide high quality landscaping that enhances the local environment. Most developments can provide ecological enhancements to improve the biodiversity offer on the site. Enhancements could range from anything such as bird boxes to wildlife friendly landscaping or green roofs, depending on the scale of development.
- 9.49 These policies apply to the proposal as it would result in the net gain of 1 dwelling unit and over 100m² of floor space. The plans for the development incorporate a landscaping scheme although at this stage, no specific plantings or species are identified. Furthermore, no specific ecological improvements are identified. As a result, it is recommended that conditions including a condition requiring a biodiversity / ecological strategy, are imposed to ensure compliance with policy.

Construction Management

- 9.50 The applicant has not submitted a Construction Management Plan. It would be expected for a CMP to be a reasonable condition, and should address delivery and storage of materials, hours of work, dust mitigation, road cleaning, construction vehicle wheel washing, etc. The Council needs to ensure that the development can be implemented without being detrimental to amenities or the safe and efficient operation of the highway network in the local area. CMP are used to demonstrate how development will minimise impacts from the movement of goods and materials during the construction process.
- 9.51 As such, a condition will ensure a CMP is submitted to the Council for review prior to construction commencing.

10. Community Infrastructure Levy (CIL)

- 10.1 The London Borough of Enfield falls within Mayoral Community Infrastructure Levy Band 2 and therefore development will be liable to pay £60/sqm. The development site is also liable for the higher rate residential CIL payment of £120/sqm as per the adopted Community Infrastructure Levy Charging Schedule (2016). The

development is subject to both CIL rates above, which will be indexed pursuant to the applicable guidance.

11. Public Sector Equality Duty

- 11.1 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.

12. Conclusion

- 12.1 In the three years up to and including 2020 the London Borough of Enfield delivered 56% of its 2,328 homes target. This means that Enfield has failed to meet the Housing Delivery Test set out in the National Planning Policy Framework 2019, as set by central government. Per paragraph 11(d) of the NPPF, the relevant development plan policies should, therefore, be considered out of date and planning permission should be granted unless:
- I. the application of policies in [the NPPF] that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - II. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in [the NPPF] taken as a whole.
- 12.2 This assessment has been made first against the development plan policies and then against the NPPF, in line with s.70(2) of the Town and Country Planning Act 1990 (as amended) and s.38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) which require that applications for planning permission are made in accordance with the provisions of the development plan unless material considerations indicate otherwise. Although not part of the development plan, the NPPF is a material consideration and sets out the presumption in favour of approving sustainable development and the tilted balance. Due to the Housing Delivery Test, significant weight needs to be given to the requirements of Para 11 of the NPPF.
- 12.3 Notwithstanding, there are policies in the development plan against which the proposal can be assessed to inform the judgement of acceptability. The above assessment against the development plan policies has produced the following conclusion:
- The proposal would provide 1 new family-sized dwelling with a good standard of living accommodation that would contribute to the housing stock in the borough.

- The proposed development is considered appropriate in form and design and would not result in detrimental harm to the character and appearance of the locality or the Green Belt.
- The proposal would not cause any unacceptable harm upon highway safety or the flow of traffic in the locality.
- The proposal, by virtue of their size, location and proximity would not harm the amenity of occupying and neighbouring residents.
- The design and construction of the proposal would have appropriate regard to environmental sustainability issues including energy and water conservation, renewable energy generation, and efficient resource use, as ensured by the included conditions.
- The proposal would retain and protect trees of amenity and biodiversity value, and replace 5 trees that are proposed to be removed.
- The development would be appropriate and in accordance with relevant National and Regional Policy, Core Strategy and Development policies for the reasons noted above.

12.4 It must also be noted that the SuDs team have confirmed the acceptability of the sustainable drainage measures thereby addressing the previous reason for refusal.

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. Moreover, in light of the tilted balance, it is considered there is no adverse effects that would outweigh the benefits of approving the development and that planning permission should be granted subject to conditions.



Planning and Transportation,
PO Box 53, Civic Centre,
Silver Street, Enfield,
EN1 3XE
TEL: 020 8379 1000
FAX: 020 8379 3811

Email: development.control@enfield.gov.uk

For office use only

Applic. No.	<input type="text"/>	Date Received	<input type="text"/>
Fee	<input type="text"/>	Receipt No.	<input type="text"/>

Application for Planning Permission,
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	Land to the Rear of 18 Waggon Road
Address line 2	Hadley Wood
Address line 3	<input type="text"/>
Town/city	Barnet
Postcode	EN4 0HL

Description of site location must be completed if postcode is not known:

Easting (x)	527114
Northing (y)	198514

Description

2. Applicant Details

Title	Mr
First name	Mo
Surname	Abbassi
Company name	<input type="text"/>
Address line 1	18 Waggon Road
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	Barnet
Country	<input type="text"/>

2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant? Yes No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

4. Site Area

What is the measurement of the site area? (numeric characters only)

Unit

5. Site Information

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

Title Number	MX197293
--------------	----------

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)? Yes No

Public/Private Ownership

5. Site Information

What is the current ownership status of the site?

Public Private Mixed

6. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Construction of a new dwelling over 2 storeys plus roof, with associated access road and landscaping

Has the work or change of use already started?

Yes No

7. Further information about the Proposed Development

Are the proposals eligible for the 'Fast Track Route' based on the affordable housing threshold and other criteria?

Yes No

Do the proposals cover the whole existing building(s)?

Yes No

Where proposals only affect part(s) of building(s), please provide details (e.g. 'Rear Ground Floor', 'Unit 1 - 1st-3rd Floor')

The proposals affect only the garden

Current lead Registered Social Landlord (RSL)

If the proposal includes affordable housing, has a Registered Social Landlord been confirmed?
If the proposal does not include affordable housing, select 'No'.

Yes No

Details of building(s)

Please add details for each new separate building(s) being proposed (all fields must be completed). Please only include existing building(s) if they are increasing in height as part of the proposal.

Building reference	New dwelling at rear
Maximum height (Metres)	8.7
Number of storeys	2

Loss of garden land

Will the proposal result in the loss of any residential garden land?

Yes No

Projected cost of works

Please provide the estimated total cost of the proposal

Up to £2m

8. Vacant Building Credit

Does the proposed development qualify for the vacant building credit?

Yes No

9. Superseded consents

Does this proposal supersede any existing consent(s)?

Yes No

Please add details of any superseded consent(s)

LPA Application Number	Partial Supersedence	Unit Reference	Component Description
19/01147/HOU	Yes	Forecourt	Addition of vehicle access to rear plot

10. Development Dates

Please add the expected commencement and completion dates for all phases of the proposed development. If the entire development is to be completed in a single phase, state in the 'Phase Detail' that it covers the 'Entire Development'.

Phase Detail	Commencement Month	Commencement Year	Completion Month	Completion Year
1	March	2022	December	2022

11. Scheme and Developer Information

Scheme Name

Does the scheme have a name? Yes No

Developer Information

Has a lead developer been assigned? Yes No

12. Existing Use

Please describe the current use of the site

Residential garden

Is the site currently vacant? Yes No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated Yes No

Land where contamination is suspected for all or part of the site Yes No

A proposed use that would be particularly vulnerable to the presence of contamination Yes No

13. Existing and Proposed Uses

Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for any proposed new uses should also be added.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these, select 'Other' and specify the use where prompted. View further information on Use Classes. Multiple 'Other' options can be added to cover each individual use. If the 'Other' option is not displayed, please contact our service desk to resolve this.

Use Class	Existing gross internal floor area (square metres)	Gross internal floor area lost (including by change of use) (square metres)	Gross internal floor area gained (including change of use) (square metres)
C3 - Dwellinghouses	400	0	348
Total	400	0	348

14. Materials

Does the proposed development require any materials to be used externally? Yes No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	N/A

14. Materials

Description of proposed materials and finishes:	White rendered masonry
---	------------------------

Roof	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Clay tiles to match surrounding buildings

Windows	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Powder Coated Aluminium

Doors	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Powder Coated Aluminium

Are you supplying additional information on submitted plans, drawings or a design and access statement? Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

LOCATION PLAN, 001 - PROPOSED BLOCK PLAN, E01 - EXISTING BLOCK PLAN, E02 - TREE CONSTRAINTS PLAN, 100 - GROUND FLOOR PLAN, 101 - FIRST FLOOR PLAN, 102 - SECOND FLOOR PLAN, 104 - FRONT AND REAR ELEVATIONS, 105 - PROPOSED SIDE ELEVATIONS, 106 - PROPOSED SECTIONS, 107 - TREE PROTECTION PLAN, 108 - EXISTING AND PROPOSED SITE SECTIONS, 109 - FRONT GARDEN PLAN, 110 - BUILD UP OF FORECOURT AREA, 111 - STREET SCENE DRAWING, 112 - SITE ENTRANCE, 18 WAGGON ROAD SUDS REPORT, 2020-11-10 Tree survey report, Tree Survey Schedule

15. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

16. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? Yes No

Please provide the number of existing and proposed parking spaces.
Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	2	4	2

17. Electric vehicle charging points

Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities?

Yes No

Please add details of the charging points.

Active charging points: Fully installed and ready to use.

Passive charging points: Electrical infrastructure/capacity in place to allow charging points to be installed.

Charging points	Active	Passive
Rapid charging points (50+ kw)	1	1
Total charging points	1	1

18. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

19. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

20. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

20. Biodiversity and Geological Conservation

c) Features of geological conservation importance:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

21. Open and Protected Space

Will the proposed development result in the loss, gain or change of use of any open space? Yes No

Will the proposed development result in the loss, gain or change of use of a site protected with a nature designation? Yes No

22. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
 Septic Tank
 Package Treatment plant
 Cess Pit
 Other
 Unknown

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

001 Proposed Block Plan

23. Water Management

Please state the expected percentage reduction of surface water discharge (for a 1 in 100-year rainfall event) from the proposal

0

Are Green Sustainable Drainage Systems (SuDS) incorporated into the drainage design for the proposal? Yes No

Please state the expected internal residential water usage of the proposal (litres per person per day)

130.00

Does the proposal include the harvesting of rainfall? Yes No

Does the proposal include re-use of grey water? Yes No

24. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? Yes No

25. Residential Units

Does this proposal involve the loss or replacement of any self-contained residential units or student accommodation (including those being rebuilt)? Yes No

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)? Yes No

Residential Units to be added

Please provide details for each separate type and specification of residential unit being provided.

25. Residential Units

Units Gained											
Unit type	Units	Tenure	GIA	Habitable rooms	Bedrooms	M4(2)	M4(3)(2a)	M4(3)(2b)	Sheltered Accommodation	Older Persons Housing	Garden Land
Detached Home	1	Self-Build and Custom Build	348	8	5						Yes

Please add details for every unit of communal space to be added

Who will be the provider of the proposed unit(s)?

Private

Total number of residential units proposed

1

Total residential GIA (Gross Internal Floor Area) gained

348

26. Non-Permanent Dwellings

Please add details of any non-permanent dwellings (if used as main residence e.g. caravans, mobile homes, converted railway carriages, etc...), traveller pitches/plots or houseboat moorings that this proposal seeks to add or remove

27. Other Residential Accommodation

Please add details of any non self-contained accommodation, based on the categories in the drop down menu, that this proposal seeks to add, remove or rebuild.

Provision for older people

Please specify the number of proposed rooms, of the types listed below, to be specifically provided for older people

Older persons care home accommodation - Residential care homes (Use Class C2)

0

Older persons supported and specialised accommodation - Hostel (Sui Generis Use)

0

28. Waste and recycling provision

Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste? Yes No

29. Utilities

Water and gas connections

Number of new water connections required

1

Number of new gas connections required

1

Fire safety

Is a fire suppression system proposed?

Yes No

Internet connections

Number of residential units to be served by full fibre internet connections

1

Number of non-residential units to be served by full fibre internet connections

0

Mobile networks

29. Utilities

Has consultation with mobile network operators been carried out?

Yes No

30. Environmental Impacts

Community energy

Will the proposal provide any on-site community-owned energy generation?

Yes No

Heat pumps

Will the proposal provide any heat pumps?

Yes No

Solar energy

Does the proposal include solar energy of any kind?

Yes No

Passive cooling units

Number of proposed residential units with passive cooling

0

Emissions

NOx total annual emissions (Kilograms)

0.00

Particulate matter (PM) total annual emissions (Kilograms)

0.00

Greenhouse gas emission reductions

Are the on-site Greenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations 2013?

Yes No

Green Roof

Proposed area of 'Green Roof' to be added (Square metres)

0.00

Urban Greening Factor

Please enter the Urban Greening Factor score

0.50

Residential units with electrical heating

Number of proposed residential units with electrical heating

0

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

5

31. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes No

32. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

33. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes No

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

34. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

35. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

36. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

37. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

38. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- The applicant
- The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

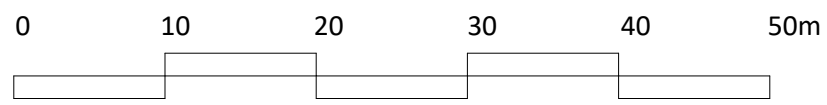
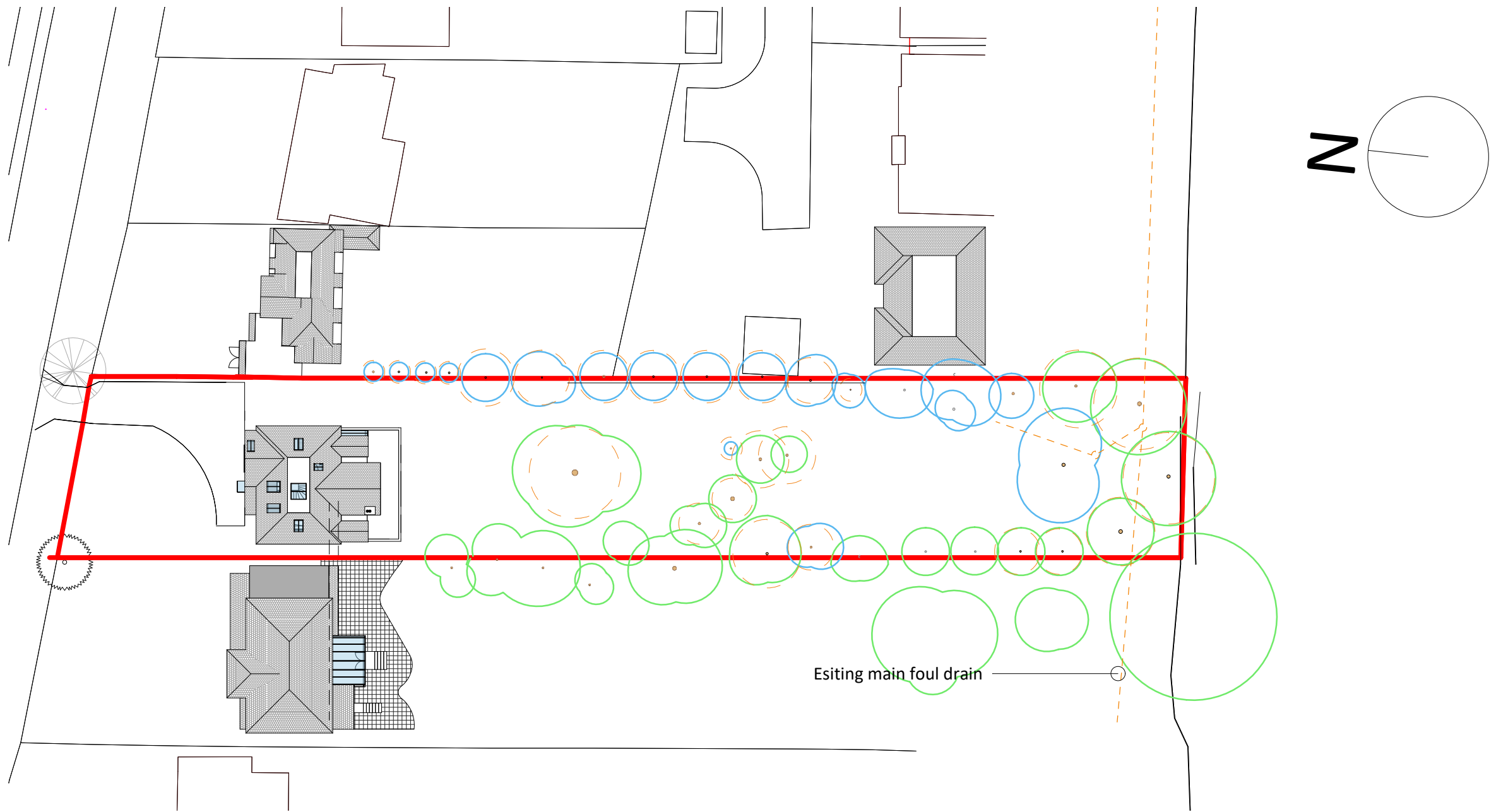
39. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

39. Declaration

Date (cannot be pre-application)

29/04/2021



A3 @
1 : 500 03.08.2020 A3656 53 E01

18 WAGGON ROAD- REAR PLOT

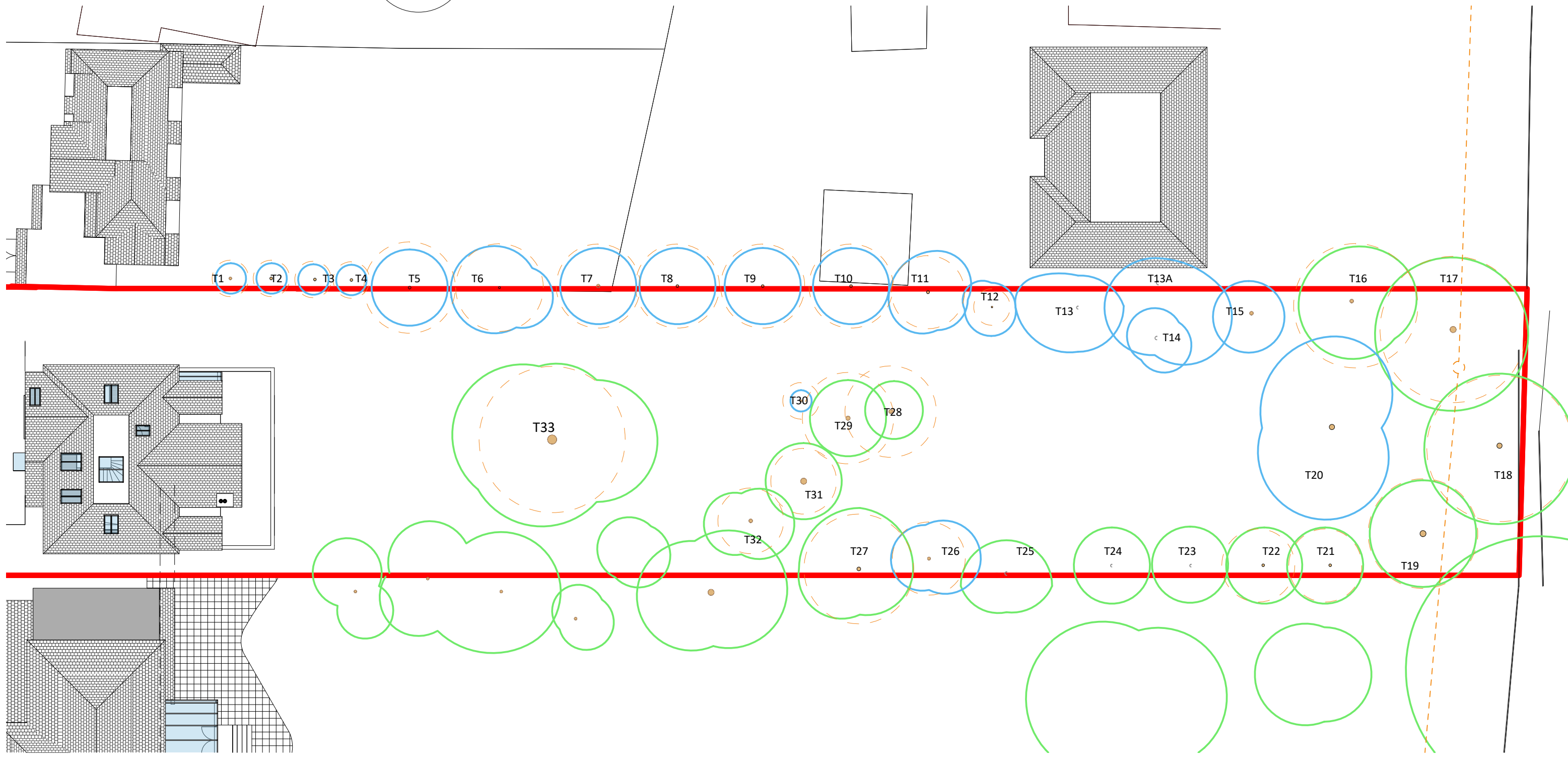
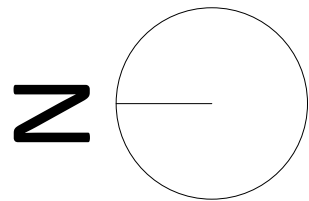
EXISTING:
BLOCK PLAN

www.argent-architects.co.uk tel 01834 845440

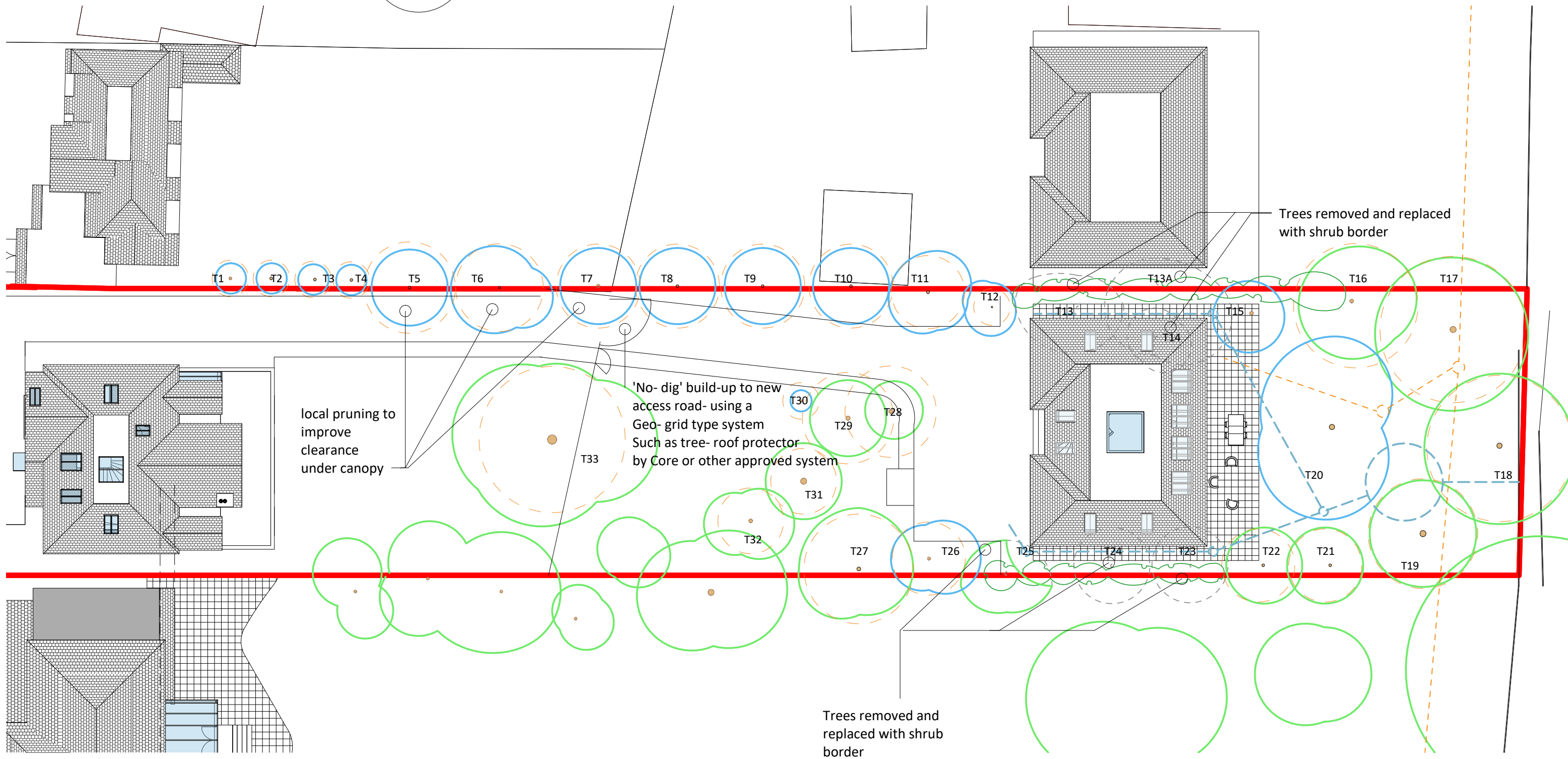
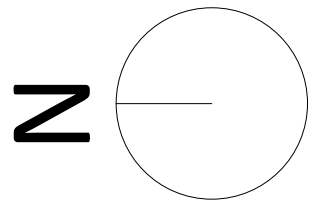
ARGENT ARCHITECTS

info@argent-architects.co.uk fax 01834 845440




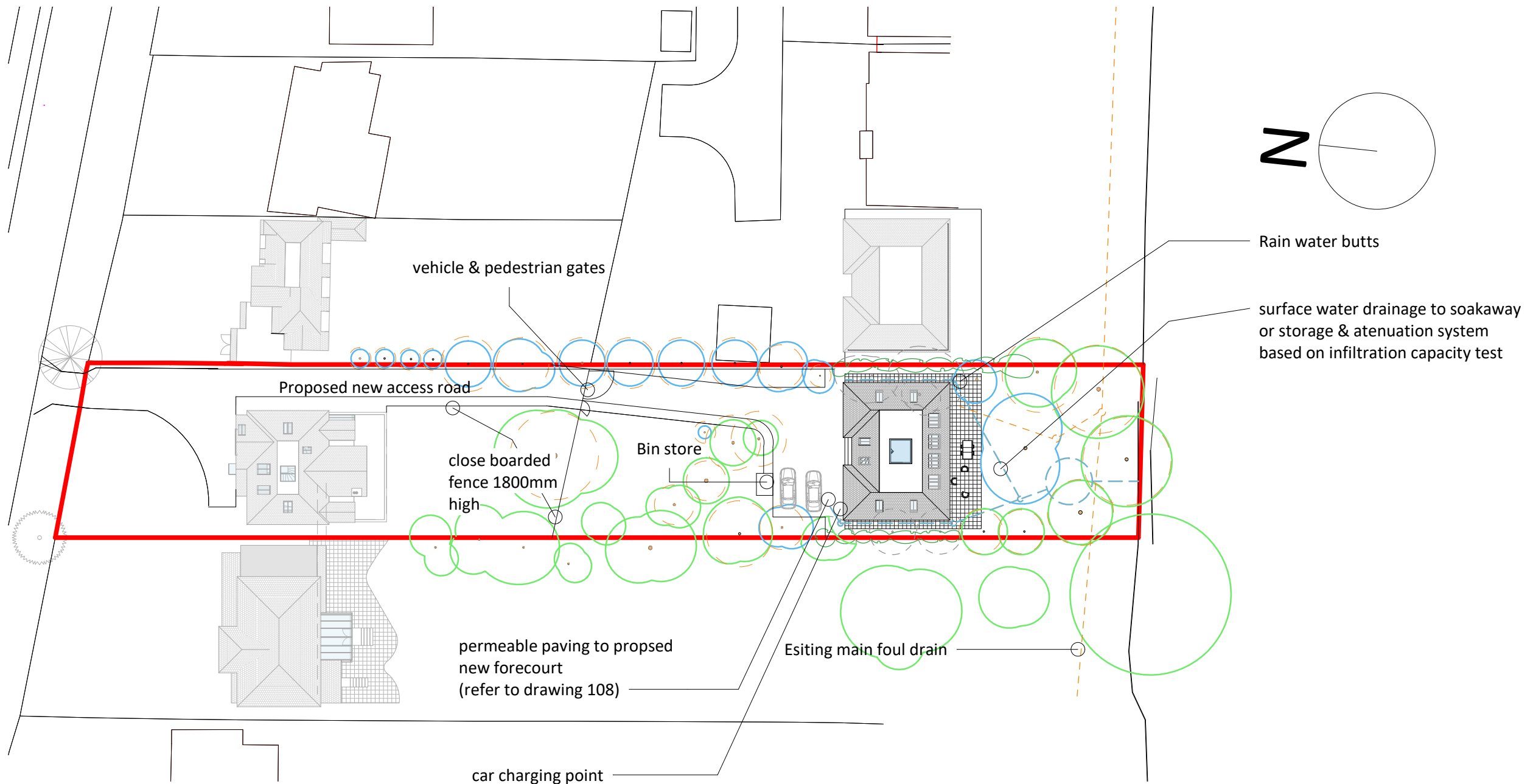



18 WAGGON ROAD- REAR PLOT	A3 @	1 : 250	03.08.2020	A3656 53 E02
EXISTING: TREE CONSTRAINTS PLAN	www.argent-architects.co.uk		tel 01834 845440	
	ARGENT ARCHITECTS			
	admin@argent-architects.co.uk			

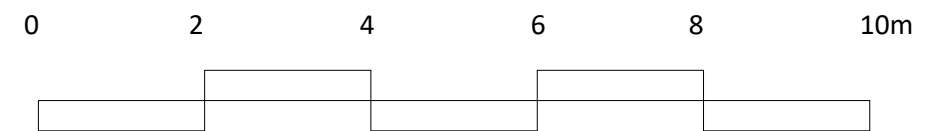
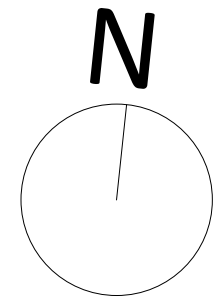
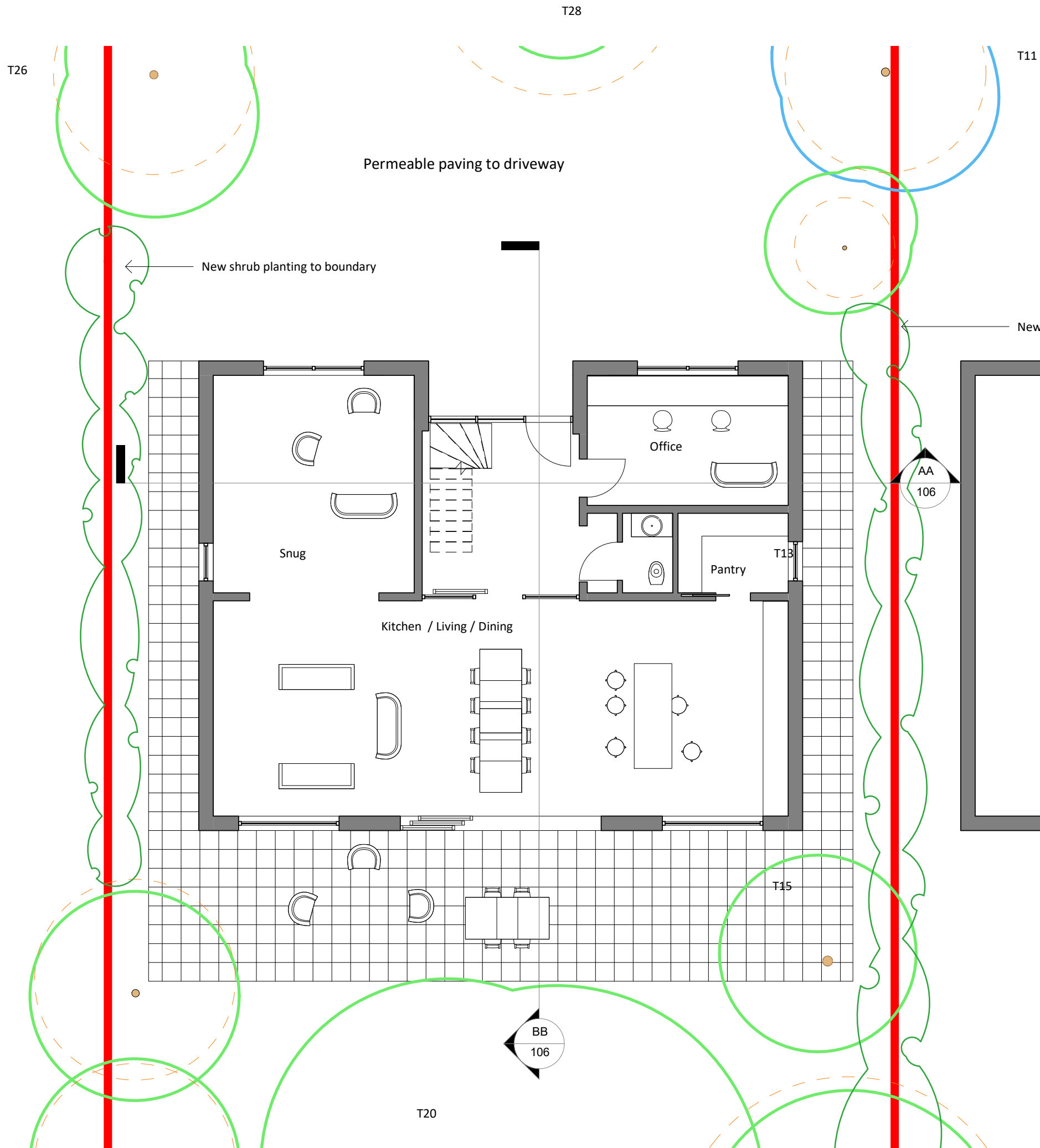



18 WAGGON ROAD- REAR PLOT	A3 @	1 : 250	03.08.2020	A3656 53 107
PROPOSALS: TREE PROTECTION PLAN	www.argent-architects.co.uk	tel 01834 845440	ARGENT ARCHITECTS admin@argent-architects.co.uk	

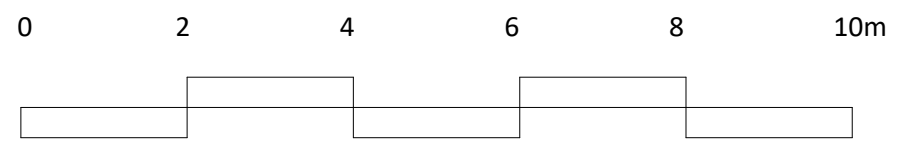
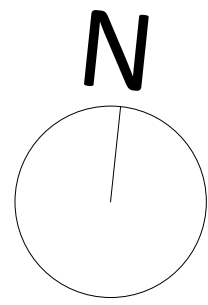
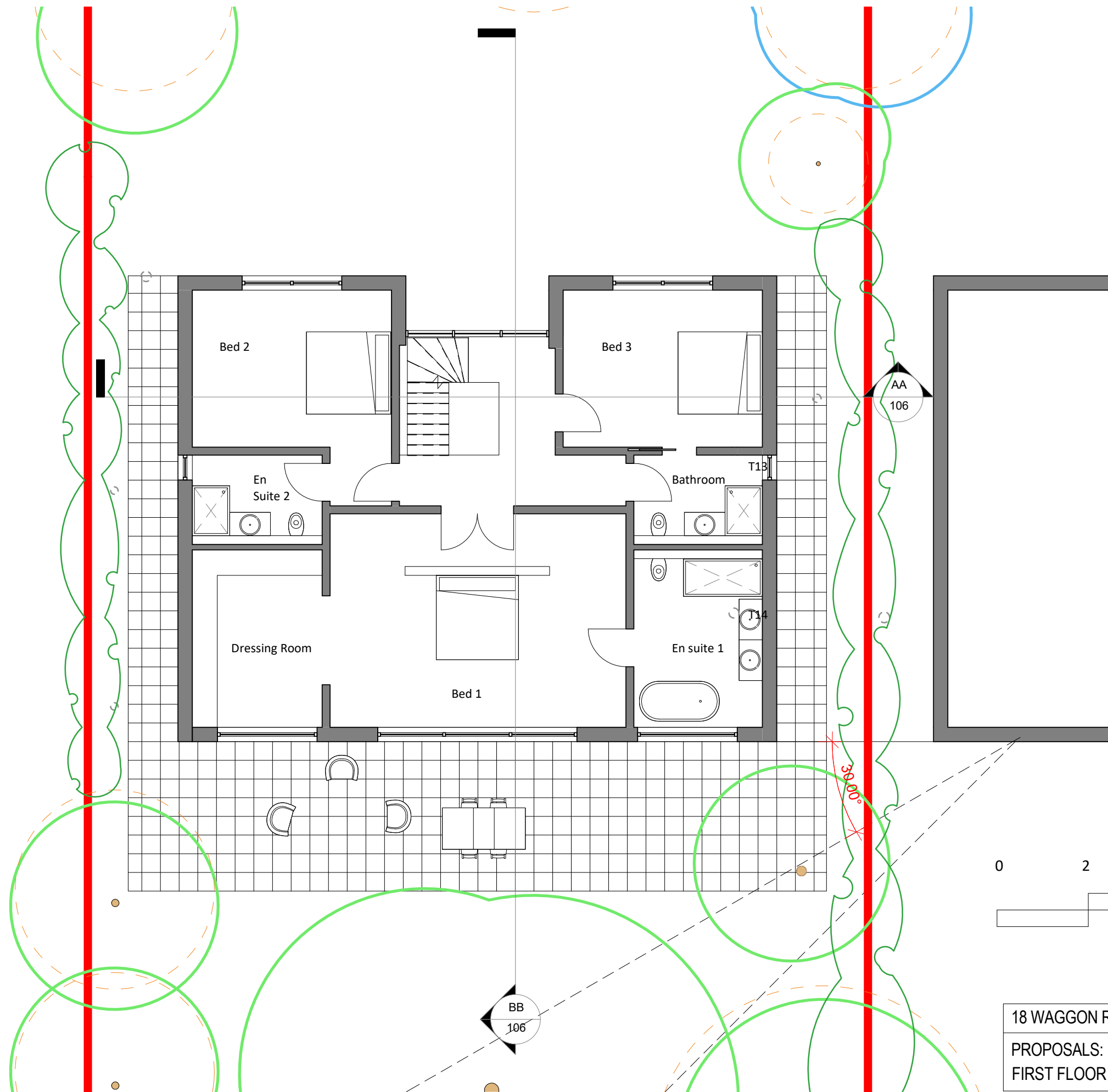




A3 @		
1 : 500	03.08.2020	A3656 53 001
18 WAGGON ROAD- REAR PLOT		
PROPOSALS: PROPOSED BLOCK PLAN		
www.argent-architects.co.uk	tel 01834 845440	
info@argent-architects.co.uk	fax 01834 845440	



18 WAGGON ROAD- REAR PLOT	A3 @ 1 : 100	03.08.2020	A3656 53 100
PROPOSALS: GROUND FLOOR PLAN	www.argent-architects.co.uk admin@argent-architects.co.uk	tel 01834 845440	



18 WAGGON ROAD- REAR PLOT

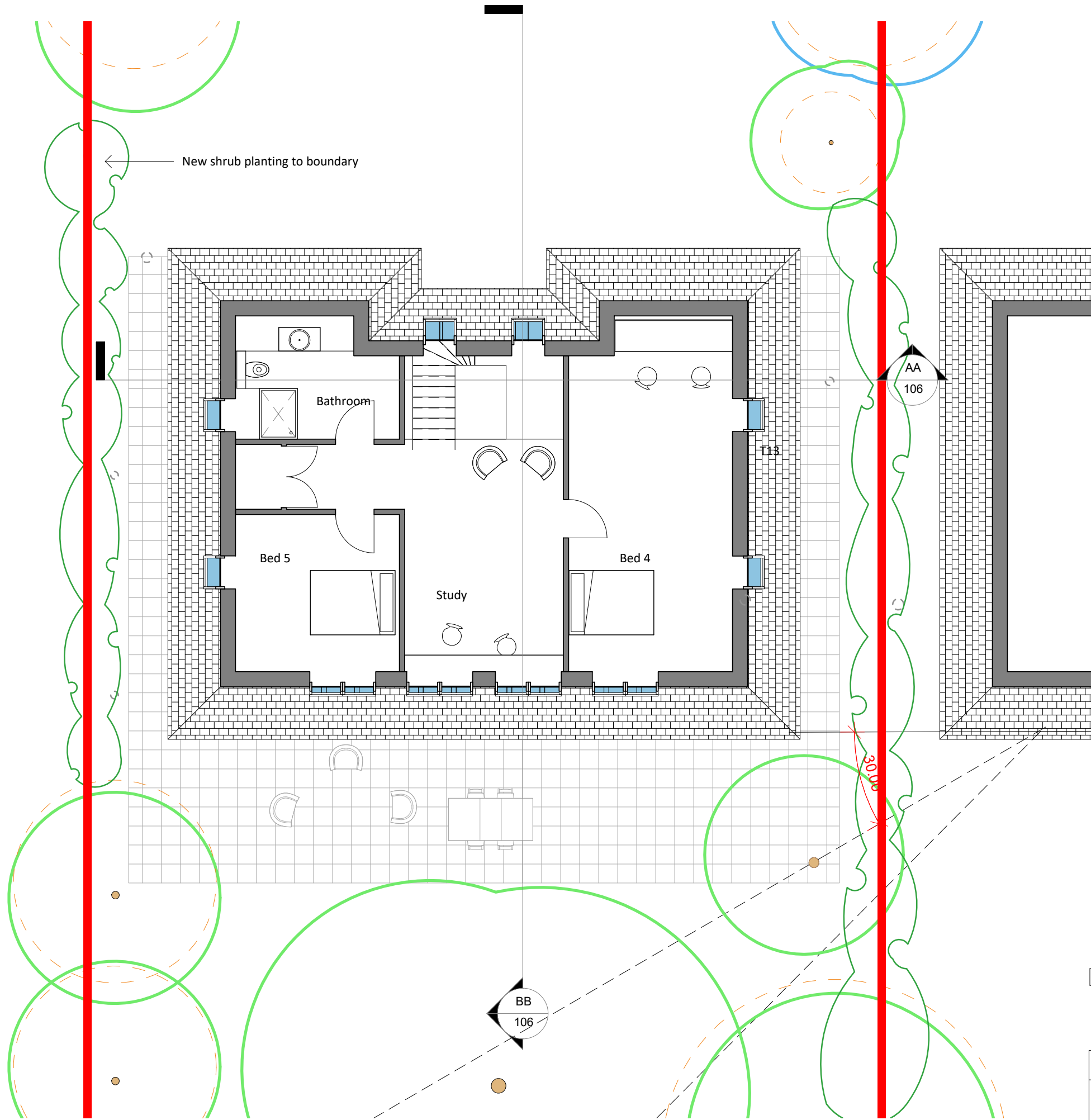
PROPOSALS:
FIRST FLOOR PLAN

A3 @
1 : 100

03.08.2020 A3656 53 101

www.argent-architects.co.uk tel 01834 845440
ARGENT ARCHITECTS
 admin@argent-architects.co.uk





New shrub planting to boundary

Bathroom

Bed 5

Study

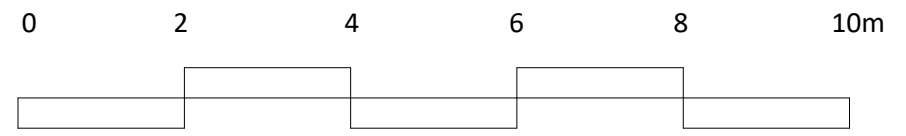
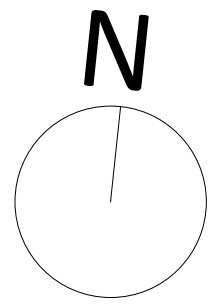
Bed 4

AA
106

T13

BB
106

3000



18 WAGGON ROAD- REAR PLOT

PROPOSALS:
SECOND FLOOR PLAN

A3 @
1 : 100

03.08.2020 A3656 53 102

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admin@argent-architects.co.uk



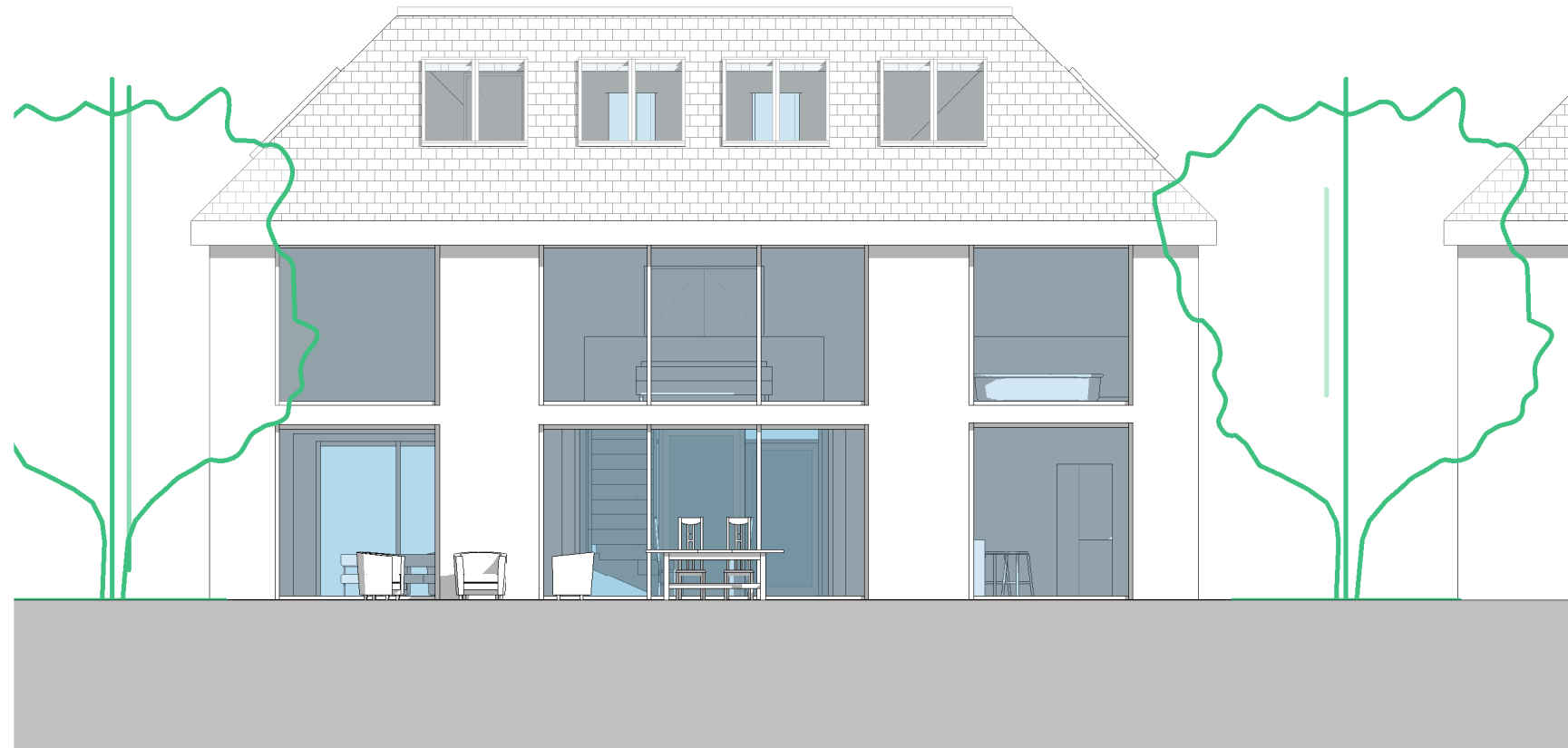


SCHEDULE OF MATERIALS

ROOF: CLAY TILED TO MATCH EXISTING
 WINDOWS & DOORS: ALUMINIUM POWDER COATED
 TO RAL. 7016 DARK GREY

WALLS: WHITE RENDER

Front Elevation



Rear Elevation



18 WAGGON ROAD- REAR PLOT

PROPOSALS:
 FRONT AND REAR ELEVATIONS

A3 @

1 : 100

03.08.2020

A3656 53 104

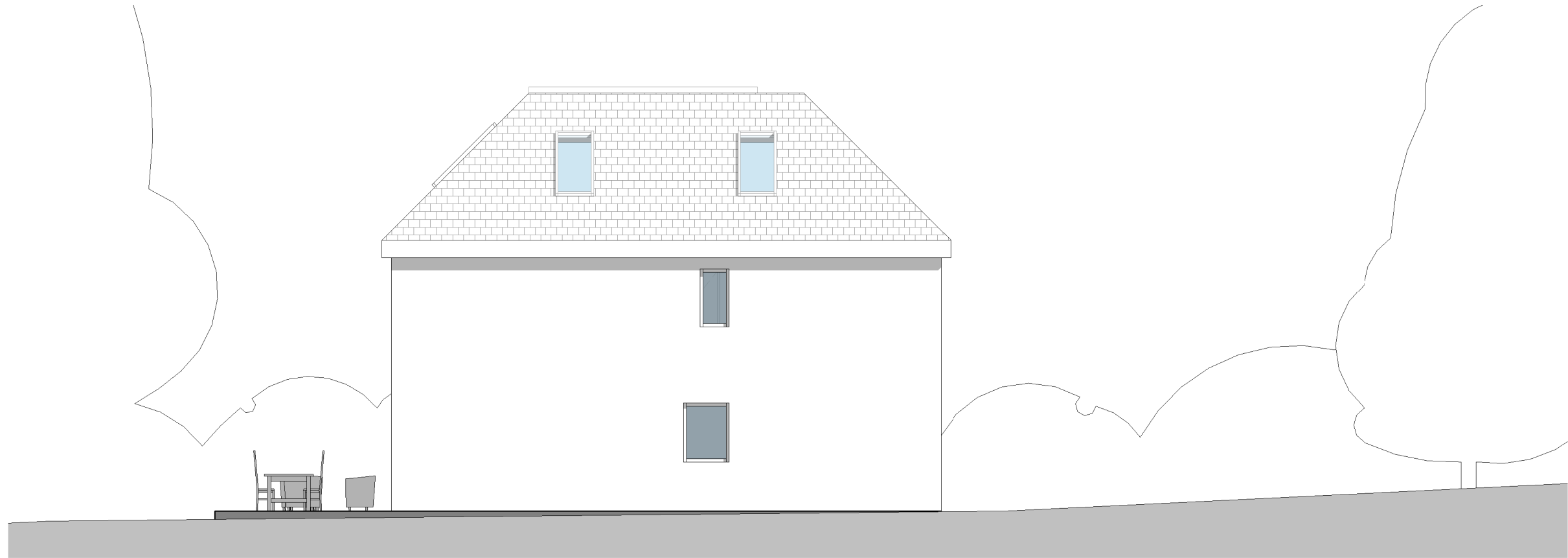
www.argent-architects.co.uk

tel 01834 845440

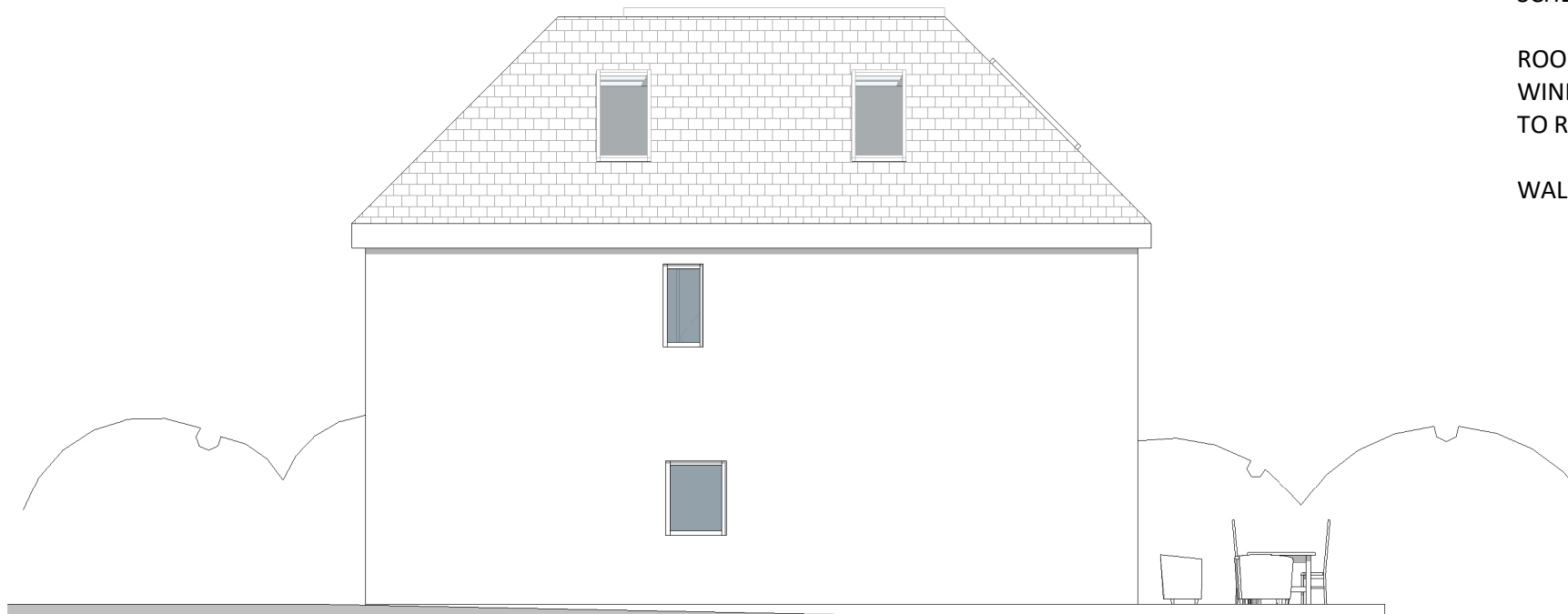
ARGENT ARCHITECTS

admin@argent-architects.co.uk





East Elevation

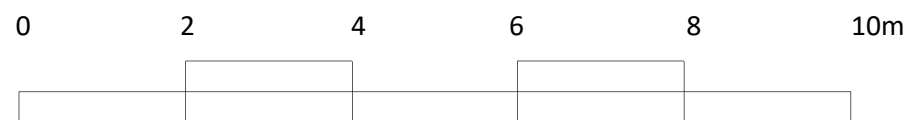


West Elevation

SCHEDULE OF MATERIALS

ROOF: CLAY TILED TO MATCH EXISTING
 WINDOWS & DOORS: ALUMINIUM POWDER COATED
 TO RAL. 7016 DARK GREY

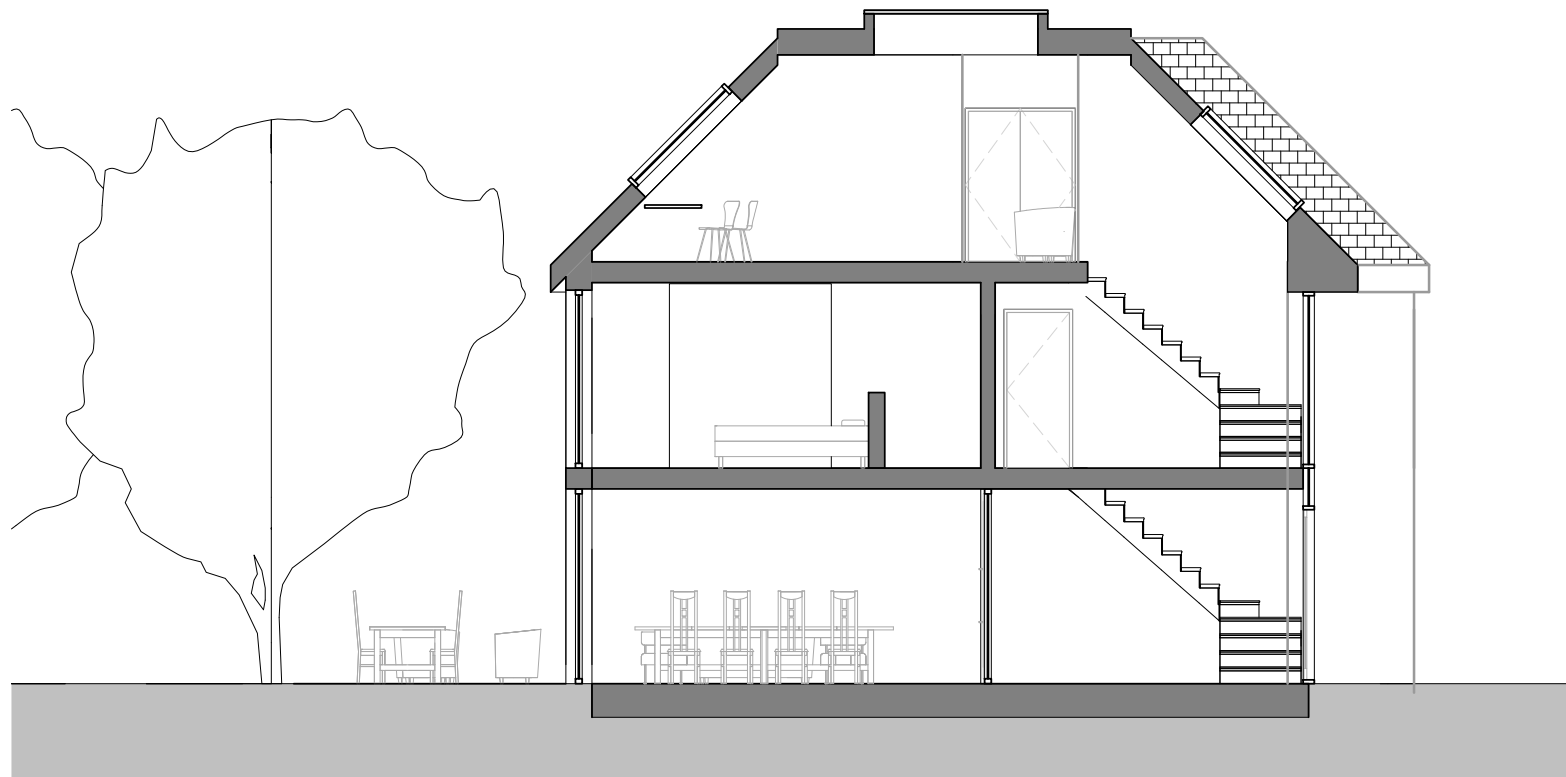
WALLS: WHITE RENDER



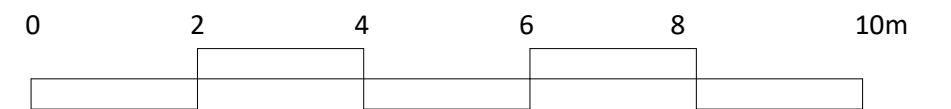
18 WAGGON ROAD- REAR PLOT	A3 @ 1 : 100	03.08.2020	A3656 53 105
PROPOSALS: SIDE ELEVATIONS	<small>www.argent-architects.co.uk tel 01834 845440</small> ARGENT ARCHITECTS <small>admin@argent-architects.co.uk</small> 		



Section AA



Section BB



18 WAGGON ROAD- REAR PLOT

A3 @

1 : 100

03.08.2020

A3656 53 106

PROPOSALS:
SECTIONS

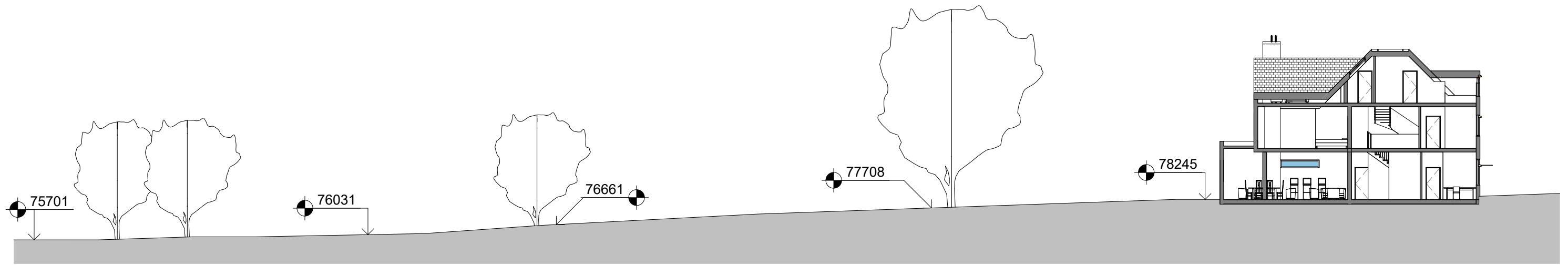
www.argent-architects.co.uk

tel 01834 845440

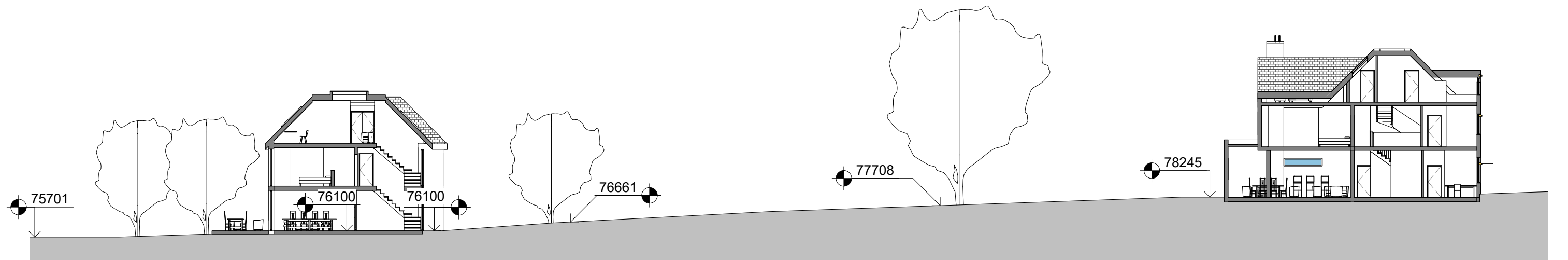
ARGENT ARCHITECTS

admin@argent-architects.co.uk






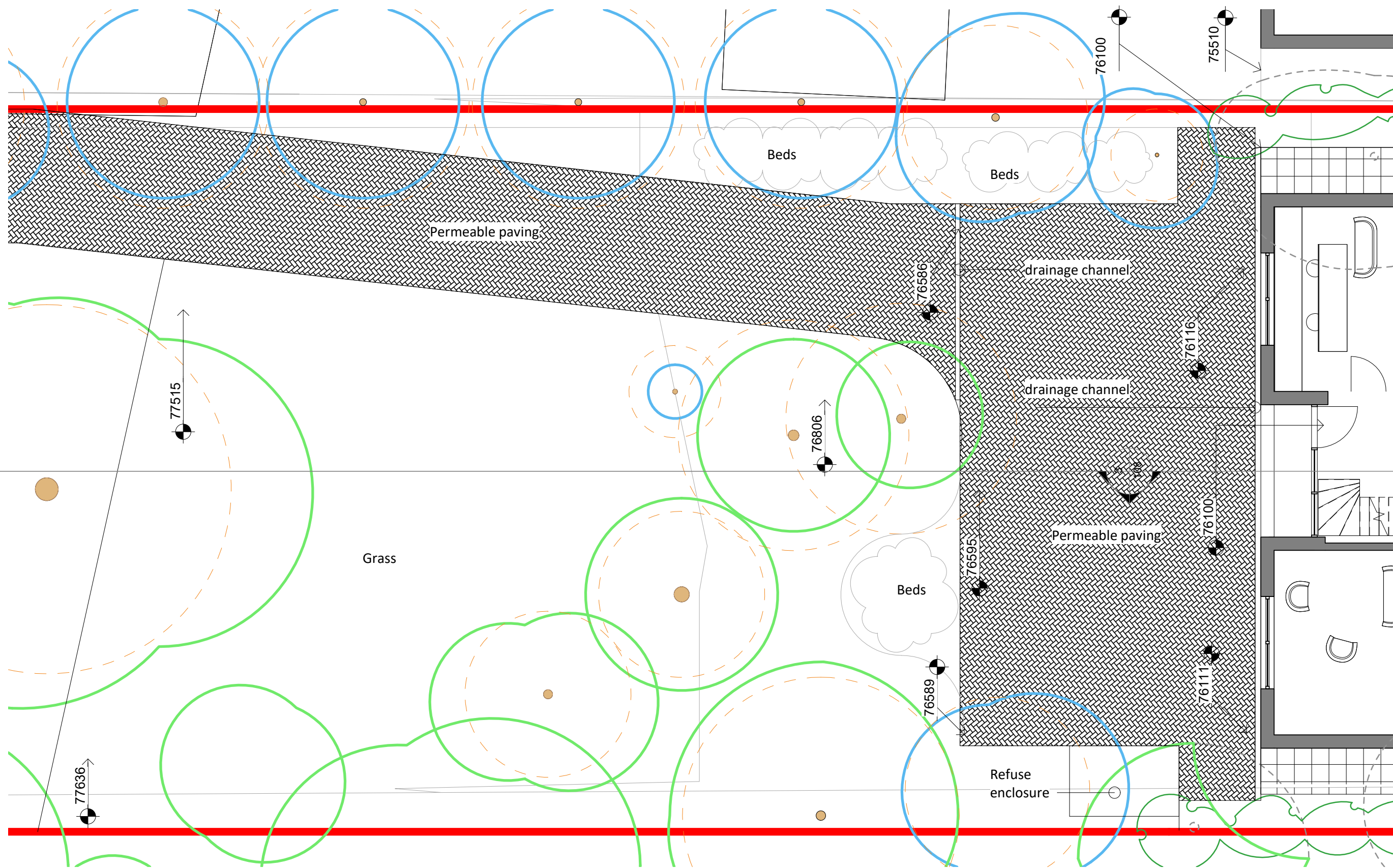
Existing site section




Proposed Site Section

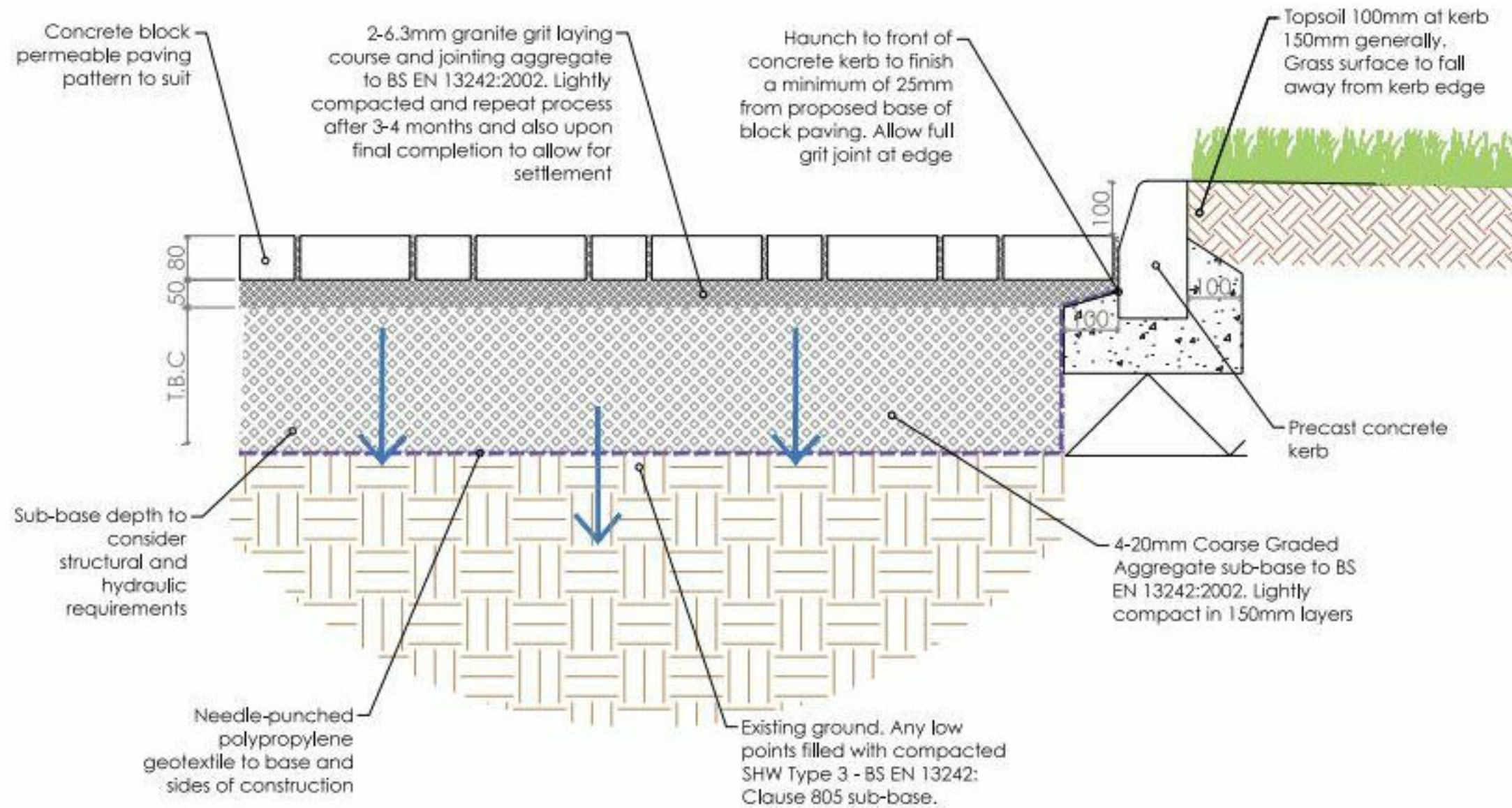


18 WAGGON ROAD- REAR PLOT	A3 @	03.08.2020	A3656 53 108
PROPOSALS: EXISTING AND PROPOSED SITE SECTIONS	1 : 250	www.argent-architects.co.uk	tel 01834 845440
		admin@argent-architects.co.uk	




18 WAGGON ROAD- REAR PLOT	A3 @	03.08.2020	A3656 53 109
	1 : 100		
PROPOSALS: FRONT GARDEN PLAN	www.argent-architects.co.uk tel 01834 845440		
		ARGENT ARCHITECTS admin@argent-architects.co.uk	

Detail 1 - Permeable Paving (System A) with Total Infiltration



Subject to the results of a percolation test, an outlet to a storage system may be required

18 WAGGON ROAD- REAR PLOT	A3 @	03.08.2020	A3656 53 110
PROPOSALS: BUILD UP OF FORECOURT AREA	www.argent-architects.co.uk admin@argent-architects.co.uk	tel 01834 845440	



18 WAGGON ROAD- REAR PLOT

A3 @

1 : 200

03.08.2020

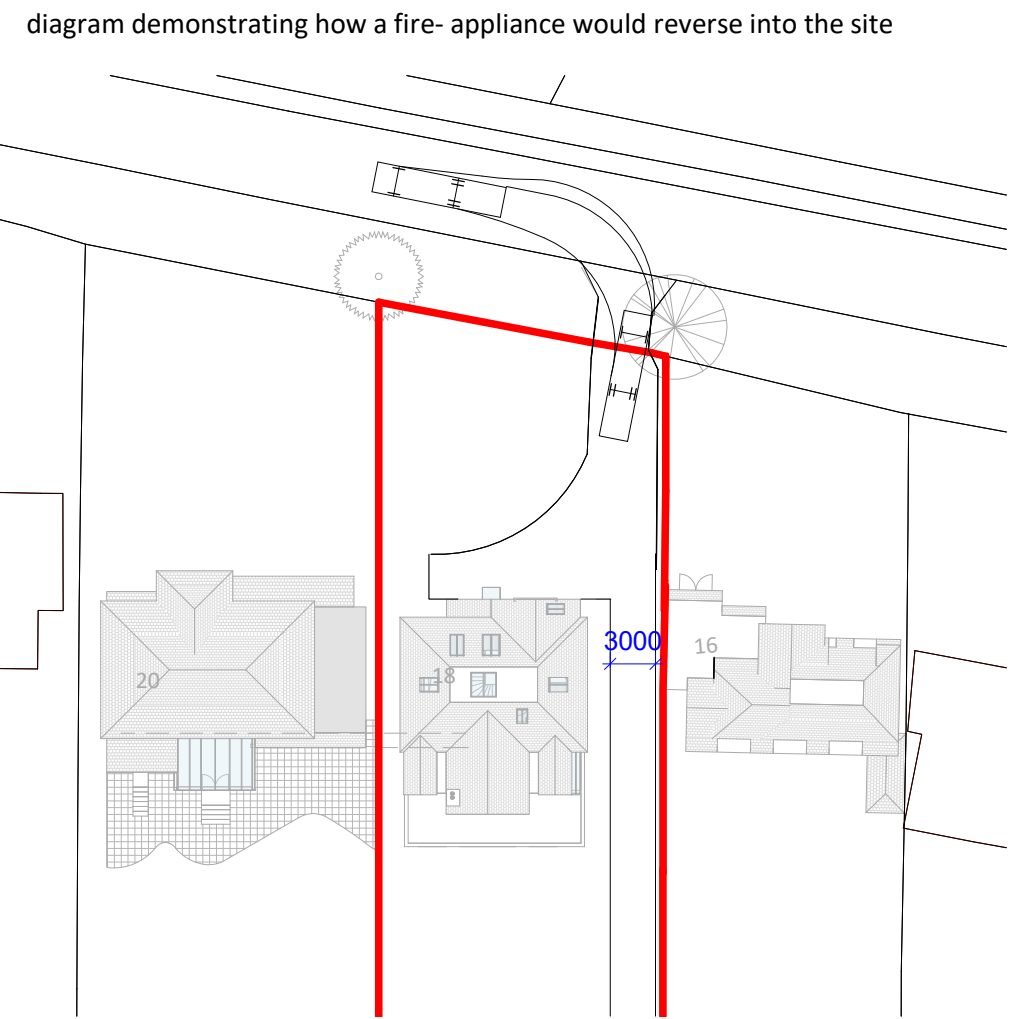
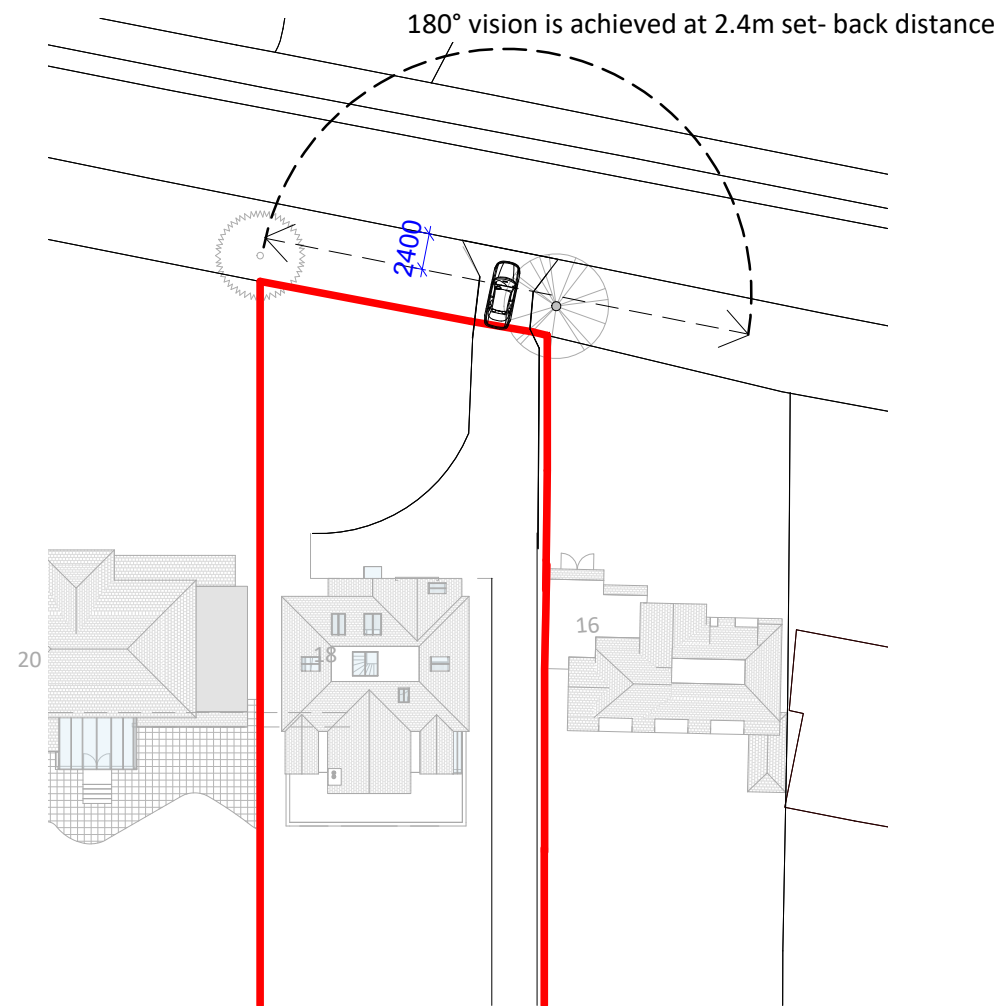
A3656 53 111

PROPOSALS:
STREET SCENE DRAWING

www.argent-architects.co.uk tel 01834 845440

ARGENT ARCHITECTS
admin@argent-architects.co.uk

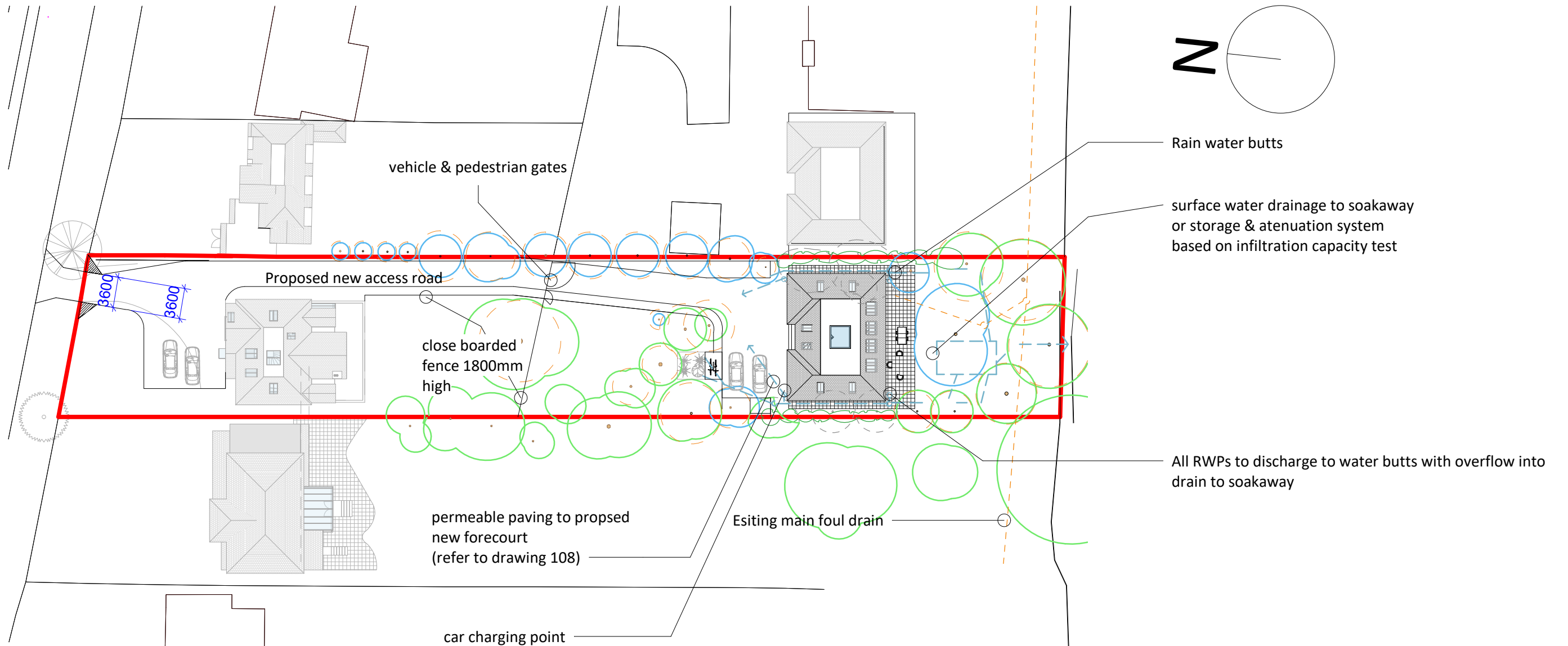




view of site entrance in existing condition

18 WAGGON ROAD- REAR PLOT	A3 @	1 : 500	03.08.2020	A3656 53 112
PROPOSALS: SITE ENTRANCE	www.argent-architects.co.uk		tel 01834 845440	
ARGENT ARCHITECTS			admin@argent-architects.co.uk	





A3 @
 1 : 500 03.08.2020 A3656 53 001A

18 WAGGON ROAD- REAR PLOT

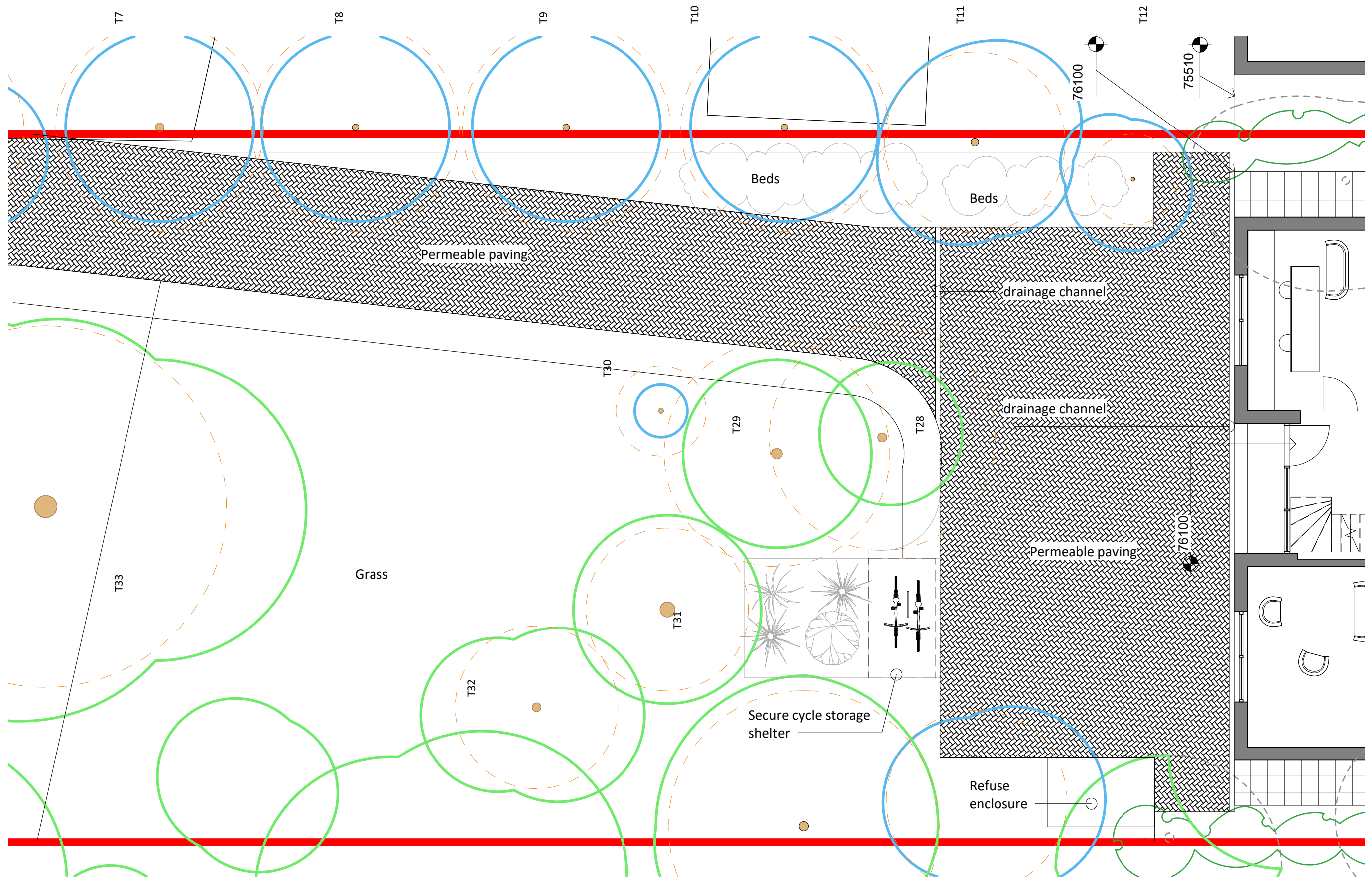
PROPOSALS:
 PROPOSED BLOCK PLAN

www.argent-architects.co.uk tel 01834 845440

ARGENT ARCHITECTS

info@argent-architects.co.uk fax 01834 845440



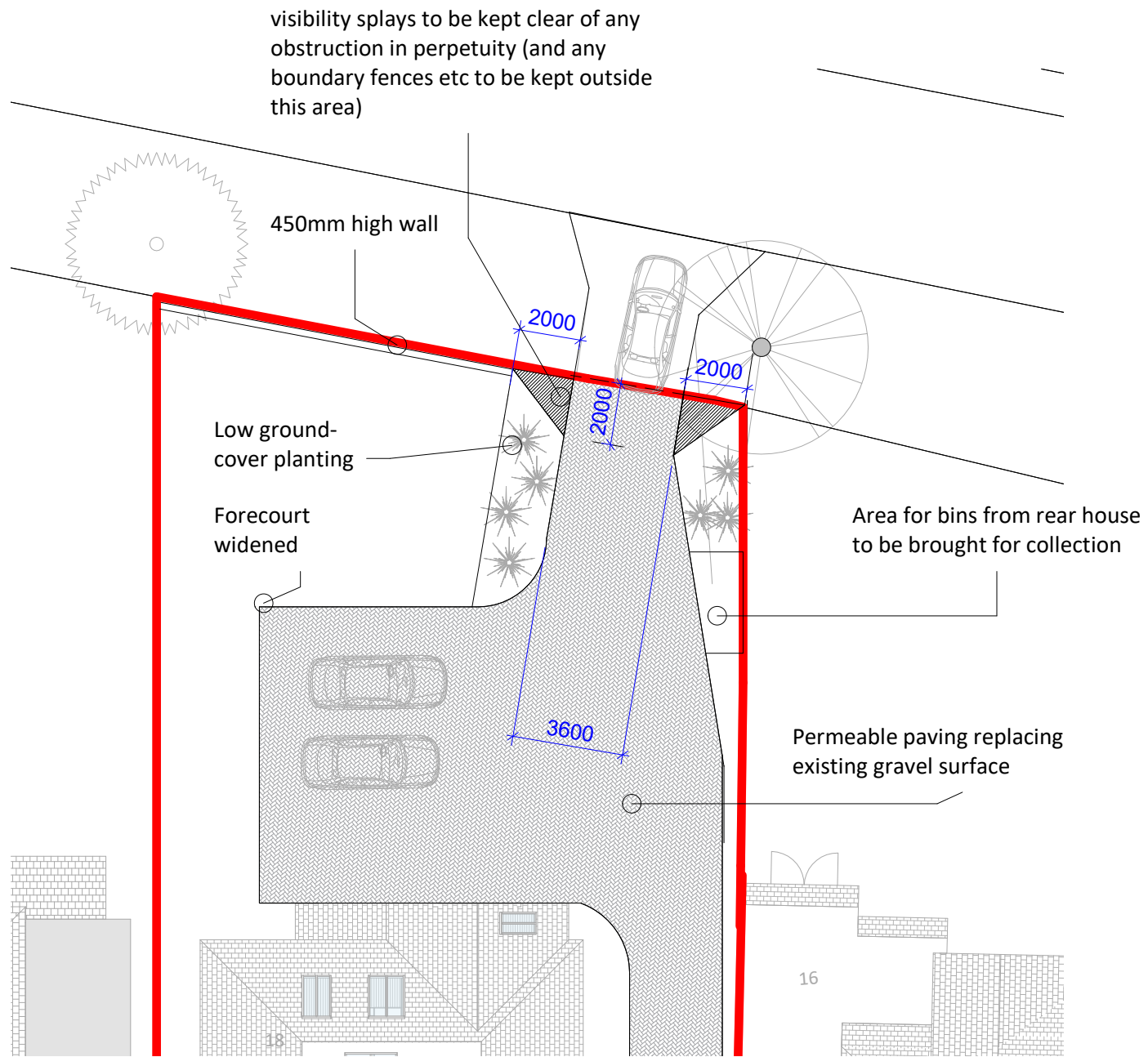


T26	A3 @	1 : 100	03.08.2020	A3656 53 109A
18 WAGGON ROAD- REAR PLOT		www.argent-architects.co.uk tel 01834 845440		
PROPOSALS: FRONT GARDEN PLAN		ARGENT ARCHITECTS <small>admin@argent-architects.co.uk</small> 		

T27

T13

T42A

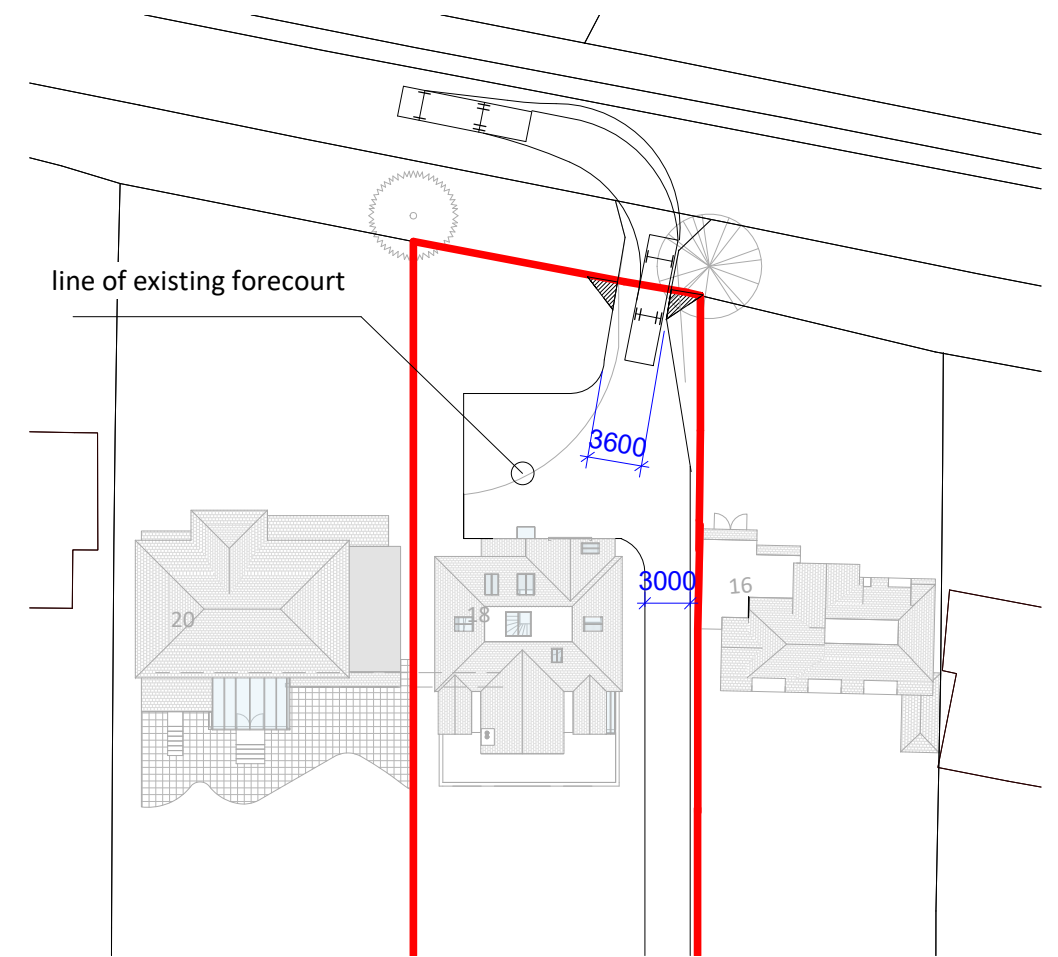


Forecourt layout with visibility splays, scale 1:200



view of site entrance in existing condition

diagram demonstrating how a fire-appliance would reverse into the site



Fire tender access, scale 1:500

18 WAGGON ROAD- REAR PLOT

A3 @

As indicated 03.08.2020 A3656 53 112A

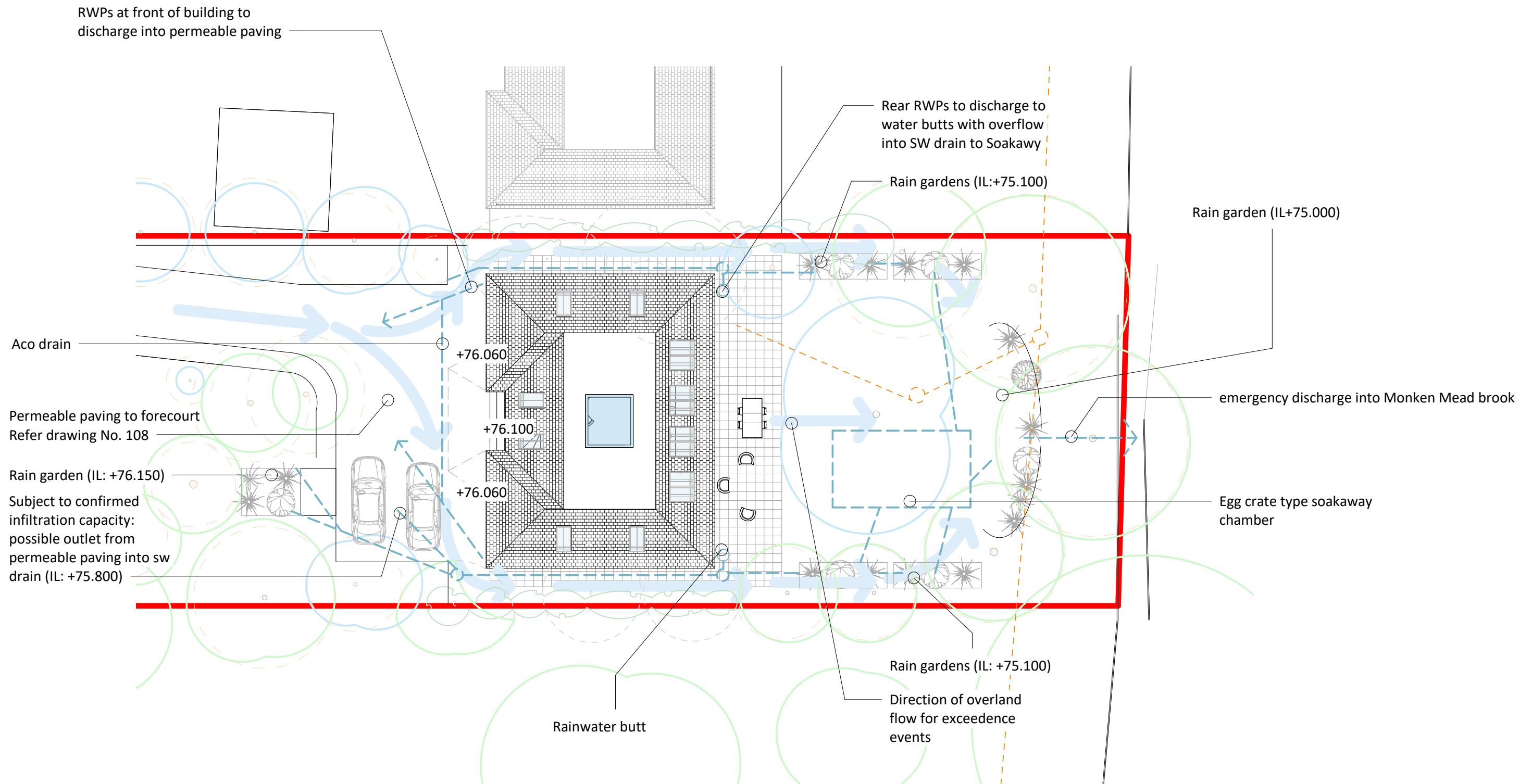
PROPOSALS:
SITE ENTRANCE

www.argent-architects.co.uk tel 01834 845440

ARGENT ARCHITECTS

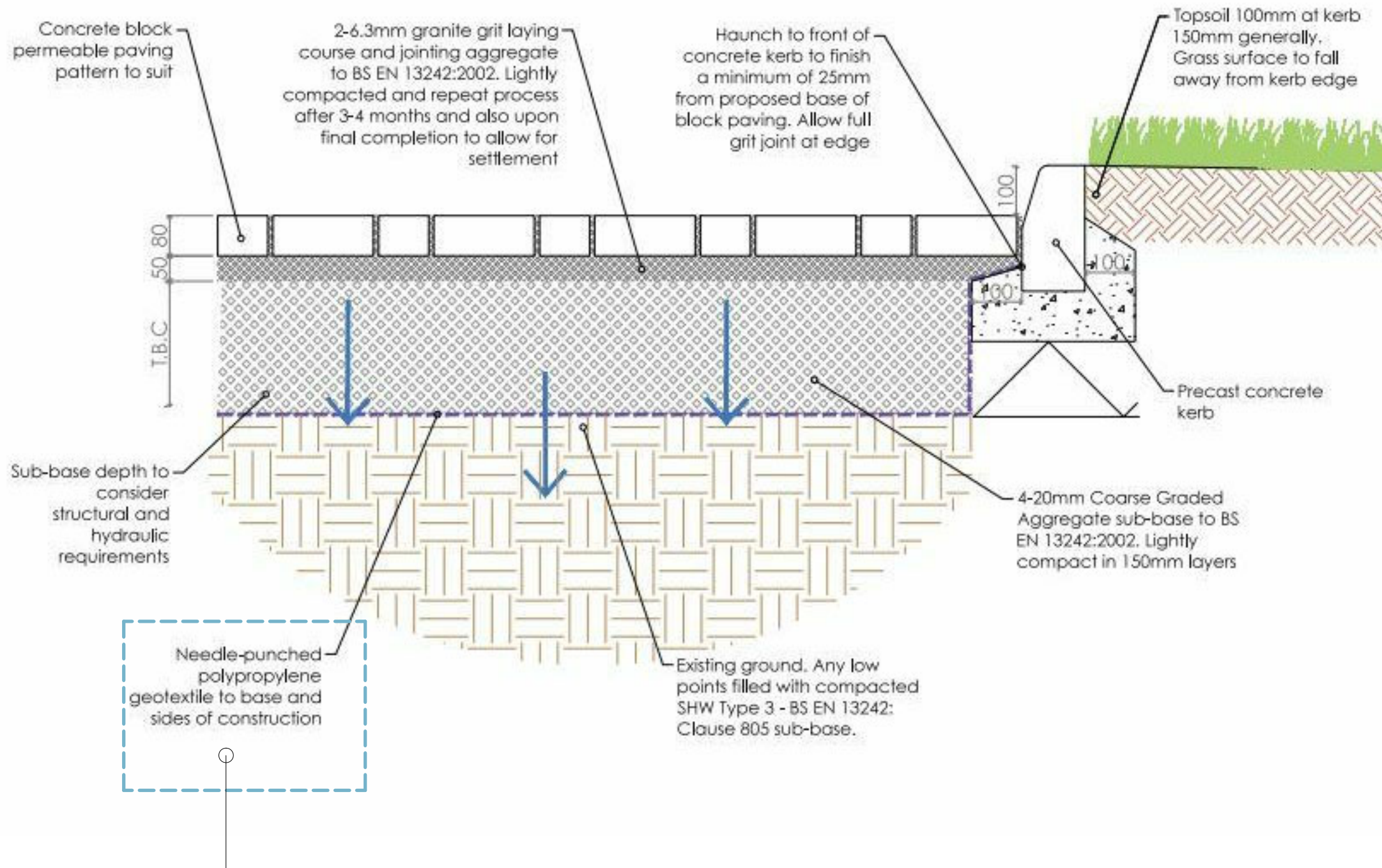
admin@argent-architects.co.uk






18 WAGGON ROAD- REAR PLOT	A3 @	1 : 200	03.08.2020	A3656 53 113
PROPOSALS: DRAINAGE PLAN	www.argent-architects.co.uk tel 01834 845440		ARGENT ARCHITECTS 	
		admin@argent-architects.co.uk		

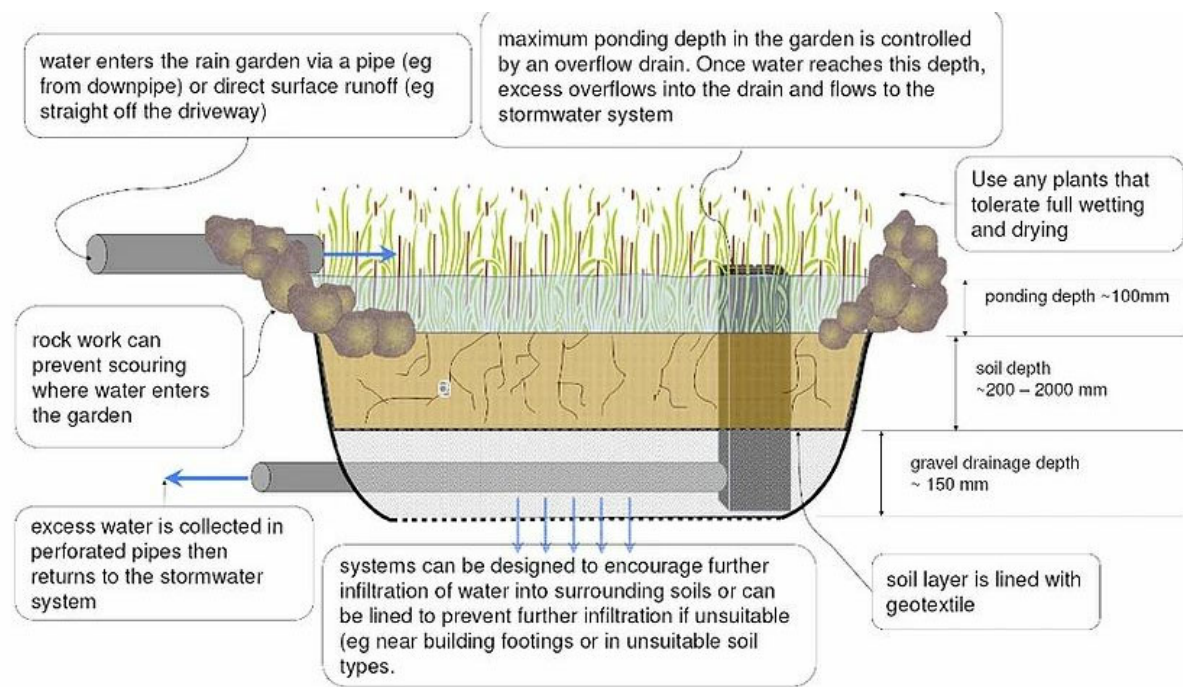
Detail 1 - Permeable Paving (System A) with Total Infiltration



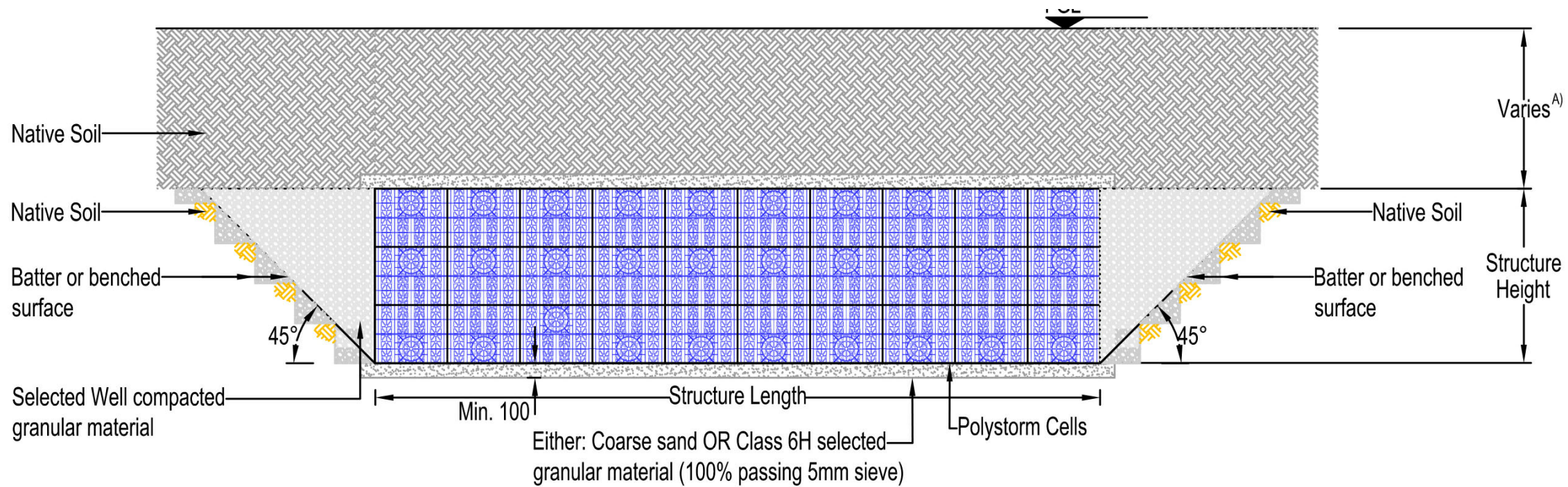
NB. Geotex membrane is needle punched to provide total infiltration*

*Subject to the results of a percolation test, an outlet to a storage system may be required

18 WAGGON ROAD- REAR PLOT	A3 @	03.08.2020	A3656 53 201
PROPOSALS: BUILD UP OF FORECOURT AREA	www.argent-architects.co.uk admin@argent-architects.co.uk	tel 01834 845440	



Rain garden cross section



Soakaway cross section

18 WAGGON ROAD- REAR PLOT	A3 @	03.08.2020	A3656 53 202
PROPOSALS: RAIN GARDEN & SOAKAWAY DETAILS	www.argent-architects.co.uk admin@argent-architects.co.uk	tel 01834 845440	