

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

**Date:** 6<sup>th</sup> September 2022

**Report of**

Head of Planning - Vincent  
Lacovara

**Contact Officer:**

Andy Higham  
Gideon Whittingham

**Ward:**

Edmonton Green

**Ref:** 22/01722/FUL

**Category:** Full Application

**LOCATION:** 68 Chalfont Road, London, N9 9LY

**PROPOSAL:** Conversion of single-family dwelling house into 2 self-contained flats, involving part single, part 2-storey rear extension and single storey side extension with associated bin storage and cycle parking.

**Applicant Name & Address:**

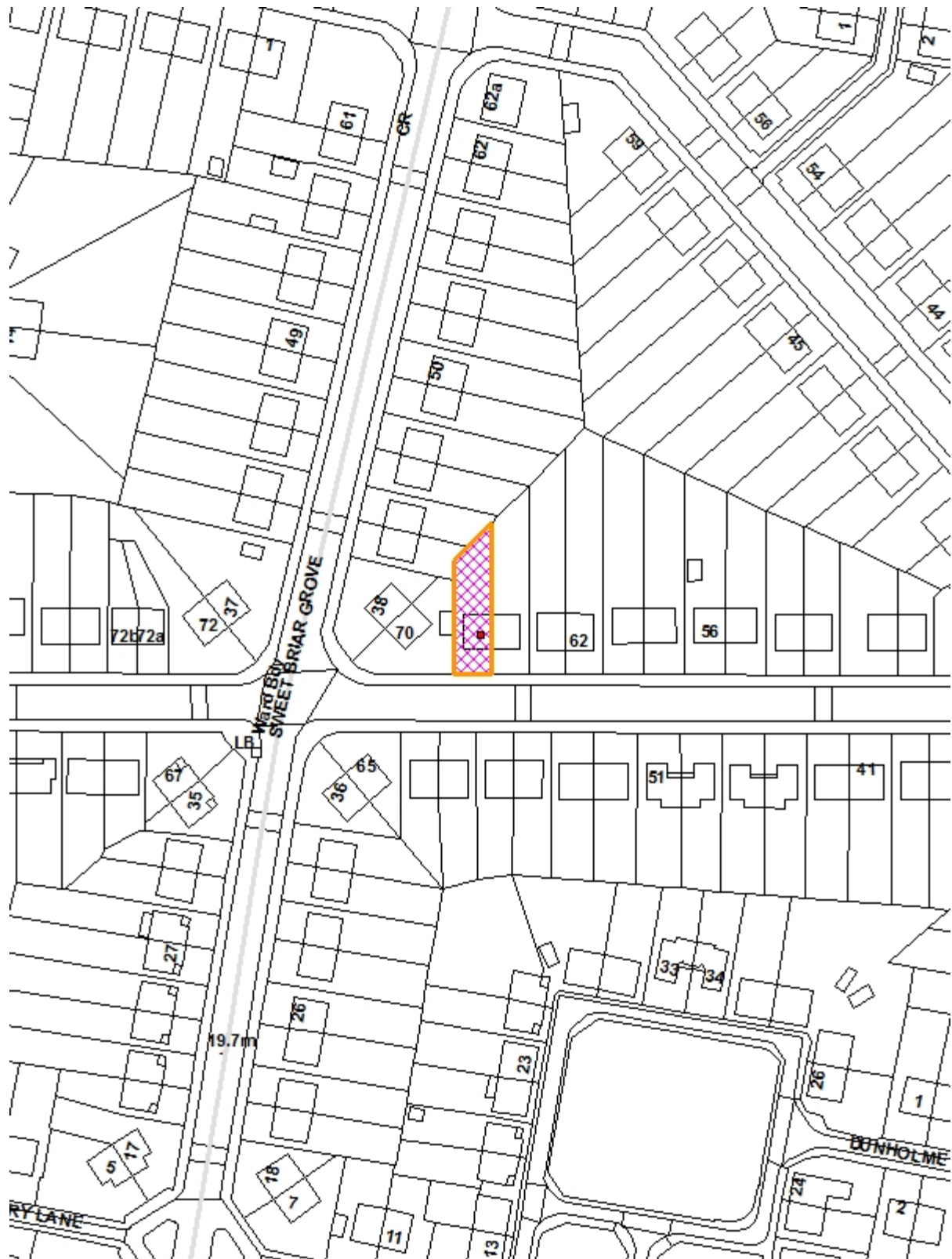
Mrs Ozlem Onur,  
68 Chalfont Road  
Enfield  
**Edmonton**  
N9 9LY  
United Kingdom

**Agent Name & Address:**

Mr Joseph Cazorla  
Abacus Architecture and Developments  
Dean House,  
193 High Street  
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EN3 4EA  
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**RECOMMENDATION:**

1. That the Head of Development Management be authorised to REFUSE planning permission for the reasons identified in the Recommendation section of this report.
2. That the Head of Development Management be granted delegated authority to agree the final wording of the reasons for refusal to cover the matters in the Recommendation section of this report.



## **1. Note for Members**

- 1.1 This planning application is categorised as a “minor” planning application and would not normally be reported to the Planning Committee for determination. This application is reported to the Planning Committee at the request of Cllr Abdul Abdullahi .

## **2. Recommendation**

- 2.1 That the Head of Development Management be authorised to REFUSE planning permission for the following reasons:

1. The conversion of this property results in the loss of a 3-bed family sized single dwelling house and the proposed replacement 3-bedroom flat by reason of the inadequate internal floor space would fail to provide satisfactory compensatory provision. Therefore the development would fail to meet identified housing need in the Borough as defined by Enfield's Strategic Housing Market Assessment (2015) which identifies a need for larger family sized dwellings and an oversupply of smaller single person accommodation. This is contrary to the NPPF 2021 and Policies H1 and H10 of the London Plan (2021), Policies CP4, CP5 and CP30 of the Core Strategy (2010) and Policy DMD5 of the Development Management Document (DMD) (2014)

2. The proposed development would result in more than one out of a consecutive row of 5 units being converted into self-contained flats. This would result in a clustering of conversions to the detriment of the character and appearance of the application dwelling, the pair of semi-detached dwellings and the general area. This would fail to comply with Policies D3 and D4 of the London Plan (2021) Policy CP30 of the Core Strategy (2010) and Policies DMD5 and DMD37 of the Development Management Document (2014).

3. The proposed accommodation by reason of the inadequate gross internal floor area for the ground and first floor flat and lack of amenity space provision for the occupiers of the proposed 1-bed first floor flat would result in a substandard form of accommodation detrimental to the living conditions of future occupiers of the development contrary to Policy CP4 of the Core Strategy 2010, Policies DMD 5 and DMD8 of the Development Management Document 2014 and requirements of the London Plan Housing Supplementary Planning Guidance as well as the Nationally Described Space Standards.

4. The part single part two storey rear extension by virtue of its siting, excessive depth and proximity to the common boundary with the adjoining properties No.70/70a Chalfont Road would have an overbearing impact on the amenity of the adjoining occupiers of these properties in terms of loss of outlook and light contrary to Policy D3 of the London Plan (2021), CP30 of the Core Strategy and Policies DMD8, DMD11 and DMD37 of the Development Management Document 2014.

## **3. Executive Summary**

- 3.1 This application seeks permission to convert a 3 bedroom dwelling house into 2 self-contained flats, involving a part single, part 2-storey rear extension and a single storey side extension with associated bin storage and cycle parking.
- 3.2 Previous applications to convert the property into 2 self-contained flats have been refused and it is considered the current application has failed to satisfactorily address the previous reasons for refusal

- 3.3. In the absence of any material changes to the proposal which address the previous reasons for refusal there remains an in-principle objection to the proposed development. The application is therefore recommended for refusal as the development would not accord with adopted local, regional and national policy as identified in this report.

#### **4. Site and Surroundings**

- 4.1 No.68 Chalfont Road is a semi-detached dwelling house situated on the northern side of Chalfont Road. The road is characterised by semi-detached properties. Several of these properties have been converted to flats.
- 4.2 The adjoining semi-detached house No.66 Chalfont Road has been converted into two flats and has a single storey rear extension. There is no record of planning permission being granted for this conversion.
- 4.3 No.70/70a Chalfont Road has been converted to two flats and has a two-storey flat roof rear extension.
- 4.4 The site is not within a Conservation Area and it is not a Listed Building.

#### **5.0 Proposal**

- 5.1 This application seeks permission to convert the property to provide 1 x 3-bed flat on the ground floor and 1 x 1-bed at first floor level together with extensions to enlarge the property.
- 5.2 The application proposes a 4 m / 3m deep single storey rear extension that would extend across the entire width of the site. To the side, an existing conservatory is to be removed and a replacement single storey side extension is proposed which would extend up to the side boundary with No.70 Chalfont Road: this extension would extend the full depth of the original house. There is also a first floor rear extension proposed
- 5.3 The differences between this current application and the previously refused schemes are as follows:
- The previous depth of the rear extension was 3.5m across the entire width of the site. That now proposed is a part 4m part 3m deep extension . It would be 3m deep on the boundary with No.66A/B. The depth would increase to 4 metres 2.4m from this boundary.
  - A first-floor rear extension 2.3 metres deep, is proposed at first floor level.

#### **6.0 Relevant Planning History**

##### **6.1 68 Chalfont Road**

21/04207/FUL - Conversion of single-family dwelling into 2 x self-contained flats, involving single storey rear and side extensions, extension to roof at side to form gable end with rear dormer and front rooflights with associated bin storage and cycle parking. Refused for the following reasons:

1. The conversion of this property results in the loss of a 3-bed family sized single dwelling house without suitable compensatory provision. Therefore the development would fail to meet identified housing need in the Borough as

defined by Enfield's Strategic Housing Market Assessment (2015) which identifies a need for larger family sized dwellings and an oversupply of smaller single person accommodation. This is contrary to the NPPF and Policies H1 and H10 of the London Plan (2021), Policies CP4, CP5 and CP30 of the Core Strategy (2010) and Policy DMD5 of the Development Management Document (DMD) (2014).

2. The proposed development would result in more than one out of a consecutive row of 5 units being converted into self-contained flats. This would result in a clustering of conversions to the detriment of the character and appearance of the application dwelling, the pair of semi-detached dwellings and the general area. This would fail to comply with Policies D3 and D4 of the London Plan (2021) Policy CP30 of the Core Strategy (2010) and Policies DMD5 and DMD37 of the Development Management Document (2014).
3. The proposed hipped roof to gable end roof conversion and rear dormer by reason of its siting, overall size, bulk and design would result in a bulky, overly dominant and discordant addition that would fail to harmonise with the form and architectural composition of the original building and would occupy a substantial part of the rear roof slope being detrimental to the character and appearance of the dwelling and the visual amenities of the surrounding area. The proposal is therefore contrary to the NPPF, policies D3 and D4 of the London Plan (2021), Core Policy 30 of the Council's Core Strategy (2010) and Policies DMD8, DMD13 and DMD37 of the Development Management Document (2014).
4. The proposed development by virtue of its siting, excessive depth and proximity to common boundary with the adjoining properties Nos.66/66a Chalfont Road and No.70/70a Chalfont Road would have an overbearing impact on the amenity of the adjoining occupiers of these properties in terms of loss of outlook and light contrary to Policy D3 of the London Plan (2021), CP30 of the Core Strategy and Policies DMD8, DMD11 and DMD37 of the Development Management Document.

22/00321/FUL - Conversion of single-family dwelling house into 2 self-contained flats involving single storey rear and side extension with associated bin storage and cycle parking. Refused for the following reasons:

1. The conversion of this property results in the loss of a 3-bed family sized single dwelling house and the proposed replacement 3-bedroom flat by reason of the inadequate internal floor space would fail to provide satisfactory compensatory provision. Therefore the development would fail to meet identified housing need in the Borough as defined by Enfield's Strategic Housing Market Assessment (2015) which identifies a need for larger family sized dwellings and an oversupply of smaller single person accommodation. This is contrary to the NPPF and Policies H1 and H10 of the London Plan (2021), Policies CP4, CP5 and CP30 of the Core Strategy (2010) and Policy DMD5 of the Development Management Document (DMD) (2014)
2. The proposed development would result in more than one out of a consecutive row of 5 units being converted into self-contained flats. This would result in a clustering of conversions to the detriment of the character and appearance of the application dwelling, the pair of semi-detached dwellings and the general

area. This would fail to comply with Policies D3 and D4 of the London Plan (2021) Policy CP30 of the Core Strategy (2010) and Policies DMD5 and DMD37 of the Development Management Document (2014).

3. The proposed accommodation by reason of the inadequate gross internal floor area for the ground and first floor flat and lack of amenity space provision for the occupiers of the proposed 1-bed first floor flat would result in a substandard form of accommodation detrimental to the living conditions of future occupiers of the development contrary to Policy CP4 of the Core Strategy 2010, Policies DMD 5 and DMD8 of the Development Management Document 2014 and requirements of the London Plan Housing Supplementary Planning Guidance as well as the Nationally Described Space Standards.
4. The single storey rear extension by virtue of its siting, excessive depth and proximity to common boundary with the adjoining properties Nos.66/66a Chalfont Road and No.70/70a Chalfont Road would have an overbearing impact on the amenity of the adjoining occupiers of these properties in terms of loss of outlook and light contrary to Policy D3 of the London Plan (2021), CP30 of the Core Strategy and Policies DMD8, DMD11 and DMD37 of the Development Management Document.

#### No.70 Chalfont Road

LBE/77/0016 2 Flats Granted

### **7.0. Consultation**

#### Public Consultation

- 7.1 Consultation letters notifying neighbouring and nearby properties (16) on 31.05.2022 giving people 24 days to respond. Two (2) objections were received raising all or some of the following comments :

- Close to adjoining properties
- General dislike of proposal
- Loss of light
- Loss of privacy
- Noise nuisance
- Increase in traffic
- Over development
- The build would decrease present green space in the property, environmentally undesirable
- .The development would increase noise for me and others locally, both in the building of it and in the likely increased number of people living in the extended building would also imply higher levels of pollution.
- Damage to my property during building works.
- The build would intrude on my privacy and obstruct light to my property.
- The building work will be extremely disruptive to the detriment of the health of the neighbouring occupier.

#### Statutory and non-statutory consultees

##### Internal

##### Transportation

- 7.2 No objection in principal but if to be recommended for approval further information on refuse storage, cycle storage arrangements and hard surfacing materials would be required. This information could be secured by condition

External Consultees

Thames Water

- 7.3 No objection subject to informative.

**8. Relevant Policy**

- 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.

National Planning Policy Framework 2021 (NPPF)

- 8.2 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 (8), 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 (7); 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.

- 8.3 Footnote (8) 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 74); 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.”

- 8.4 In the three years to 2021 Enfield only met 67% of its housing requirement and this means we now fall into the “presumption in favour of sustainable development” category.

- 8.5 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) the most important development plan policies for the application are deemed to be ‘out of date’. 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.

### The London Plan 2021

- 8.6 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:

Policy GG2 - Making the Best Use of Land

Policy GG4 - Delivering the Homes Londoners Need

Policy GG6 - Increasing Efficiency and Resilience

Policy D1 - London's Form Character and Capacity for Growth

Policy D3 - Optimising site capacity through the design-led approach

Policy D4 - Delivering Good Design

Policy D5 - Inclusive Design

Policy D6 - Housing quality and standards

Policy D7 - Accessible Housing

Policy D8 – Public Realm

Policy D11 - Safety, security and resilience to emergency

Policy D12 – Fire Safety

Policy D14 – Noise

Policy H1 - Increasing Housing Supply

Policy H2 - Small Sites

Policy H10 – Housing mix and stock

Policy G5 – Urban Greening

Policy G6 - Biodiversity and Access to Nature

Policy SI 5 - Water Infrastructure

Policy SI 7 - Reducing Waste and Supporting the Circular Economy

Policy SI 2 – Minimising greenhouse gas emissions

Policy SI 12 - Flood Risk Management

Policy SI 13 - Sustainable Drainage

Policy T4 - Assessing and Mitigating Transport Impacts

Policy T5 – Cycling

Policy T6 - Car parking



## Local Plan - Overview

- 8.7 Enfield's Local Plan comprises the Core Strategy, Development Management Document, Policies Map and various Area Action Plans as well as other supporting policy documents. Together with the London Plan, it forms the statutory development policies for the Borough and sets out planning policies to steer development according to the level it aligns with the NPPF. Whilst many of the policies do align with the NPPF and the London Plan, it is noted that these documents do in places supersede the Local Plan in terms of some detail and as such the proposal is reviewed against the most relevant and up-to-date policies within the Development Plan.

## Core Strategy

- 8.8 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.

CP 1	Strategic Growth Areas
CP 2	Housing Supply and Locations for New Homes
CP 4	Housing Quality
CP 5	Housing Types
CP 9	Supporting Community Cohesion
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 24	The Road Network
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
CP 31	Built and Landscape Heritage
CP 32	Pollution

## Development Management Document

- 8.9 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 5	Residential Conversions
DMD 6	Residential Character
DMD 8	General Standards for New Residential Development
DMD 9	Amenity Space
DMD11	Single storey rear extension
DMD13	Roof Extensions
DMD14	Side Extensions
DMD37	Achieving High Quality and Design-Led Development
DMD45	Parking Standards and Layout
DMD48	Water Efficiency

DMD49	Sustainable Design and Construction Statement
DMD51	Energy Efficiency Standards
DMD 53	Low and Zero Carbon Technology
DMD 54	Allowable Solutions
DMD59	Avoiding and Reducing Flood Risk
DMD60	Assessing Flood Risk

#### Other Material Considerations

- 8.10 National Planning Practice Guidance  
 Mayor of London's London Plan Guidance and Housing Supplementary Planning Guidance  
 Nationally Described Space Standards (NDSS)  
 Refuse and Recycle Storage Guide Enfield (ENV 08/162)

### **9. Analysis**

- 9.1 The Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990 require that planning decisions are taken in accordance with the Development Plan unless material considerations indicate otherwise.

#### Background

- 9.2 Following the refusal of the previous planning application and prior to the receipt of this current application ref: 22/00321/FUL, the agent for the applicant was advised that Policy DMD5 states that "only 1 out of a consecutive row of 5 units may be converted" and that as in this case there are flats on either side of the application site there would be an objection in principle to the creation of further flats in this location.
- 9.3 The agent was therefore advised that any revisions submitted as part of any new application would not address the objection in principle to this development and any subsequent application for a flat conversion would therefore likely be recommended for refusal.
- 9.4 This current application which proposes revisions to address some of the other reasons for refusal has therefore been submitted on this understanding.
- 9.5 The main planning issues to consider are as follows:

- Principle of the Development ;
- Design and Character ;
- Standard of Accommodation;
- Neighbouring Residential Amenity;
- Traffic, Parking and Refuse
- Energy Efficiency
- SuDS

#### Principle of the Development

- 9.6 The NPPF and London Plan (2021) advise that local authorities should seek to deliver a wide choice of high-quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. Policy CP5 of the Core Strategy seeks to ensure that new developments offer a range of housing sizes to meet housing

needs whilst ensuring that the quality and character of existing neighbourhoods is also respected.

- 9.7 In line with the existing land use, the benefits of the proposal in delivering additional residential units to meet the borough's housing needs are recognised. The most recent Borough housing needs assessment demonstrates that whilst there is a need for all sizes of unit, that need is greatest for family size dwellings, particularly 3 to 4 bed units. Additionally, the NPPF focuses on the delivery of housing.
- 9.8 In principle additional residential units can bring a net gain in the borough's housing stock and the proposed mix of tenure is in accordance with policy DMD 3 which advocates for a mix of different sized homes. However, at para. 2.2.2 of DMD 3, it is stated that developments of every size should seek to prioritise the delivery of family sized units where the site context and conditions are appropriate.

### Housing Need

- 9.9 The London Plan (2021) sets a target for the provision of 52,287 new homes each year. In addition, the London Plan identifies a need for a minimum of 1,246 dwellings per year to be delivered over the next 10-years in the Borough. Whilst Enfield's 2019 Housing Action Plan recognises that the construction of more affordable high-quality homes is a clear priority, only 51% of approvals in the borough have been delivered over the previous 3-years.
- 9.10 Enfield's Housing and Growth Strategy (2020) was considered by Cabinet in January 2020 and approved at February's Council meeting (2020) and sets out the Council's ambition to deliver adopted London Plan and Core Strategy targets plus ambitious draft London Plan targets.
- 9.11 Policy H1 (Increasing housing supply) of the London Plan (2021) seeks to optimise the potential for housing delivery on all suitable and available brownfield sites especially on the sources of capacity including but not limited to small sites as identified in Policy H2 of the London Plan (2021).
- 9.12 The application site accords with Policy H1's identified need for housing and is appropriate for development for residential housing schemes.
- 9.13 Policy H10 (Housing Size / Mix) of the London Plan (2021) and Policy CP5 of the Core Strategy (2010) seeks to ensure that new developments offer a range of housing sizes to meet housing needs.
- 9.14 Policy CP5 of the Core Strategy (2010) seeks to ensure that new developments offer a range of housing sizes to meet housing needs but does recognise that it may not be necessary to conform to the overall mix on each individual site, as the mix could be achieved within the timescale of the adopted development plan across a range of sites. Policy DMD 3 of the Development Management Document (2014) seeks schemes to contribute to meeting the targets in the policy, by providing a mix of different sized 'homes', including 'family sized accommodation'.
- 9.15 DMD 5 of the Development Management Document states that all development must  
:

- a. Provide a high quality form of accommodation which meets internal floor space standards in the London Plan;
  - b. Not harm the residential character of the area or result in an excessive number or clustering of conversions. The number of conversions: must not exceed 20% of all properties along any road; and only 1 out of a consecutive row of 5 units may be converted.
  - c. Not lead to an unacceptable level of noise and disturbance for occupiers and adjoining properties;
  - d. Incorporate adequate parking and refuse storage arrangements that do not, by design or form, adversely affect the quality of the street scene.
- 9.16 Specifically in respect of the conversion of existing family units into self-contained flats DMD 5 (and to be read in conjunction with Core Strategy policies 5 and 6) where a development will result in the loss of a viable family sized unit compensatory provision for family accommodation (3 bedrooms +) is required to be provided within the development.
- 9.17 The Council commissioned a Strategic Housing Market Assessment (SHMA) which was published in 2015 and whilst is currently in the process of being reviewed provides an up-to-date and comprehensive assessment of the Borough's housing needs and supply.
- 9.18 Policy CP5 seeks to ensure that 'new developments offer a range of housing sizes to meet housing needs' and that the Policy should support the Council's plan for a Borough-wide mix of housing that reflects the needs and level of supply identified in the SHMA . In this case, the plans submitted in support of this application indicates that the existing property is a three-bedroom unit.
- 9.19 Plans submitted in respect of the previously refused application proposed a three bedroom flat. However, for the reasons outlined below the proposed floor area was considered to fail to meet minimum floorspace requirements. As such, the standard of accommodation provided failed to provide satisfactory compensatory provision for the three-bedroom house which is to be lost.
- 9.20 Leading on from the Boroughs objectives of retaining family dwelling houses, there has also been an appeal decision dated the 31st May 2016 under reference APP/U5930/W/16/3145826. This appeal highlights the importance of retaining family accommodation within the London Boroughs. It is considered that this case can be used in soundly justifying the Local Planning Authority's stance on refusing this planning application.
- 9.21 It is therefore considered that the proposed development and the resultant loss of a 3 bedroom unit would exacerbate the shortfall of three bedroom accommodation contrary to the SHMA) which identifies a need for family sized residential housing and an oversupply of smaller single person accommodation. As such, it is considered that the conversion of this single-family dwelling unit is not in compliance with Policy CP30 of the Core Strategy and DMD5 and DMD37 of the Development Management Document, Policy H1 of the London Plan and the National Planning Policy Framework. 2021

- 9.22 In this instance, the proposal would result in the loss of a family sized homes which contributes towards the Boroughs housing targets. No affordable housing is required because the number of units proposed is under the relevant threshold of 10 dwellinghouses.

*Design and Character*

- 9.23 London Plan Policy D1 has regard to local character and states in its overall strategic aim that development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. Policy D8 of the London Plan outlines a similar aim and seeks for proposals in public places to be secure and easy to understand and maintain. Policy D4 of the London Plan sets out regional requirements in regard to architecture and states that development should incorporate the highest quality materials and design appropriate to its context.
- 9.24 In terms of design, Core Strategy Policy 30 requires all developments to be high quality and design led, having special regard to their context. Meanwhile Policy DMD 37 seeks to achieve high quality design and requires development to be suitably designed for its intended function that is appropriate to its context and surroundings. The policy also notes that development should capitalise on opportunities to improve an area and sets out urban design objectives relating to character, continuity and enclosure, quality of the public realm, ease of movement, legibility, adaptability and durability, and diversity.
- 9.25 Policy D3 of the London Plan (2021) expects “all development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site’s context and capacity for growth, and existing and planned supporting infrastructure capacity”.
- 9.26 Policy DMD 8 (General Standards for New Residential Development) expects development to be appropriately located taking into account the nature of the surrounding area and land uses, access to local amenities, and any proposed mitigation measures and be an appropriate scale, bulk and massing while DMD 6 supports development where the scale and form of development is appropriate to the existing patten of development or character.
- 9.27 Policy DMD5 states that the number of conversions: must not exceed 20% of all properties along any road; and only 1 out of a consecutive row of 5 units may be converted.
- 9.28 From the information available to the Local Planning Authority it would appear that there have been 6 properties that have been granted planning permission to convert to flats out of a total 140 houses on the street. Therefore, the proposal complies with the 20% rule outlined within DMD5.
- 9.29 No.70 Chalfont Road has been granted planning permission (ref: LBE/77/0016). According to Council tax records No. 66 Chalfont Road has also have been converted to flats although there is no record of planning permission being granted for this conversion. The proposed development would therefore result in 3 properties in a row being converted to flats.

- 9.30 The agent has been advised that there would be an objection in principle to the proposed conversion on these grounds. However, from comments made in the Design and Access Statement submitted as part of this application it would appear that the requirements of Policy DMD5 have been misinterpreted.
- 9.31 As such, the proposed flat conversion would result in an over concentration of properties into flats which is considered harmful to the character and amenities of the locality, and thus would fail to comply with Policy CP30 of the Core Strategy and Policy DMD5 of the DMD.
- 9.32 With regard to the proposed ground floor additions Policies DM11 and DMD14 require that there should be no adverse visual impact. The proposed single storey side and rear extension would not significantly alter the character and appearance of the existing house, or the wider surrounding area. With regard to the proposed first floor rear addition the size, bulk and design of this element is considered subordinate to and in keeping with the character and design of this property.
- 9.33 The proposed additions to the property in terms of their impact on the character of the area are therefore considered to comply with the NPPF 2021, policies D3 and D4 of the London Plan 2021, Core Policy 30 of the Council's Core Strategy (2010) and Policies DMD11, DMD14 and DMD37 of the Development Management Document (2014).

Standard of Accommodation

- 9.34 DMD 8 requires that new residential development must '*meet or exceed minimum space standards in the London Plan and London Housing Design Guide*'. However, since the adoption of the Council's Development Management Document, the minimum space standards within the London Plan and London Housing Design Guide have been superseded by the nationally described space standards (March 2015). While the national standards are not significantly different to those prescribed in the London Plan and London Housing Design Guide, these national standards take precedence and should be applied.
- 9.35 The proposed dwellings will be expected to meet and where possible exceed the minimum standards and those contained within the nationally described space standard.
- 9.36 The Gross Internal Floor Area of a dwelling is defined as the total floor space measured between the internal faces of the perimeter walls that enclose the dwelling. This includes partitions and structural elements. In this case, the proposed Flat A would be located at ground floor level and Flat B would be located at first floor level.
- 9.37 A summary of the various flat sizes proposed and the relevant London Plan requirement is set out below.

Flats	Dwelling type (bedroom persons-bedspaces (b) / (p))	Required (sq.m) London Plan	GIA in	GIA proposed (sq.m)
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Ground Floor Flat A	3b 6p	95	76
First Floor Flat B (two floors)	1b 2p	50	46

- 9.38 The plans indicate that the proposed 3b 6person unit would fail to meet the minimum gross internal floor space standards.
- 9.39 The proposed floor area of the 1 bed 2p unit is located at first floor level only and the proposed first floor addition would increase the proposed floor area from the 40sqm previously proposed to 46sqm. The floor space is therefore still considered to be inadequate.
- 9.40 This current application as with the previously refused scheme still provides no means of access to the garden for the occupiers of the 1-bed first floor flat.
- 9.41 No garden area is therefore proposed for the occupiers of this flat and the amenity space provided therefore fails to comply with the minimum requirement as specified in Policy DMD9 and Standard 26 of the Mayor of London Housing Supplementary Planning Guide.
- 9.42 It is therefore considered that the proposed accommodation would fail to provide a satisfactory quality of environment for the future occupiers contrary to Policies DMD5, DMD6, DMD8 and DMD9.

#### Neighbouring Residential Amenity

- 9.43 DMD11 requires that single-storey rear extensions to terraced and semi-detached properties do not exceed 3m in depth beyond the original rear wall, or 4m for detached dwellings. Flat roof extensions should not exceed 3m high to eaves and 3.3-3.5m high to the top of the parapet wall. Pitched roof extensions should not exceed 3m high to eaves and 4m high to ridge. Where circumstances allow a larger extension, the depth of a ground floor extension should not exceed a line taken at 45 degrees from the centre of the original adjoining windows or a common alignment of rear extensions. In respect of first floor additions they should not exceed a line taken a 30-degrees from the mid-point of the nearest original first floor window to any of the adjacent properties.
- 9.44 The plans indicate that the proposed flank wall would extend 3m beyond the rear building line of No.66/66A. The depth of the extension has therefore been reduced from the previous application so that in relation to this property it would no longer exceed the maximum depth specified in DMD11 and would no longer have an overbearing impact on the existing amenity of those adjoining occupiers in terms of loss of outlook and light detracting from the residential amenities of the neighbouring occupiers of the attached property.
- 9.45 The adjacent flats No.70/70A Chalfont Road are situated at an angle to the application site and faces towards the application site at an angle of approximately 45 degrees. This property has a two-storey rear extension and the rear building line of this addition situated closest to No.68 would be level with the building line of the existing property. There is no record of planning permission being granted for this addition. However, a Google Street View search indicates that this development would appear to be lawful.

- 9.46 The rear elevation of the two-storey addition to No.70/70a would face towards the proposed rear extension.
- 9.47 As stated above, the depth of the rear extension in relation to this property would now be 0.5m deeper than the previous application at ground floor level and this would exceed the maximum depth specified in DMD11 by 1m. This ground floor element would still about the boundary with No. No.70/70A Chalfont Road and a first floor rear addition is now proposed further increasing the overbearing impact that the rear additions would have on the existing amenity of those adjoining occupiers in terms of loss of outlook detracting from the residential amenities of the neighbouring occupiers of this adjacent property.
- 9.48 In relation to this property the proposed revisions have exacerbated the impact in relation to the neighbouring occupiers of No.70/70a. The proposed development has therefore not sufficiently addressed the previous reason for refusal. This proposed development is considered contrary to Policy D3 of the London Plan (2021), CP30 of the Core Strategy and Policies DMD8, DMD11 and DMD37 of the Development Management Document.
- 9.49 The proposed single storey side extension would have no impact on the occupiers of No.66/66A and with regard to No.70/70A would have no greater impact than the existing conservatory on the amenities of the occupiers of this property.
- 9.50 No windows are proposed in the flank elevations and the proposed development is not therefore considered to result in an unacceptable loss of privacy to neighbouring properties.
- 9.51 It is considered that the proposed additional dwelling unit would not give rise to a significant increase in noise and disturbance.

#### Transport, Parking and Refuse

- 9.52 London Plan Policy T1 sets a strategic target of 80% of all trips in London to be by foot, cycle or public transport by 2041 (75% in Outer London) and requires all development to make the most effective use of land. Policy T5 encourages cycling and sets out cycle parking standards. Policies T6 and T6.1 to T6.5 set out car parking standards. Policy DMD 45 makes clear that the Council aims to minimise car parking and to promote sustainable transport options.
- 9.53 DMD8 requires that adequate access, parking and refuse storage be provided in accordance with adopted standards. Policy DMD45 of the DMD states that parking layouts must provide adequate sight lines and meet all manoeuvring requirements. In addition, Policy DMD47 requires that cycle access to new developments should be designed to ensure cycling is a realistic alternative travel choice to that of the private motor car and ensure that adequate, safe and functional provision is made for refuse collection.
- 9.54 The site is located on Chalfont Road, which is an adopted, unclassified road. The site has a PTAL of 1b, which is low.
- 9.55 Pedestrian access will be accessed via the existing front door, which will become a shared entrance. The pedestrian footpath is not indicated, however, there is sufficient space to the front of the property for a separate access to be accommodated.



- 9.56 Vehicle access is also proposed to remain as existing – there is a crossover which serves forecourt parking outside the property.
- 9.57 Plans indicate that there will be two car parking spaces provided to the front which will equate to one car parking space per flat. This provision would be in accordance with parking standards in the London Plan (2021).
- 9.58 Transportation have raised concerns as to whether the two spaces can be adequately accommodated to the front of the property which can be independently accessed via the existing crossover. However, 5.5m is provided to the front of the house and it is considered that the area to the front is of a sufficient width and depth to accommodate two vehicles. Details of the car parking layout can be addressed by condition.
- 9.59 Given that it is considered that car parking can be provided in accordance with adopted standards and no alterations to the access are proposed a Section.106 Agreement to secure a car free development is not considered necessary in this case.
- 9.60 Plans indicate that a minimum of two cycle parking spaces per flat are being provided in the rear gardens of each flat. The cycle parking is not shown as being a secure and fully enclosed, lockable facility such as a shed or cycle locker. However, this matter can be satisfactorily addressed by condition.
- 9.61 Refuse and Recycling - The proposals indicate where refuse storage will be but not the size or type for both properties. The applicant will need to confirm this in order to meet the requirements of ENV08/162, although this could be secured by way of a planning condition.

#### Energy Efficiency

- 9.62 No Energy statement has been submitted in support of the proposals. If planning permission was recommended, these details could be required to be submitted by condition and assessed for compliance with sustainability and energy efficiency requirements as required under DMD policies 51, 53 and 54.

#### SuDS

- 9.63 Policy DMD59 states:
- New development must avoid and reduce the risk of flooding, and not increase the risks elsewhere. New development must:
- Manage surface water as part of all development to reduce run off in line with DMD 60 'Assessing Flood Risk
- 9.64 No details of SuDS proposals have been provided. However, given that the proposed development predominantly entails the conversion of an existing property, is not located in a Flood Risk Area and is subject to a low surface water flood risk it is considered that these measures could adequately be addressed by condition.

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

- 10.1 Both Enfield CIL and the Mayor of London CIL (MCIL) would be payable on this scheme to support the development of appropriate infrastructure. The expected CIL contribution will be reported at the meeting.
- 10.2 A formal determination of the CIL liability would be made when a Liability Notice is issued should this application be approved.

## **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 The conversion of this property would fail to retain a 3-bed family sized single dwelling unit, or provide suitable compensatory provision. The development would not therefore meet identified housing need in the Borough as defined by Enfield's Strategic Housing Market Assessment (2015) which identifies a need for larger family sized dwellings and an oversupply of smaller single person accommodation.
- 12.2 The proposed conversion of this property would result in a row of three flats that would detract from the character and appearance of the surrounding area. The proposal would fail to provide a satisfactory standard of accommodation and would adversely affect the amenities of neighbouring occupiers.
- 12.3 The recommendation is consistent with previous decisions made in respect of this property and no material change in circumstances are felt to exist. Weight has been given to the presumption in favour / tilted balance but the benefits of delivering more housing do not offset the disbenefits associated with the loss of family housing (for which there is a need) or the provision of a sub-standard unit of accommodation



# ABACUS

ARCHITECTURE  
&  
DEVELOPMENTS

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**SITE ADDRESS**  
68 Chalfont Rd, London  
N9 9LY

**PROJECT DESCRIPTION**  
REAR EXTENSION, SIDE EXTENSION, LOFT CONVERSION  
AND FLAT CONVERSION

**DRAWING NAME**  
SITE PHOTOS

**DRAWING NUMBER** **DRAWING SCALE**  
HG1-21-81-12 1:100 @ A3

**DESIGNER** **DATE**  
MR 05-11-2021

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**FRONT ELEVATION**



**REAR ELEVATION -1**



**REAR ELEVATION -2**



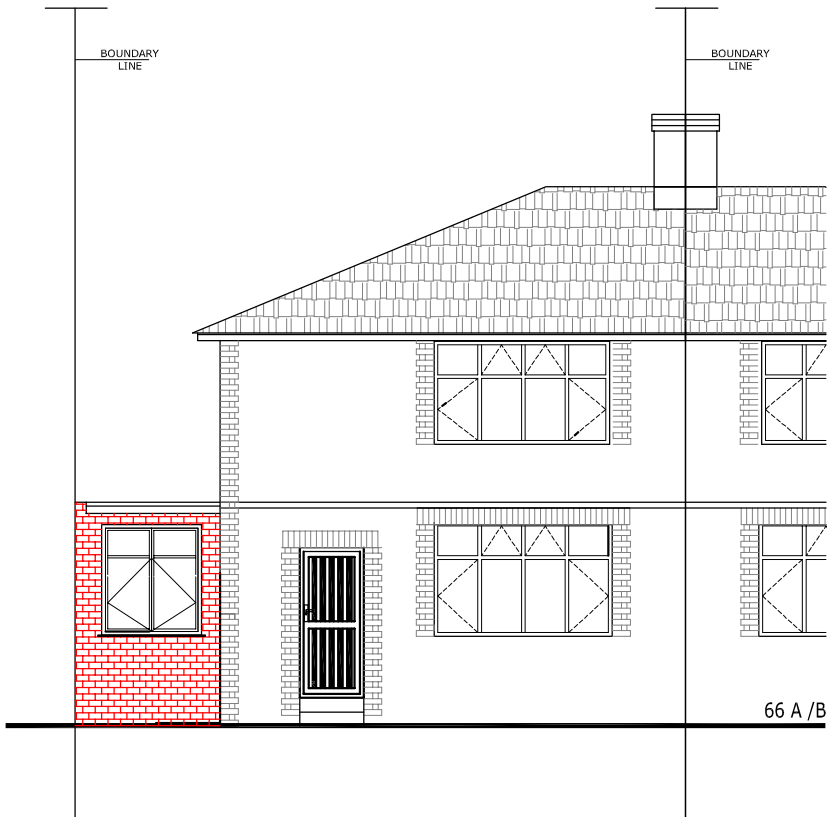
**REAR ELEVATION -3**



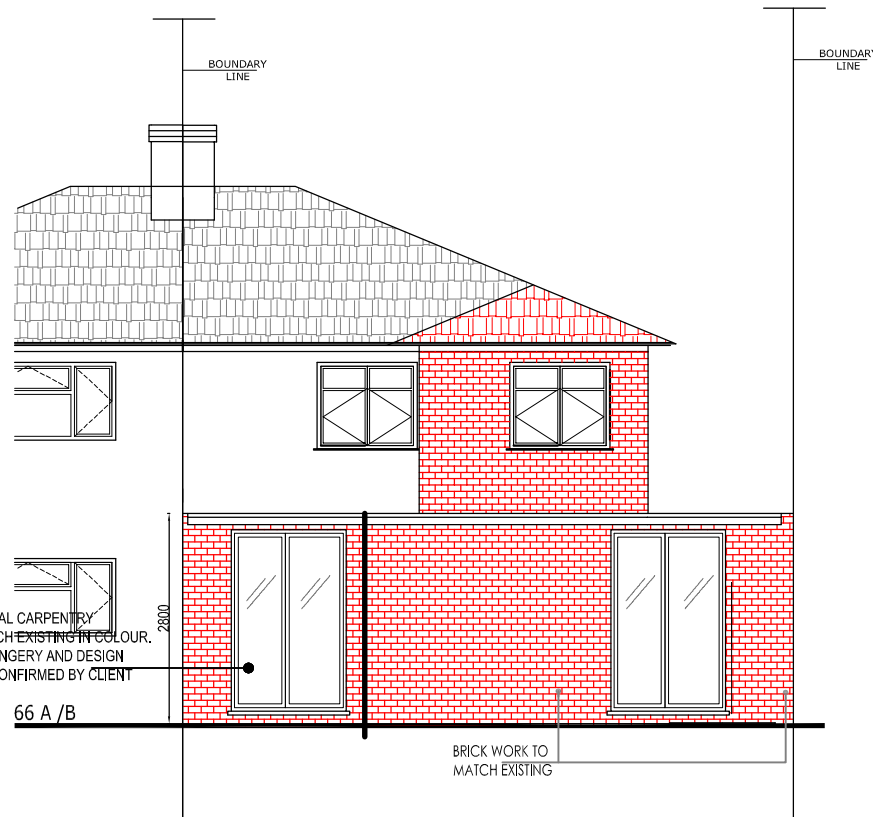
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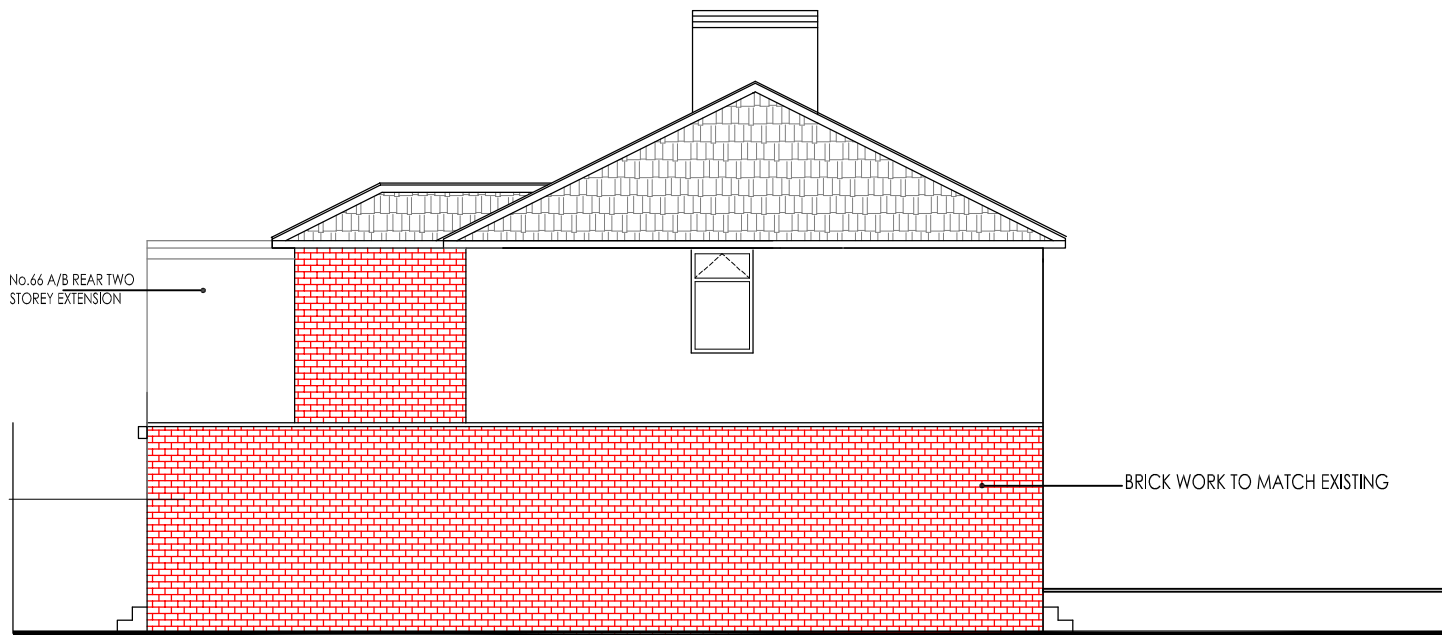


PROPOSED FRONT ELEVATION



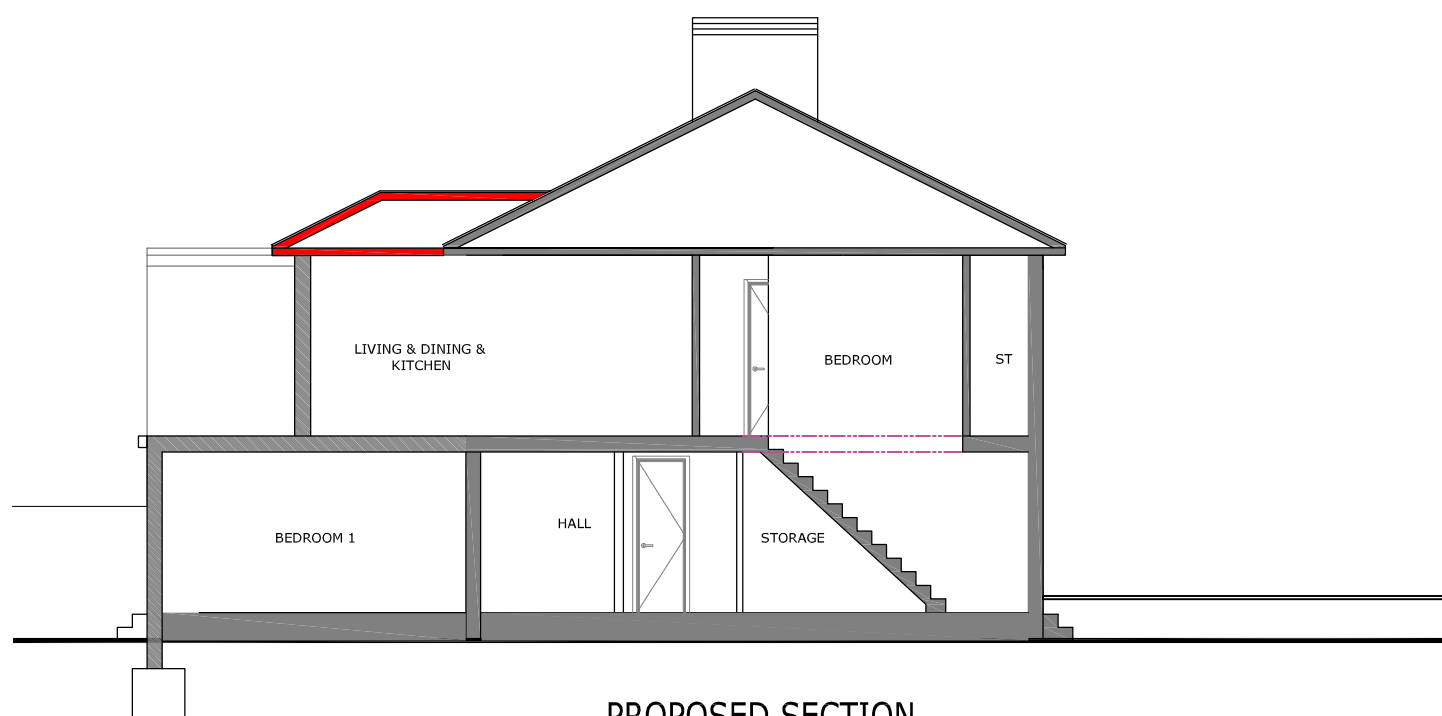
PROPOSED REAR ELEVATION

SCALE: 1/100



PROPOSED SIDE ELEVATION

SCALE: 1/100



PROPOSED SECTION

SCALE: 1/100

**SITE ADDRESS**  
68 Chalfont Rd, London  
N9 9LY

**PROJECT DESCRIPTION**  
REAR EXTENSION, SIDE EXTENSION,  
AND FLAT CONVERSION

**DRAWING NAME**  
PROPOSED FIRST FLOOR PLAN

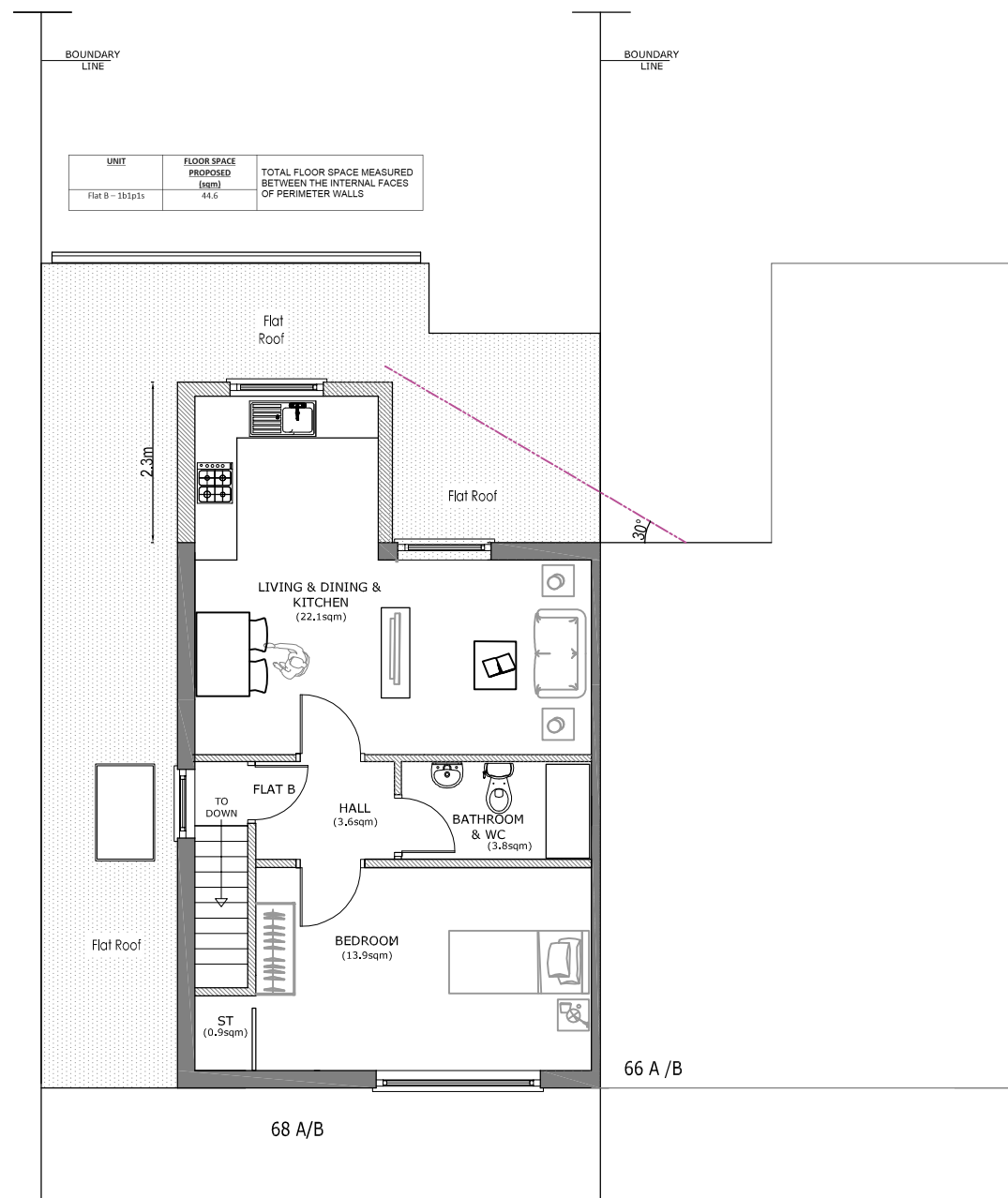
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HGI-22-56-07              1:100 @ A3

**DESIGNER**                      **DATE**  
MR                                  12-05-2022

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UNIT	FLOOR SPACE PROPOSED (sqm)	TOTAL FLOOR SPACE MEASURED BETWEEN THE INTERNAL FACES OF PERIMETER WALLS
Flat B - 1b1p1s	44.6	

**PROPOSED FIRST FLOOR PLAN**

SCALE: 1/100



**SITE ADDRESS**  
68 Chalfont Rd, London  
N9 9LY

**PROJECT DESCRIPTION**  
REAR EXTENSION, SIDE EXTENSION,  
AND FLAT CONVERSION

**DRAWING NAME**  
PROPOSED GROUND FLOOR PLAN

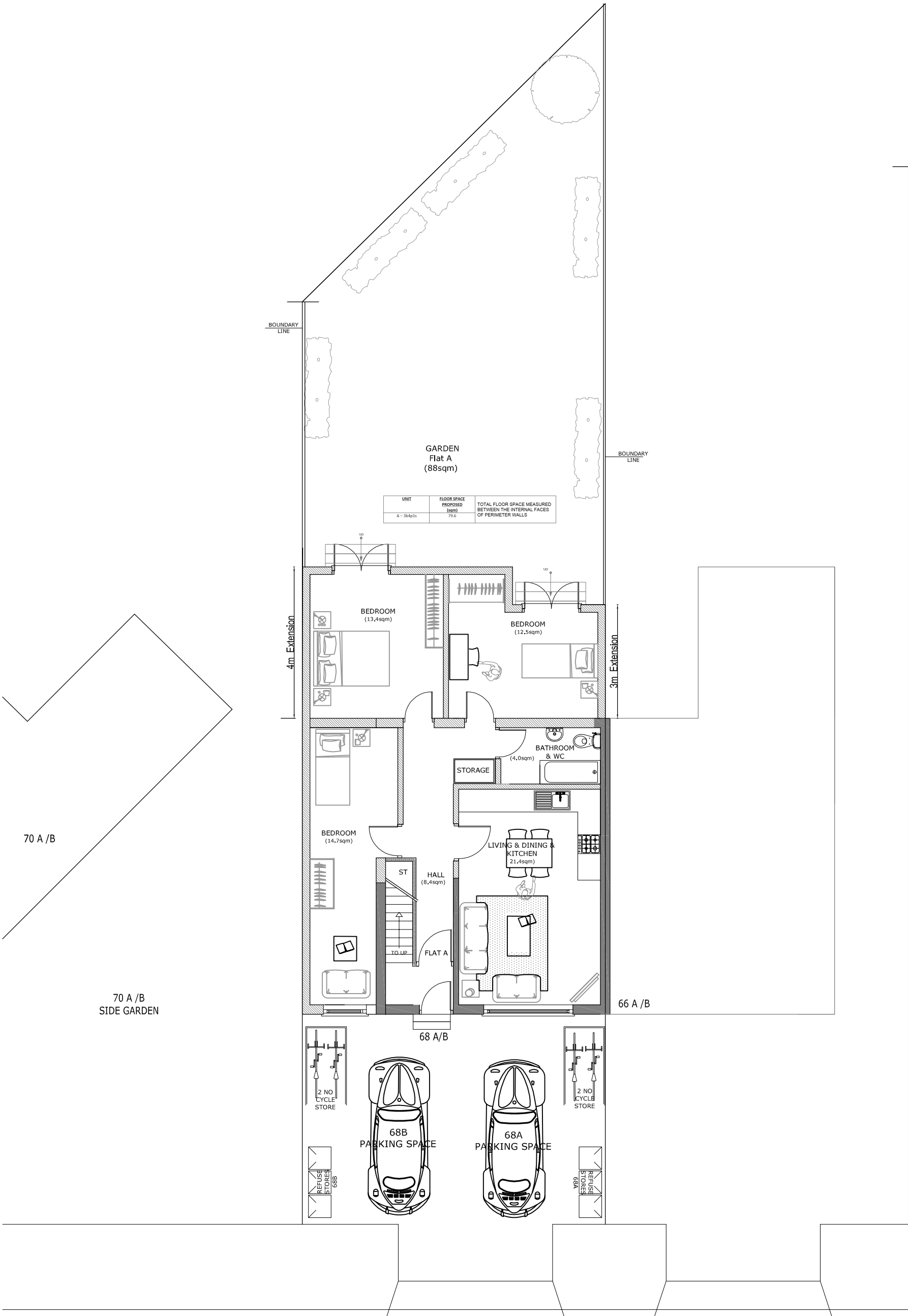
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**DESIGNER**                      **DATE**  
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**PROPOSED GROUND FLOOR PLAN**

SCALE: 1/100



**SITE ADDRESS**  
68 Chalfont Rd, London  
N9 9LY

**PROJECT DESCRIPTION**  
REAR EXTENSION, SIDE EXTENSION,  
AND FLAT CONVERSION

**DRAWING NAME**  
PROPOSED BLOCK PLAN

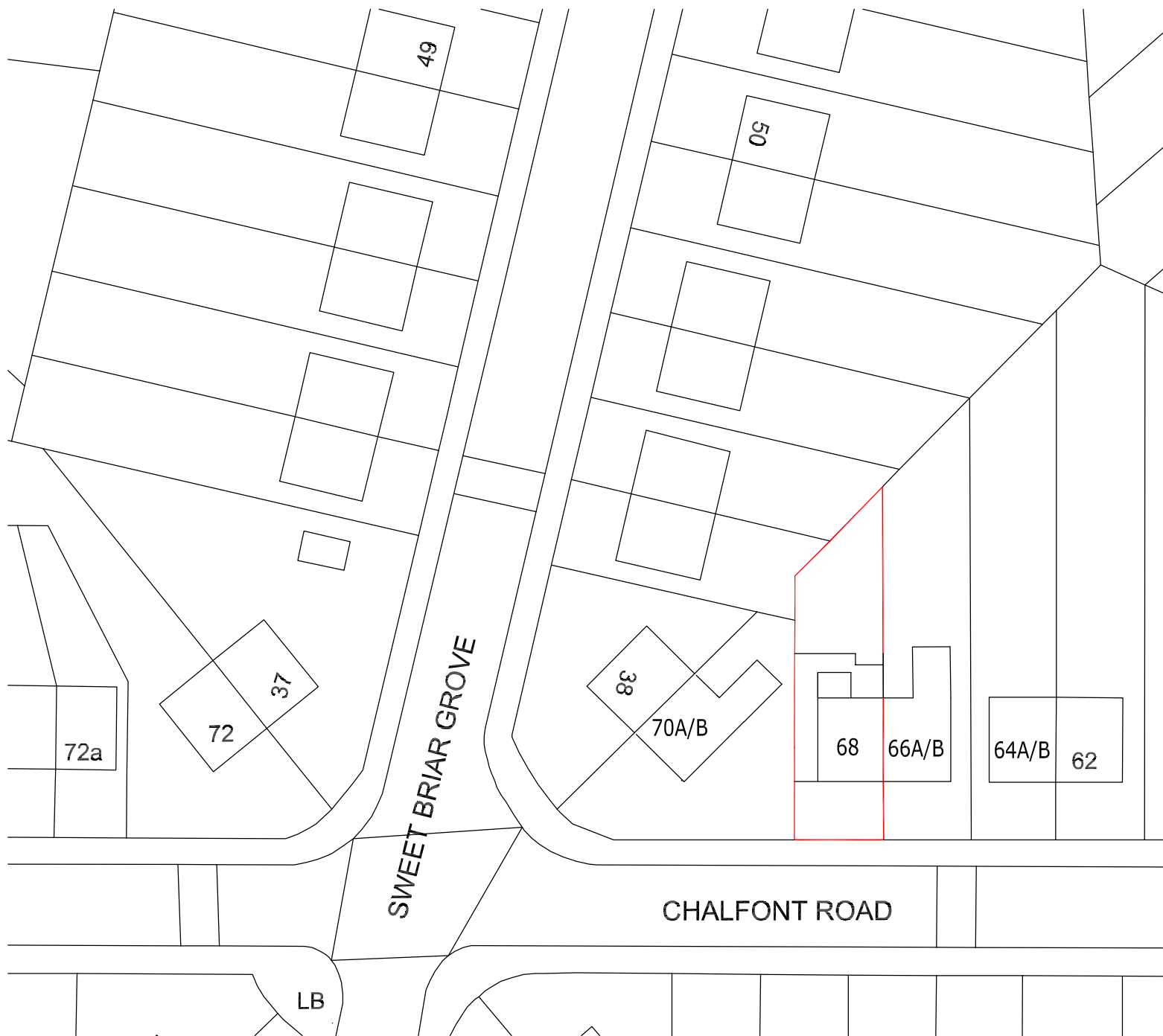
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HGI-22-56-10              1:500 @ A3

**DESIGNER**                      **DATE**  
MR                                  12-05-2022

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**SITE ADDRESS**

68 Chalfont Rd, London  
N9 9LY

**PROJECT DESCRIPTION**

REAR EXTENSION, SIDE EXTENSION  
AND FLAT CONVERSION

**DRAWING NAME**

EXISTING BLOCK PLAN

**DRAWING NUMBER**  
HGI-22-56-05

**DRAWING SCALE**  
1:500 @ A3

**DESIGNER**  
MR

**DATE**  
12-05-2022

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0 5 10 15 20 25 30 35 40 45 50 [m]

