

LONDON BOROUGH OF ENFIELD**PLANNING COMMITTEE****Date:** 23 May 2023**Report of**Director of Planning &
Growth - Brett Leahy**Contact Officers:**Louise Lewis
Sharon Davidson**Category**

Minor dwellings

Ward

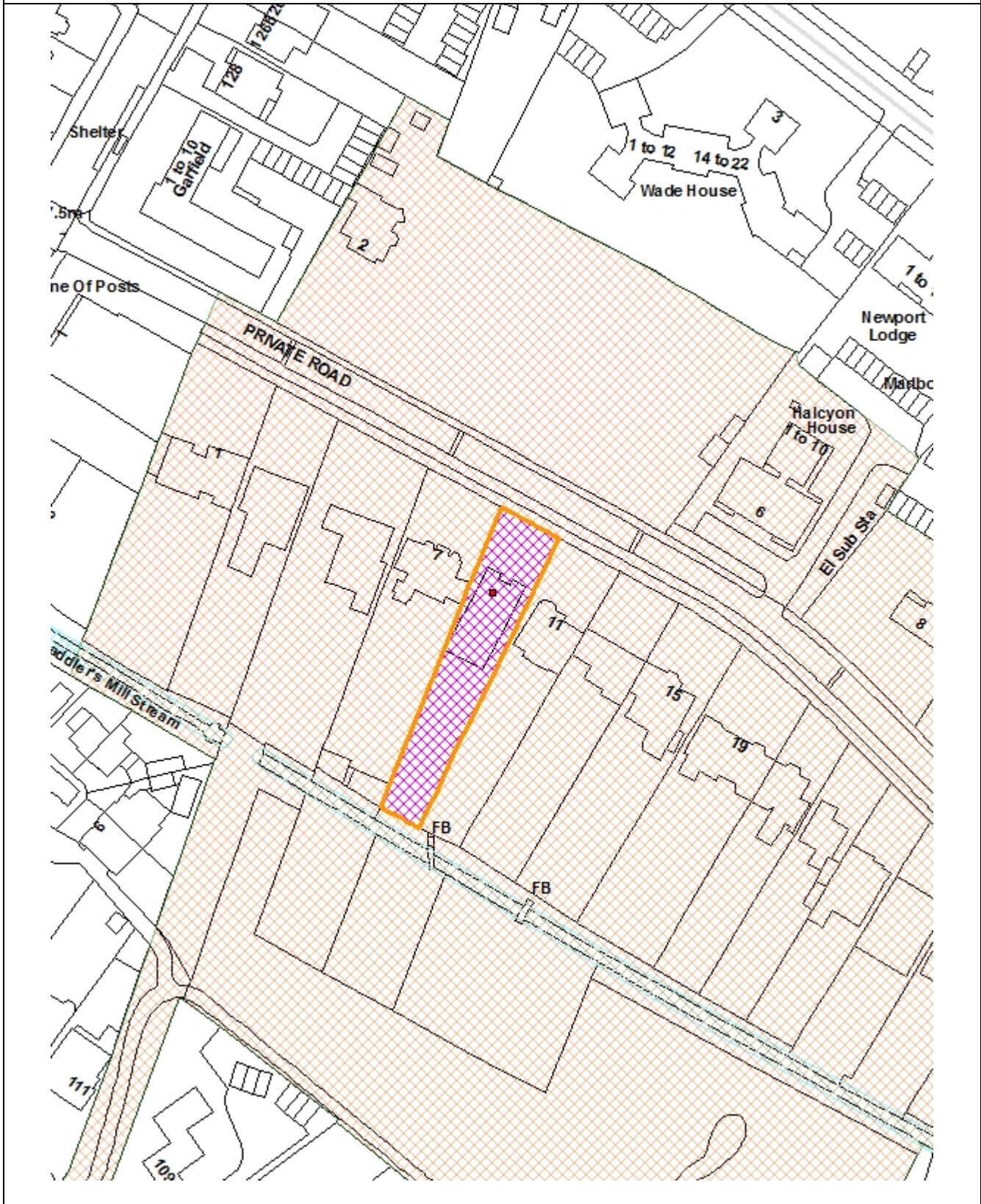
Grange Park

Councillor Request

Cllr Milne

LOCATION: 9 Private Road, Enfield, EN1 2EL**APPLICATION NUMBER:** 22/03892/FUL**PROPOSAL:** Conversion of single family dwelling house into 4 self-contained dwellings with parking and amenity spaces, together with alterations to rear facade and roofspace to the garden.**Applicant Name & Address:**Mr Vassos Menelaou
9 Private Road
Enfield
EN1 2EL**Agent Name & Address:**Mr Gavin Henneberry
Grosbry Architecture Studio
13 Creffield Road
Colchester
CO3 3JB**RECOMMENDATION:**

1. That the Head of Development Management be authorised to GRANT planning permission subject to conditions



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Scale 1:1250

North



1. Note for Members

Although an application of this scale and nature would normally be determined under delegated authority the application has been reported to committee for determination at the request of Councillor Milne..”

2. Executive Summary

The proposal is for conversion of an existing house to four self-contained flats. The front garden would be re-ordered to provide car parking spaces and allow for servicing, and the rear garden would be subdivided into four private gardens.

Following amendments to the scheme reconsultation has taken place. Comments received to date are summarised below. Any further comments received will be reported at the meeting.

3. Recommendation

- 3.1 That the Head of Development Management be authorised to grant planning permission subject to the following conditions

Conditions:

Time limit

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

Reason: To comply with the provisions of s51 of the Planning & Compulsory Purchase Act 2004.

Approved plans

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
Proposed lower ground floor A2201 0200 PL2 dated 26/4/2023 received 26/4/2023
Proposed upper ground floor A2201 0201 PL2 dated 26/4/2023 received 26/4/2023
Proposed first floor A2201 0202 PL1 dated 18/4/2023 received 19/4/2023
Proposed second floor A2201 0203 PL1 dated 18/4/2023 received 19/4/2023
Proposed roof plan A2201 0204 PL1 dated 18/4/2023 received 19/4/2023
Proposed rear elevation A2201 0400 PL1 dated 18/4/2023 received 19/4/2023
Proposed side elevation A2201 0402 PL1 dated 18/4/2023 received 19/4/2023
Proposed side elevation A2201 0403 PL1 dated 18/4/2023 received 19/4/2023
Proposed section AA A2201 0300 PL1 dated 18/4/2023 received 19/4/2023
Proposed section BB A2201 0301 PL1 dated 18/4/2023 received 19/4/2023
Proposed section CC A2201 0302 dated 18/4/2023 received 19/4/2023
Proposed section DD A2201 0303 dated 18/4/2023 received 19/4/2023
Proposed section EE and FF A2201 0304 dated 18/4/2023 received 19/4/2023.

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

Surface water drainage

3. Prior to the commencement of development details of surface drainage works shall be submitted to and approved in writing by the Local Planning Authority. The details shall be based on an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles as set out in the London Plan Drainage Hierarchy and the Technical Guidance to the National Planning Policy Framework and shall seek to achieve a Greenfield runoff rates for 1 in 1 year and 1 in 100 year (plus climate change). The scheme shall include source control measures. The drainage system shall be installed/operational in accordance with the approved details prior to the first occupation and a continuing management and maintenance plan put in place to ensure its continued function over the lifetime of the development.

Reason: To ensure the sustainable management of water, minimise flood risk and to minimise discharge of surface water outside of the curtilage of the property in accordance with the NPPF (2021), Policies SI 12 & SI 13 of the London Plan (2021) and Policy CP28 of the Enfield Core Strategy (2010). (In order that the details can be incorporated into the development this is a PRE-COMMENCEMENT CONDITION).

Ventilation and overheating

4. Prior to the commencement of development details of a scheme of passive ventilation including provision for night-time cooling and means of minimising summer solar gain to the dwellings shall be submitted to and approved in writing by the local planning authority. The scheme shall be completed in accordance with the approved details prior to occupation of the flats and retained as approved thereafter.

Reason: To secure good internal living standards and in the interests of energy efficiency and mitigating the effects of climate change. (In order that the details can be incorporated into the development this is a PRE-COMMENCEMENT CONDITION).

Architectural details

5. Prior to any works taking place to the outside of the building details of the following shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details thereafter. (For the avoidance of doubt, the details submitted with the application are insufficient to meet the requirements of the condition).
 - The fins proposed to the rear gable window at second floor;
 - any replacement or new windows and doors other than to the rear elevation;
 - upper ground floor windows to the rear elevation;
 - rainwater goods.

Reason: To ensure that the character and appearance of the Conservation Area is preserved and in the interests of visual amenity.

Water efficiency

6. Prior to first occupation details of the internal consumption of potable water shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate reduced water consumption through the use of water efficient fittings, appliances and recycling systems to show consumption equal to or less than 105 litres per person per day for the residential uses. The development shall be carried out strictly in accordance with the details so approved with the approved measures implemented and operational prior to first occupation and maintained as such thereafter.

Reason: To promote water conservation and efficiency measures in all new developments and where possible in the retrofitting of existing stock in accordance with Policies CP21 of the Enfield Core Strategy (2010) and DMD58 of the Enfield Development Management Document (2014).

Energy Statement

7. Prior to the commencement of development an 'Energy Statement' shall be submitted to and approved in writing by the Local Planning Authority. Submitted details shall demonstrate the energy efficiency of the development and shall provide for no less than a 35% improvement in the total CO2 emissions arising from the operation of the development and its services over Part L of Building Regs 2013. The development shall be carried out strictly in accordance with the details so approved with the approved measures implemented and operational prior to first occupation and maintained as such thereafter.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets are met in accordance with the NPPF (2021), Policy SI 2 of the London Plan (2021) and Policy CP20 of the Enfield Core Strategy (2010). (In order that the details can be incorporated into the development this is a PRE-COMMENCEMENT CONDITION).

Energy certificate

8. Following practical completion of works and within six months of first occupation a final Energy Performance Certificate with Building Regulations Compliance Report shall be submitted to and approved in writing by the Local Planning Authority. Where applicable, a Display Energy Certificate shall be submitted within 18 months following first occupation.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets are met in accordance with the NPPF (2021), Policy SI 2 the London Plan (2021), Policy CP20 of the Enfield Core Strategy (2010).

Landscaping and parking layout

9. Prior to the development being occupied, and notwithstanding the approved plans, a scheme of landscaping, vehicle parking and surfacing shall be implemented in accordance with details that have previously been submitted to and approved in writing by the local planning authority. The landscaping shall be completed prior to first occupation of any of the flats and retained as approved thereafter. (For the

avoidance of doubt, the details submitted with the application are insufficient to meet the requirements of the condition).

The scheme shall include details of:

- sustainable drainage features as approved under condition 3 above;
- biodiversity enhancements;
- boundary treatments, including provision for pedestrians and wheelchair users to access the site. The site shall not be gated;
- a minimum of one car parking space which complies with the requirements of Part M of the Building Regulations in respect of being an accessible space;
- provision for the charging of electric vehicles, both cars and cycles;
- planting and hard surfacing including the provision of a privacy buffer to the ground floor front window of Dwelling A;
- provision for the secure and covered parking of a minimum of eight cycles including provision for non-standard cycles (such as tricycles and cargo bikes);
- provision for the storage of twelve refuse bins.

Reason: In the interests of ensuring sustainable surface water drainage, amenity, biodiversity and the safety of users of the site, to ensure access for all and to encourage travel by sustainable modes.

Obscure glazing

10. Prior to the flats being occupied the side-facing windows to Dwelling D shown on drawing A2201 0203 revision PL1 shall be obscure glazed to at least level 3 on the Pilkington Scale and retained as such thereafter.

Reason: In the interests of protecting neighbour amenity.

Electric vehicle charging points

11. Prior to the flats being occupied an electric vehicle charging point shall be installed to each of the car parking spaces, and provision made for the charging of electric bicycles.

Reason: In the interests of energy efficiency and reducing greenhouse gas emissions.

Controlling use of lower ground floor roof

12. The roof to the lower ground floor shall not be used as a terrace or balcony, and the rear upper ground floor windows shall not be converted to doors.

Reason: In the interests of neighbour amenity.

Delegated Authority

3.2 That the Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of this report.

4. Site & Surroundings

- 4.1 Private Road is a private road running south-east off London Road alongside the Clock Parade local centre. There is a row of detached houses on deep plots along the south side of the road, with Riverside Park behind. The north side of the road is occupied by some green space and some purpose built flats as well as a row of town houses.
- 4.2 The road is not tarmacked and has a slightly informal appearance. There are trees in the street and both the fronts of the plots and the fronts of the houses follow consistent lines.
- 4.3 The application site is a plot about 14m wide at the front, 8m wide at the rear, and 75m from front to rear. The house is of two storeys at the front and three at the back. The site slopes down from front to rear, has a loft conversion, and according to the plans is a four bedroomed house with an additional loft room. From the front it appears as a neat symmetrical house with a central tiled gable, a tall narrow window over the front door, and a cat slide roof to each side with a first floor dormer. To the right of the front door is a window, to the left a garage door (although there is no garage behind it). There is a front wall with gates leading to a generous driveway about 13m deep.
- 4.4 The appearance to the rear is different, and it is obvious that a lot of work has been carried out to alter and extend the building. The eaves line to the sides and rear is just above first floor cill level, windows to the rear have been enlarged, and the lower ground floor has been extended to provide a large living space opening onto the garden.
- 4.5 Some of the neighbouring houses have been, or are being, very substantially extended. No 7 was, at the time of site inspection, being extended behind a scaffold. It appears that there were originally large dwellings to the north side of the road but some of these were replaced with large blocks of purpose built flats some decades ago.
- 4.6 The site is in the Bush Hill Park Conservation Area. No 9 and it's immediate neighbours are identified in the CA Character Appraisal as dating to 1914 – 1935.

5. Proposal

- 5.1 The application is to change the use of the house from a single family dwelling to four separate flats/maisonettes. There would be two dwellings (Units A and B) with living rooms at the basement level, each with a private garden accessed from the living space. Of these, one would be a three bedroom property with one bedroom at basement level and two at ground floor level. The other would have two bedrooms at ground floor level. Each of these dwellings would be accessed at the upper ground floor level of the dwelling from the central hall of the house, which would be retained as a lobby serving all of the four dwellings.
- 5.2 From the central hall would be a stair going up to the first floor landing. This would provide access to unit C, which would be a two-bedroom dwelling entirely at first floor level. Unit D would have one bedroom at first floor level and a living space at second floor level. The breakdown of accommodation would be as follows:
- 5.3 Unit A: two storey, two bedroom, four person, GIA 82 sq m. Appears NDSS compliant in terms of floor area.

Unit B: two storey, three bedroom, five person, GIA 99 sq m. Appears NDSS compliant in terms of floor area.

Unit C: one storey, two bedroom, three person, GIA 64 sq m. Appears NDSS compliant in terms of floor area.

Unit D: two storeys, one bedroom, two person, GIA 60 sq m. Appears NDSS compliant in terms of floor area.

- 5.4 The rear garden would remain in place but would be divided into four separate sections. Two of the flats would have direct access to their section of garden, the other two would not and would have to exit the front of the house and walk alongside it to get to their garden.
- 5.5 The front elevation of the house would remain largely unchanged. The existing garage doors are proposed to be brought back into use for the storage of bins in a small area behind. The driveway would be marked out to provide four car parking spaces and a turning space which would require additional hard surfacing over some of an area that is currently grassed. Landscaping would be reworked and bin storage and collections points provided.
- 5.6 To the rear, the elevation would change more substantially. The internal levels would change and so instead of having basement windows, ground floor windows and then first floor windows partly in the roof, there would be three levels of windows on the rear wall and one in the roof. There would be a very small increase in massing at the rear at upper floors only.

6. Relevant Planning History

Application site

- 6.1 15/01277/HOU. Extension to the existing basement, creation of a terrace and means of enclosure associated with the extension and terrace. Conditional approval 25/6/2015. It does not appear that the development was carried out fully in accordance with the approved plans however the variations are not considered to be material to the consideration of this application.
- 6.2 ENF/21/0722. Relating to construction of a wall to the front of the property and untidy land. Closed – no further action.

Surrounding Sites (if necessary)

21/00781/HOU – No 7 Private Road Single story rear/side extension together with new roof to accommodate rooms in the roof space with front recessed dormer, rear/side rooflights and fenestration alterations (Amended Description). Approved 19/5/2021.

7. Consultation

Statutory and Non-Statutory Consultees

Transportation

- 7.1 No objection but further information is sought relating to access design, cycle parking and bin storage. Conditions recommended.

Environment Agency

7.2 No objection subject to the inclusion of an informative on the decision notice.

Historic England GLAAS

7.3 Do not consider that consultation is required under their consultation criteria.

Thames Water

7.4 No comment to make.

Education

7.5 No response received.

SuDS Team

7.6 Object to the proposal as the SuDS strategy does not meet requirements.

Officer's note: It should be noted that in this case the physical development is not affecting the footprint of the building, and it is not reasonable to require that the existing impact is mitigated. It is reasonable and proportionate to the scale of the development proposed to require that sustainable drainage features are incorporated into the external landscaping works proposed as part of the development. This is proposed to be dealt with by condition).

Bush Hill Park Conservation Area Study Group (BHPCASG)

7.7 Objects to the proposal:

- Symmetry of the front elevation will be compromised by the proposal. This means that the roof will be more dominant and compromise the attractive scale of the original design. (Officer's note: Alterations to the front elevation are not proposed).
- Proposed front elevation windows are not in scale with the original design. (Officer's note: Alterations to the front elevation are not proposed).
- Proposed side elevation is ugly and out of scale when compared to the original.
- Parking provision for four vehicles is of particular detriment to the area.
- Proposal is detrimental to the conservation areas.

Public – original consultation

7.8 Consultation letters were sent to two neighbouring properties. Notice was also displayed at the site (dated 11/1/2023) and published in the local press (dated 18/1/2023).

7.9 Following amendments to the scheme, affecting the layout of the front garden and parking arrangements, neighbours and contributors were reconsulted on the 20/4/2023.

7.10 In response to the first consultation 10 representations were received, including one from the Private Road Resident's Association, which in summary raise the following points.

Principle of development

- Could set a precedent for more conversions
- Reduce stock of large family homes

Officers' response

See assessment section below

Residential amenity

- Privacy and overlooking – more windows
- Noise and overlooking from living rooms and kitchens on upper floors and from second floor balcony
- Noise from additional residents and subdivision of garden, also from extraction equipment
- Increased windows will create more light pollution

Officers' response

See assessment section below.

Parking and street

- Car parking arrangement will not work
- Parking will spill onto road outside property
- Parked cars and pathways already a hazard to pedestrians
- Street parking is discouraged due to potential blocking of the street and to preserve the rural feel
- More clutter from bins
- Removing the garden to allow a car park is not environmentally sound

Officers' response

See assessment section below.

Design and Conservation Area

- Changes will detract from unique feeling of the road
- The shingle pathways are an eyesore
- Plans will change the original look of the house

Officers' response

See assessment section below.

Other matters

- Owners did not comply with planning [permission] when they altered the house previously and [the council] took no action
- Most residents own up to the middle of the road, causing potential problems for a multiple occupancy property

Officers' response

The matters are not relevant to determination of this application.

- 7.11 Following the submission of amended plans reconsultation was undertaken on 20 April 2023. The following comments were received.
- 7.12 The Private Road Residents Association repeat their objection to the principle of subdivision and express concern about the character of the road, being of mainly single family dwellings of individual character. They also object to refuse bins being sited at the frontage.
- 7.13 Councillor Dey, Ward Councillor for Grange Park ward, supports the objection of the Resident's Association.
- 7.14 The BHPCASG maintain their objection.
- 7.15 A further three comments have been received repeating some previous comments and making the following additional comments:
- Concern regarding access into site as shown on the swept path analysis
 - Noise and disturbance from people using the cycle parking
 - Concerns about location of bin storage
 - Appearance of rear elevation.

8. Relevant Planning Policies

- 8.1 Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the development plan so far as material to the application: and to 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

- 8.2 The National Planning Policy Framework (NPPF) introduces a presumption in favour of sustainable development. In this respect, sustainable development is identified as having three dimensions - an economic role, a social role and an environmental role. For decision taking, this presumption in favour of sustainable development means:

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and

pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 8.3 The NPPF recognises that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF does not change the statutory status of the development plan as the starting point for decision making.
- 8.4 In relation to achieving appropriate densities Paragraph 124 of the NPPF notes that planning policies and decisions should support development that makes efficient use of land, whilst taking into account:
- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
 - b) local market conditions and viability;
 - c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
 - d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
 - e) the importance of securing well-designed, attractive and healthy places.
- 8.5 Paragraph 48 of the NPPF details when weight may be given to relevant emerging plans. This guidance states that the stage of preparation, the extent to which there are unresolved objections and the degree of consistency of relevant policies to the Framework are relevant.

Housing Delivery Test / Presumption in Favour of Sustainable Development:

- 8.6 The NPPF sets out at Paragraph 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.
- 8.7 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."

- 8.8 In summary, the presumption in favour of sustainable development applies in two situations – where a Council is unable to demonstrate a five-year housing land supply, and when a Council fails to achieve 75 per cent or more in the Housing Delivery Test.
- 8.9 Enfield Council currently fails against both criteria – and is therefore subject to the most severe government sanctions which impact the Council’s consideration of housing-led planning applications.
- a) **5-year housing land supply:** Members will be aware of the need to be aware of the Council’s housing land supply – and how it impacts on decision making. When there is not an up-to-date Local Plan and 5-year housing land supply cannot be demonstrated then this has a significant impact on the weight given to material planning considerations. The NPPF presumption, or ‘tilted balance’, applies in Enfield due to the Council’s inability to demonstrate the required five-year housing land supply. The Council is unable to demonstrate a 5-year supply of deliverable housing sites and this impacts on the status of its Local Plan policies.
- b) **Housing delivery test:** The NPPF presumption, or ‘tilted balance’, also applies in Enfield because Enfield is one of 51 Councils which have achieved below 75 per cent against the Housing Delivery Tests – it is therefore also subject to the Housing Delivery Tests most severe government sanction, the NPPF’s presumption in favour of sustainable development.
- 8.10 The Housing Delivery Test (HDT) is an annual measurement of housing delivery introduced by the Government through the 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.
- 8.11 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".
- 8.12 The Council's recent housing delivery has been below our housing targets. This has translated into the Council being required to prepare a Housing Action Plan in 2019 and being placed in the "presumption in favour of sustainable development category" by the Government through its Housing Delivery Test. This status has recently been confirmed for the period 2022-23.
- 8.13 In 2020 Enfield delivered 56% of the 2,328 homes target and was as a result placed into the “presumption in favour of sustainable development” category. In January 2021 Enfield delivered 67% of its homes target. The Council therefore remains in the “presumption in favour of sustainable development”.
- 8.14 This is referred to as the "tilted balance" and the NPPF states (see paragraph 8.6 above) 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.

- 8.15 Under the NPPF paragraph 11(d) where the most important development plan policies for the application are deemed to be 'out of date', planning permission should be granted. That does not mean out of date policy can be disregarded, but it means that less weight can be applied to it, and applications for new homes should be given weight by the Planning Committee when undertaking their assessment taking account of the “tilted” balance that applies. 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

- 8.16 The London Plan together with Enfield’s Local plan forms the Development Plan for this application. It 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:

GG1	Building Strong and Inclusive Communities
GG2	Making the Best Use of Land
GG3	Creating a Healthy City
GG4	Delivering the Homes Londoners Need
D3	Optimising Site Capacity through the Design-Led Approach
D4	Delivering Good Design
D6	Housing Quality and Standards
H1	Increasing Housing Supply
H2	Small Sites
T5	Cycling
T6.1	Residential parking

Local Plan - Overview

- 8.17 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, they form the statutory development plan for the Borough. Enfield's Local Plan sets out planning policies to steer development where they align with the NPPF and the London Plan 2021. 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.

Enfield Core Strategy: 2010

- 8.18 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.

CP2	Housing supply and locations for new homes
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CP4	Housing quality
CP5	Housing types
CP20	Sustainable Energy Use and Energy Infrastructure

Development Management Document (2014)

8.19 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.

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

DMD3	Providing a Mix of Different Sized Homes
DMD4	Loss of Existing Residential Units
DMD5	Residential Conversions
DMD6	Residential Character
DMD8	General Standards for New Residential Development
DMD9	Amenity Space
DMD37	Achieving High Quality and Design-Led Development
DMD44	Conserving and Enhancing Heritage Assets
DMD45	Parking Standards and Layout
DMD47	Access, New Roads and Servicing
DMD51	Energy Efficiency Standards DMD 56 Heating and Cooling
DMD58	Water Efficiency

8.21 Other Material Considerations

National Planning Practice Guidance

Mayor of London Housing Supplementary Planning Guidance (SPG) (Adopted March 2016)

Enfield Local Housing Needs Assessment 2020

Community Infrastructure Levy Regulations 2010 (as amended)

Technical housing standards – nationally described space standard (2015)

Enfield Waste and Recycling Storage Planning Guidance (2010)

Enfield Characterisation Study

Bush Hill Park Conservation Area Character Appraisal (2015) (BHPCACA)

Transport for London Cycle Design Standards (2014)

Energy Guidance London Plan Guidance (LPG) 2021

Be Seen Energy Monitoring LPG 2021

Draft Housing Design Standards LPG 2022

Draft Fire Safety LPG 2022

Draft Urban Greening Factor LPG 2021

Draft Air quality positive LPG 2021

Making Enfield: Enfield Heritage Strategy 2019-2024 SPD (2019)

The Setting of Heritage Assets – Historic Environment Good Practice Advice in Planning: 3, Historic England (2017)

The Environment Act 2021

The Planning (Listed Buildings and Conservation Areas) Act 1990

Enfield Local Plan (Regulation 18) 2021

8.22 The Enfield Local Plan - Reg 18 Preferred Approach was approved for consultation on 9th June 2021. The Regulation 18 document sets out the Council's preferred

policy approach together with draft development proposals for several sites. It is Enfield's Emerging Local Plan.

8.23 As the emerging Local Plan progresses through the plan-making process the draft policies within it will gain increasing weight, but at this stage it has relatively little weight in the decision-making process.

8.24 Key local emerging policies from the plan are listed below:

Policy DM SE2	Sustainable design and construction
Policy DM SE4	Reducing energy demand
Policy DM SE5	Greenhouse gas emissions and low carbon energy supply
Policy DM SE7	Climate change adaptation and managing heat risk
Policy DM SE8	Managing flood risk
Policy DM SE10	Sustainable drainage systems
Policy SPBG3	Biodiversity net gain, rewilding and offsetting
Policy DM BG8	Urban greening and biophilic principles
Policy DM DE1	Delivering a well-designed, high-quality and resilient environment
Policy DM DE2	Design process and design review panel
Policy DM DE10	Conserving and enhancing heritage assets
Policy DM DE11	Landscape design
Policy DM DE13	Housing standards and design
Policy DM H3	Housing mix and type
Policy DM T2	Making active travel the natural choice
Policy SP D1	Securing contributions to mitigate the impact of development

9. Analysis

9.1. The Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990 seek to establish that planning decisions are taken in accordance with the Development Plan unless material considerations indicate otherwise. Furthermore, paragraph 11 (c) of the NPPF goes on to state that development proposals that accord with the development plan should be approved without delay.

9.2. As explained at Section 8, the Council is subject to the so called "tilted balance" and the 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.

9.3. This report sets out the analysis of the issues that arise from the proposal when assessed against the development plan and the NPPF

9.4. This application has been subject to negotiation to address the concerns raised by officers and local residents through the consultation process.

9.5. The main considerations of the development are the following:

- Principle of Development
- Character, Heritage and Design
- Neighbouring Residential Amenity
- Quality of Accommodation
- Biodiversity, Trees and Landscaping
- Traffic, Access and Parking
- Drainage
- Carbon Emissions and Sustainability

Principle of Development

- 9.6 The proposal is to convert one family house into four separate flats. One of the flats would have three bedrooms, and so would be counted as a family dwelling. The development overall would provide a mix of dwellings sizes and would contribute towards meeting the local housing need which is described in section 8 above.
- 9.7 In principle, the increase of housing density on plots that can accommodate more than one dwelling is acceptable and in accordance with London Plan policy GG2 and DMD policy 5. This subject to consideration of other relevant planning matters.
- 9.8 Neighbours have commented that the proposal would reduce the stock of 4, 5 and 6 bedroom family homes but policy DMD4 seeks to prevent especially the loss of “family homes” and this is taken to mean three bedroom dwellings as clarified in policy DMD5. Policy DMD5 includes the criterion that, for the conversion of existing family units into self-contained flats, compensatory provision for family accommodation (3 bedrooms +) should be provided within the development. The development would include a three-bedroom unit and so comply with this policy.
- 9.9 Policy DMD5 requires that the number of conversions must not exceed 20% of all properties along any road; and only one out of a consecutive row of 5 units may be converted. There is no planning history indicating that any of the other houses in the road have been subdivided. Neighbours have expressed concern that the proposed development could set a precedent for further conversions but policy DMD5 controls the extent of conversions allowed in an area so the concept of precedent is not something that needs to be given significant weight.
- 9.10 The NPPF supports development of small sites and brownfield land to provide new housing. Although this application is for a conversion rather than for a more comprehensive redevelopment it will provide additional homes and is therefore in accordance with the general direction of national policy.
- 9.11 It is considered that the proposal to convert the building into four flats would be in accordance with relevant local and national policy.

Character, Heritage and Design

- 9.12 The site is within the Bush Hill Park Conservation Area and therefore the impact on the area as a heritage asset has to be assessed. Private Road was added to the Conservation Area in 1994. No 9 is identified as having a positive contribution to the Conservation Area and is specifically mentioned within the BHP CACA in respect of the appearance to the street.

- 9.13 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the tests for dealing with heritage assets in planning decisions. In relation to listed buildings, all planning decisions should “have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses” (Section 66). In relation to conservation areas, special attention must be paid to “the desirability of preserving or enhancing the character or appearance of that area” (Section 72).
- 9.14 The replacement of individual dwellings with blocks of flats is mentioned within the Appraisal as a problem however that is not what this proposal is for. Rather the application provides for the retention of the existing dwelling and its subdivision to flats. Only modest changes are proposed to the property to achieve this and these are considered to have limited impact on the Conservation Area and would therefore be in accordance with policy DMD44.
- 9.15 The principle of subdivision of the property is not considered harmful to the Conservation Area. The physical alterations to the building in the form of the hip-to-gable alterations and extension are considered harmful, although this harm is at the lower end of less than substantial. This harm therefore needs to be balanced against public benefits and in this instance the public benefits in the form of the delivery of additional residential units, for which there is an evidenced need, is considered to outweigh the harm. The extensions and alterations proposed also need to be considered in the context of changes made to neighbouring properties, where similar gable roof forms exist.
- 9.16 The fins proposed to the rear balcony of the upper floor flat are not sufficiently detailed within the application and further information is required. This should be secured by condition. Details of rainwater goods should also be secured.
- 9.17 The impact of changes to the front landscaping should also be taken into account in terms of impact on the character and appearance of the Conservation Area. The BHPCACA identifies a “semi-rural” atmosphere to the street, and an abundance of street greenery. However, the front garden of this property is largely hard surfaced (block paving) with some grassed areas and planting. The frontage is enclosed by a brick wall with substantial piers and gates. The proposal does increase the area of hard surfacing behind this wall, to accommodate parking and manoeuvring space to support the residential units, but nevertheless retains areas for soft landscaping. The detail of the landscaping scheme can be addressed through condition. The changes to the front garden would be considered harmful, but again at the lower end of less than substantial harm and again it is considered that this harm is outweighed by the public benefits of providing additional housing where there is an evidenced need for such housing.
- 9.18 Neighbours have commented that changes at the front of the site, to the parking arrangements and use of the road, would affect the character of the area. The plans show that the works to be carried out would be restricted to the front garden of the plot, behind the front boundary wall. The private road outside the plot is not within the application red line. This means that the planning authority has no control over work done to the road outside the plot as part of this application. This would have to be considered separately as a civil matter between the various owners of the private road.
- 9.19 The works within the plot would be reworking the surfacing and landscaping of the front garden to provide parking spaces, access and to provide a privacy buffer to the new front bedroom. The front garden is mostly but not completely hard surfaced already so this aspect of the proposal, subject to details being agreed by condition, is

considered acceptable. Details should however be secured in respect of the appearance and surface water drainage and suitable conditions are recommended.

- 9.20 Neighbours have commented that the development would change the look and character of the road. This is not of itself a reason to resist the proposal as it is the impact of a change, not the fact that something is changing, that has to be assessed. Overall, it is considered that the harm from the changes proposed is at the lower end of less than substantial and that this harm is outweighed by the significant public benefits to be delivered through the provision of additional residential units.
- 9.21 On balance the proposal is consistent with relevant Policies of the Enfield Development Management Document (DMD) 2014 and the NPPF in particular section 16.

Neighbouring Residential Amenity

- 9.22 The proposal would not include any windows providing new views towards neighbouring properties, but the use of some rooms behind windows would change. There are currently ground and first floor windows, as well as windows to rooms in the roofspace, that provide views over neighbouring properties but these views are not unusual in an urban residential context.
- 9.23 The upper ground floor windows to the rear would be at the same level as the roof to the lower ground floor. In order to prevent this being used as a terrace in the future a condition is recommended. In addition, in order to ensure that these windows have opening lights for ventilation purposes, details are required under the architectural details condition.
- 9.24 As some of the upstairs rooms would change from bedrooms to living spaces the use of those spaces would intensify, and this does have to be considered in terms of impact on neighbours. The windows in question would face rear, directly down and over rear gardens, and sideways, towards Nos 7 and 11.
- 9.25 The top floor living room window is recommended to have fins fitted at the outer edge of the terrace, which would prevent sideways overlooking over gardens to each side. In addition a condition is recommended to secure obscure glazing to the side-facing roof windows to the upper floor which already exist but serve a loft room, in order to avoid overlooking from the more intensive use of the space as the living room to a flat. It is not recommended that these windows be fixed shut as a balance has to be made between avoiding overlooking and allowing occupants to ventilate their space and the overlooking would be towards the side of the neighbouring dwellings.
- 9.26 A concern has been raised about noise from extraction equipment. This is a legitimate concern, and as ventilation is an issue identified elsewhere in this report it is considered appropriate to impose a condition requiring details of passive ventilation to the flats.
- 9.27 Neighbours have also commented about noise from activity in the gardens, but although there might be more intensive use of the gardens it does not follow that the noise would be unacceptable in planning terms. A planning application cannot be refused because people might make noise, the issue to be considered is whether reasonable people occupying the dwellings in a reasonable way would make an amount of noise that would be harmful to neighbours, taking into account the details of the proposal. It is not considered that the proposed level of occupation and use of the garden would automatically result in unacceptable levels of noise.

- 9.28 Neighbours have also commented about an increase in noise from having more residents in the building. The conversion would have to comply with the Building Regulations in respect of noise insulation, and there is no reason to suppose that the fact of having more residents in the building would lead to unacceptable noise levels for neighbours.
- 9.29 It is considered that the proposal would not have any harmful impact on neighbour amenity sufficient to warrant a refusal of the proposal. Some changes over time to the amount of activity and noise is to be expected in residential areas.

Quality of Accommodation

- 9.30 Unit A. 2B4P. This unit would have living space at lower ground floor, in a room 4m wide and just over 9m deep. This room would have windows only at the rear leading out onto its garden. Much of this space would be single storey, with no rooms above, and a rooflight is proposed to introduce some natural light to the inner part of the room. The two bedrooms would be at ground floor level, one with a window to the shared front driveway and one with a window looking out over the flat roof of the lower ground floor.
- 9.31 Cross ventilation would be possible to the bedroom level but not to the basement / living room level unless the rooflight was openable or some passive ventilation system was installed. The rooflight could be openable but the opening would have to face away from other flats in order to avoid overlooking. The floor to ceiling height in part of this dwelling would be about 2.25m, which is below the 2.5m required by London Plan policy D6 but as this is a conversion it is considered that some flexibility can be applied.
- 9.32 This unit would have 54sq m of private amenity space accessed directly from the living space. This meets the requirements of policy.
- 9.33 Unit B. 3B5P. This unit would have living space at lower ground floor, in a room 5.15m wide and 6-9m deep. Windows would be to the rear leading onto the garden, with a rooflight towards the centre of the space. There would be one bedroom at the lower ground floor, with a window looking out onto a small internal courtyard. This is described as a garden space but as it would be entirely enclosed by 2.5m high walls with a balustrade above, and partially underneath the upper floor, it is not considered that this space would provide the usual level of outlook and light to the bedroom. The lightwell would be directly overlooked by the living room windows to unit C two floors above. Ventilation and light would be restricted but a bedroom does not require high light levels, and a condition is proposed requiring details of passive ventilation. Many amenity areas are overlooked from neighbouring dwellings and there would be no views towards the window. On balance, and as this bedroom would be the third bedroom to the flat, the provision is considered acceptable.
- 9.34 The upper floor bedrooms would both be at the rear of the building and cross ventilation would be reliant on side windows to a bathroom; these windows would be to a shared access to the rear gardens for units C and D. The lower floor would have limited cross ventilation, being reliant on the bedroom window to the light well, so details of passive ventilation here would also have to be considered at condition stage.
- 9.35 This unit would have 60sq m of private amenity space accessed directly from the living space. This meets the requirements of policy.

- 9.36 Unit C. 2B4P. This unit would be entirely on the first floor. There would be a living space with windows to the rear only, a bedroom with window to the rear and a bedroom with window to the front. Cross ventilation would be achievable. Internal privacy would be acceptable.
- 9.37 The private amenity space to Unit C would be accessed by residents leaving their flat and walking downstairs, out of the front door, and along the side of the building and then also along the side of the garden to Unit B. Although this is less than ideal the flat is unlikely to be occupied by a family, and the space could be used for planting/growing, drying laundry and other outdoor activities.
- 9.38 Unit D. 1B2P. This unit would have the entrance and bedroom on the first floor and a living space on the second floor. There would be very limited scope for ventilation to the bedroom, although it would face north so there would be limited solar gain in summer. The windows to the upper level, within the roofspace, would be mainly to the rear elevation but there would also be existing rooflights that would add natural light to the space. There would be a small balcony to the rear, and there would be fins across the opening to restrict views out. Details of the fins have not been provided and these are to be secured by condition to ensure that the design of the fins provides a suitable outlook as well as protecting neighbour amenity.
- 9.39 The private amenity space to Unit D would be accessed by residents leaving their flat and walking downstairs, out of the front door, and along the side of the building and then also along the side of the garden to Unit B. Although this is less than ideal the flat is unlikely to be occupied by a family, and the space could be used for planting/growing, drying laundry and other outdoor activities.
- 9.40 London Plan policy D6 states that single aspect dwellings should be avoided unless it is considered a more suitable design approach than a dual aspect dwelling, in the interests of optimising site capacity. Single aspect dwelling proposals should demonstrate that adequate passive ventilation, daylight and privacy will be provided, and the avoidance of overheating should also be shown. Although none of the dwellings proposed is entirely single aspect the two lowest dwellings, in particular, would have very restricted cross ventilation and the use of the ground floor front room as a bedroom for unit A would further restrict passive ventilation, as residents are unlikely to want to leave this window open when the room is empty or when they are sleeping. The passive ventilation to unit B would also be very restricted. It is considered that the ventilation arrangements for these dwellings, and the control of overheating, needs very careful consideration and so further details should be secured by condition.
- 9.41 Subject to the conditions being satisfactorily addressed the proposal will be in accordance with policies relating to residential amenity for new dwellings.

Biodiversity, Trees and Landscaping

- 9.42 Landscaping of the site is recommended to be secured by condition. The loss of landscaping will be relatively minor and restricted to work carried out to the front garden to provide more organised car parking, and also at the rear to subdivide the existing garden. The work to the front garden will include planting which can be specified to be supportive of biodiversity, and the landscaping of the rear gardens can also include suitable planting.

- 9.43 The drainage strategy submitted shows surface water drainage accommodated on the site. Although the strategy is not approvable as submitted and further details are required, it is considered that there is sufficient space on the site to accommodate surface water drainage meeting policy requirements including surface features. This will affect landscaping and so the drainage features are included in the landscaping condition.
- 9.44 Subject to conditions being suitably addressed, the proposal would be considered in accordance with relevant policies.

Traffic, Access and Parking

- 9.45 The site has a PTAL of 2 which is moderate. There are several bus services within 300m of the site leading directly to centres with shops and facilities, including railway stations, and London Road has been upgraded with cycle lanes.
- 9.46 The proposal shows only one access into the site which would have to be shared by pedestrians, cyclists, wheelchair users and drivers. London Plan policy and DMD47 both require safe access for pedestrians and people with disabilities and the plans show a safe route for pedestrians and others within the site. As the people using the parking area would be resident rather than strangers, and details of the front boundary treatment and the parking area layout could be amended by condition, this is considered acceptable.
- 9.47 The proposal shows four car parking spaces on the front driveway. Policy T6.1 sets out that the development as a whole should have a maximum of 3.25 car parking spaces however this is clearly impractical. One car parking space per dwelling is considered acceptable given the nature of the area. The plans do not show any infrastructure for charging electric vehicles and as the spaces would be in a communal area a condition is recommended to secure this.
- 9.48 Swept path analysis has been provided to show that vehicles can manoeuvre in and out. A concern has been raised about drivers having to drive around a tree to get into the site but this is an existing situation. Other front drives in the road have trees in front and there is no indication that people manoeuvring around trees has caused harm in the past.
- 9.49 Neighbours have objected on the grounds that car parking is likely to spill out onto the private road. This road is private and not public highway, and there is no public right of way along the road. This means that highway safety is unlikely to be compromised by additional car parking outside a property 80 metres up the road and also that the owners of the road can take their own action against unauthorised parking on the road.
- 9.50 Concern about the safety of pedestrians is legitimate, however the proposed car parking meets the standards required by policy and more car parking cannot be required. Again, the owners of the road can take their own action in this matter.
- 9.51 Concerns of neighbours and the Resident's Association about the state of the road cannot be addressed as part of the planning application as the road is private, so this would be a matter to be dealt with between the owners of the road.

Cycle parking

- 9.52 There is sufficient space within the site to make suitable provision. A concern has been raised about the disturbance arising from the use of cycle parking in the rear, but it is not considered that people moving cycles to and from the area behind their own home would be out of character for a residential area. A condition is recommended requiring the submission of further details.

Refuse

- 9.53 The application proposes refuse bin storage in the front section of what is currently the garage. Separate collections points are shown on the plans which are considered acceptable. If residents choose to have garden waste bins these are more likely to be stored in the rear gardens where they would be used; this is considered acceptable. The details of this are included in the recommended landscaping condition.
- 9.54 Concerns have been expressed regarding the visual clutter from bins serving the houses, but there is space for a suitable bin store and collection point to be provided. It is not considered that the visual impact of having refuse bins at the front of the property would be a reason to resist the provision of additional much-needed housing, nor would the associated noise from bins being moved on collection day as this is a normal feature of residential areas.
- 9.55 Overall it is considered that the arrangements for parking and servicing would be, subject to conditions, acceptable.

Drainage

- 9.56 Policy DMD61 sets out the requirement for all development to incorporate Sustainable Drainage System (SuDS). However it should be noted that in this case the physical development is not affecting the footprint of the building, and it is not reasonable to require that the existing impact is mitigated. It is reasonable and proportionate to the scale of the development proposed to require that sustainable drainage features are incorporated into the external landscaping works proposed as part of the development.
- 9.57 The applicant has submitted a Drainage Strategy however the plan within the document is incorrect and the document does not meet policy requirements. As the development is small scale it is considered that details could be agreed by a pre-commencement condition. There is overlap between SuDS features and landscaping so the drainage scheme is referenced in the landscaping condition.

Carbon Emissions and Sustainability

- 9.58 Local plan policy CP20 requires all new development to address the causes and impact of climate change, to minimise energy use and to use energy generated from renewable sources. Policy DMD 49 requires that all new development must achieve the highest sustainable design and construction standards having regard to technical feasibility and economic viability. This policy also required mitigation and adaptation to climate change.
- 9.59 Policy DMD56 requires that all new developments (excluding householder applications) is designed to control and manage heat gain and reduce the reliance on mechanical cooling, subject to technical and economic feasibility and other relevant planning considerations.

- 9.60 The applicant has provided no information on these points. Given that the works to convert the house would require substantial internal alteration it should be possible to incorporate additional insulation and energy efficiency measures, and it would also be possible to incorporate the use of solar panels and methods of managing solar gain to the south (rear) elevation.
- 9.61 Conditions are recommended to secure details of energy efficiency and control of summer solar gain in order to ensure that the development complies with relevant policies.

Community Infrastructure Levy (CIL)

Mayoral CIL

- 9.62 Mayoral CIL is collected by the Council on behalf of the Mayor of London. The amount that is sought for the scheme is calculated on the net increase of gross internal floor area multiplied by an Outer London weighting (increased to £60 per sqm as of 1st April 2019).

Enfield CIL

- 9.63 The Council introduced its own CIL on 1st April 2016. Enfield has identified three residential charging zones, and the site falls within the higher rate charging zone (£120/sqm).
- 9.64 The proposed development is for the creation of additional dwellings so it is CIL liable. The proposed increase in floor area is 5 sq m. CIL liability is expected to be £789 for Enfield CIL and £323 for Mayoral CIL. The final CIL liability will be calculated at the point notices are issued.

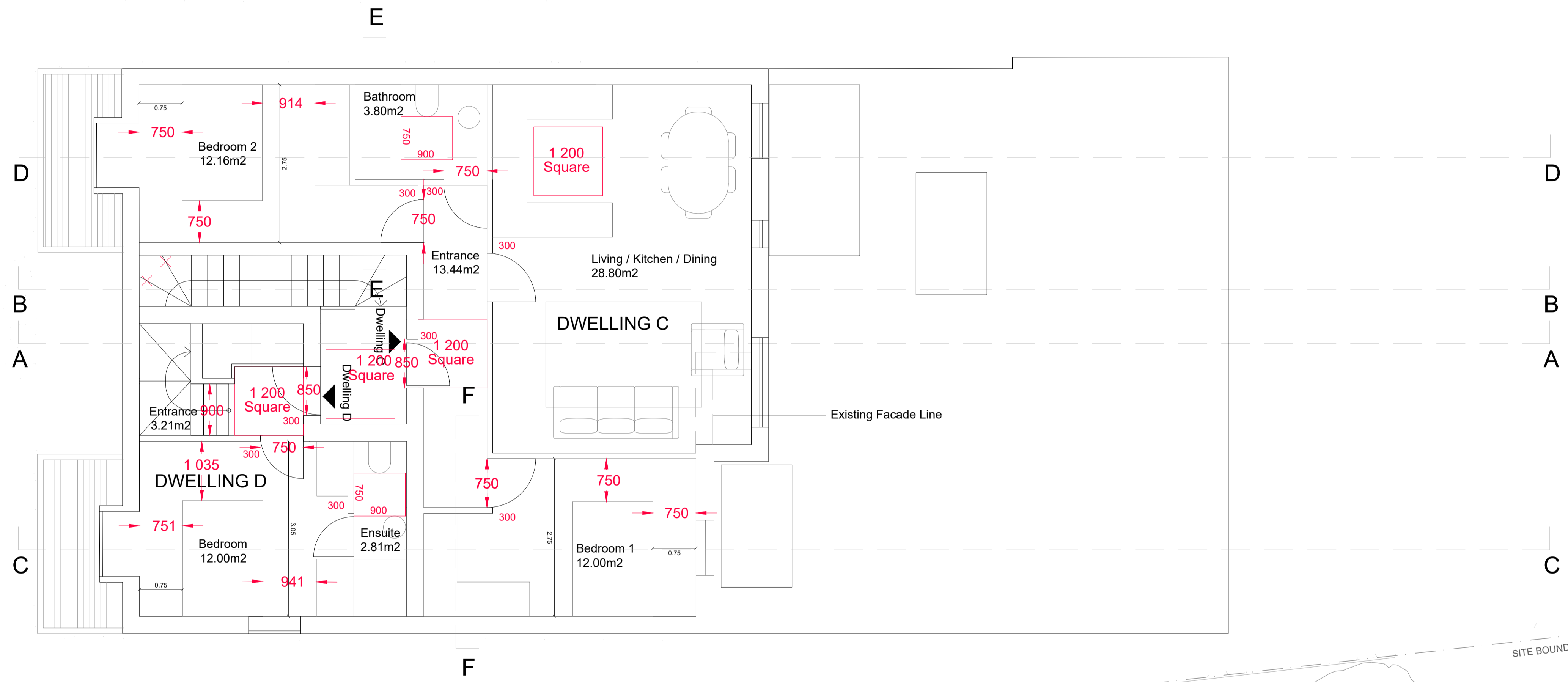
10. Public Sector Equality Duty

10. In accordance with the Public Sector Equalities Duty, it is considered the proposal would not disadvantage people who share one of the different nine protected characteristics as defined by the Equality Act 2010 compared to those who do not have those characteristics.

11. Conclusion

The provision of additional dwellings has to be given significant weight and this site is in a sustainable location, well related to services and facilities. The proposed dwellings would all meet or exceed the minimum standards in terms of quality of living accommodation, and would provide a mix of dwelling sizes including one family-sized dwelling. There would not be a concentration of such conversions in the locality. The subdivision of the property in principle is not considered to harm the character or appearance of the conservation area. The proposed physical alterations to the building and site frontage do result in some harm to the Conservation Area but this is considered to be at the lower end of less than substantial and is outweighed by the significant public benefits of providing additional housing units. The details submitted show that suitable drainage, access, parking and surfacing and landscaping can all be secured subject to details being provided by condition. Taking these and other material considerations into account, the application is recommended for approval.

	TYPE	G/A (sqm)	LEVEL	HR	ROOM	AREA (sqm)		
DWELLING A - 2 Bed 4 Person	Lower Ground Floor	82.82	1	LKGD	Circulation	37.23		
	Lower Ground Floor		1	Store	6.90			
	Lower Ground Floor		1	Circulation	1.48			
	Upper Ground Floor		1	Circulation	6.96			
	Upper Ground Floor		1	Bedroom 1	12.35			
	Upper Ground Floor		1	Bedroom 2	12.24			
Upper Ground Floor	1	Bathroom	3.98					
Lower Ground Floor				Garden	54.68			
DWELLING B - 3 Bed 6 Person	Lower Ground Floor	99.07	1	LKGD	Circulation	37.23		
	Lower Ground Floor		1	Bedroom 3	11.82			
	Lower Ground Floor		1	Circulation	1.23			
	Upper Ground Floor		1	Circulation	9.23			
	Upper Ground Floor		1	Bedroom 1	14.35			
	Upper Ground Floor		1	Bedroom 2	11.02			
	Upper Ground Floor		1	Ensuite	3.98			
	Upper Ground Floor		1	Bathroom	8.57			
	Lower Ground Floor					Garden	50.85	
	DWELLING C - 2 Bed 3 Person		First Floor	64.51			Circulation	6.16
First Floor		1	LKGD		2.92			
First Floor		1	Bedroom 1		12.00			
First Floor		1	Bedroom 2		12.16			
First Floor		1	Bathroom		3.92			
Lower Ground Floor						Garden	125.86	
DWELLING D - 1 Bed 2 Person		First Floor	61.90				Circulation	3.73
		First Floor			1	Store	12.00	
	First Floor	1		Ensuite	2.81			
	Second Floor	1		Circulation	2.44			
	Second Floor	1		Bathroom	5.02			
	Second Floor	1		LKGD	25.92			
Spaced Floor				Balcony	3.00			
Lower Ground Floor				Garden	65.58			
Total Habitable Rooms						12		
Plot Area (Ha)						0.073		
Habitable Rooms/Ha						163		



NOTES

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PROJECT
 9 Private Road
 Enfield, EN1 2EL

DRAWING TITLE
 Proposed First Floor

DATE
 11/11/22

GRAPHIC SCALE

NOTES
 18.4.2023 - Rev. PL1 - M4(2) annotations added; Schedule of accommodation adjusted.

SCALE
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 1:100 (A3)

NORTH

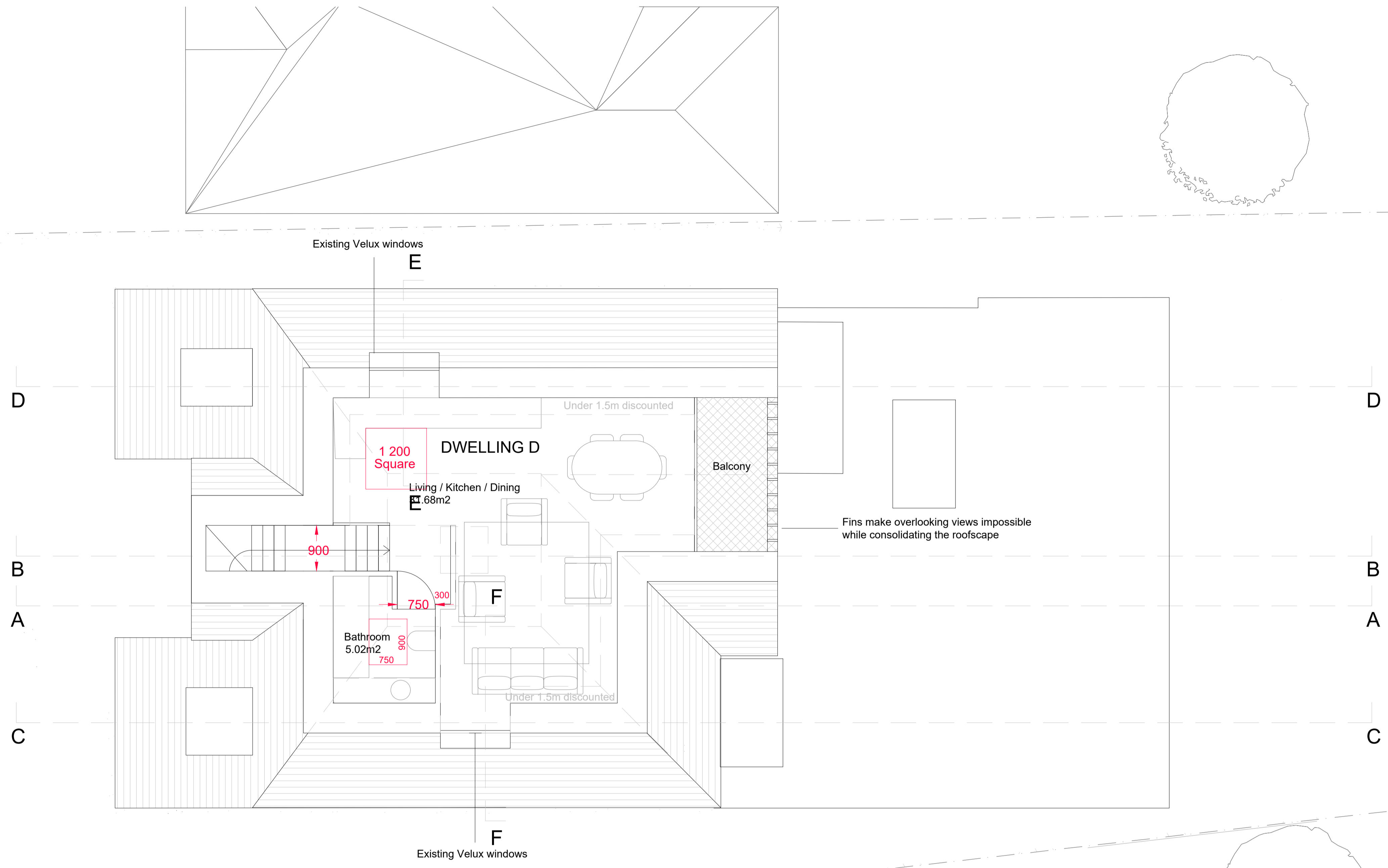
PROJECT NO.
 2201

STATUS
 PLANNING

DRAWING NUMBER
 A 2201 0202

REV
 PL1

	TYPE	G/A (sqm)	LEVEL	HR	ROOM	AREA (sqm)
DWELLING A - 2 Bed 4 Person		82.82				
	Lower Ground Floor	1	L/KID			37.23
	Lower Ground Floor		Store			6.90
	Lower Ground Floor		Circulation			1.48
	Upper Ground Floor		Circulation			6.96
	Upper Ground Floor	1	Bedroom 1			12.35
	Upper Ground Floor	1	Bedroom 2		12.24	
	Upper Ground Floor	1	Bathroom		3.98	
	Lower Ground Floor		Garden			54.68
DWELLING B - 3 Bed 6 Person		99.07				
	Lower Ground Floor	1	L/KID			37.23
	Lower Ground Floor	1	Bedroom 3			11.82
	Lower Ground Floor		Circulation			1.23
	Upper Ground Floor		Circulation			9.23
	Upper Ground Floor	1	Bedroom 1			14.35
	Upper Ground Floor	1	Bedroom 2			11.02
	Upper Ground Floor		Ensuite			3.98
	Upper Ground Floor		Bathroom			8.57
	Lower Ground Floor		Garden			50.85
DWELLING C - 2 Bed 3 Person		64.51				
	First Floor		Circulation			6.16
	First Floor	1	L/KID			2.92
	First Floor	1	Bedroom 1			12.00
	First Floor	1	Bedroom 2			12.16
	First Floor		Bathroom			3.90
	Lower Ground Floor		Garden			125.86
DWELLING D - 1 Bed 2 Person		61.90				
	First Floor		Circulation			3.73
	First Floor	1	L/KID			2.92
	First Floor	1	Bedroom			12.00
	First Floor		Ensuite			2.81
	Second Floor		Circulation			2.44
	Second Floor		Bathroom			5.02
	Less than 1.5m height not Counted		L/KID			25.92
	Second Floor		Balcony			3.00
	Lower Ground Floor		Garden			65.58
	Total Habitable Rooms	12				
	Pt'd Area (Ha)	0.073				
	Habitable Rooms/Ha	163				



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PROJECT
 9 Private Road
 Enfield, EN1 2EL

DRAWING TITLE
 Proposed 2nd Floor Plan

DATE
 11/11/22

GRAPHIC SCALE

NOTES
 18.4.2023 - Rev. PL1 - M4(2) annotations added; Schedule of accommodation adjusted; Indication of areas under 1.5m free head height added.

SCALE
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 1:100 (A3)

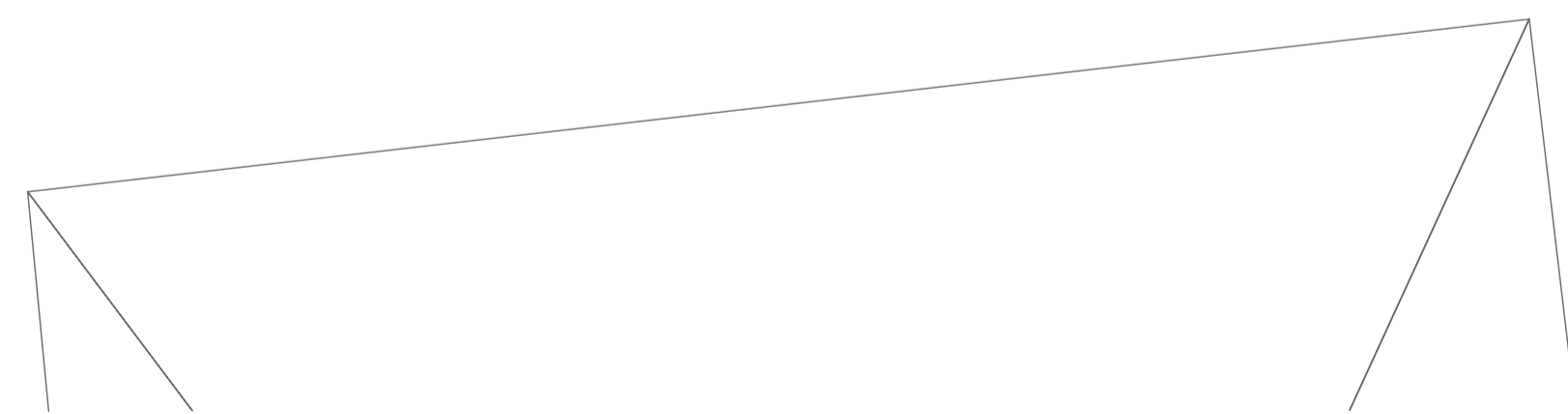
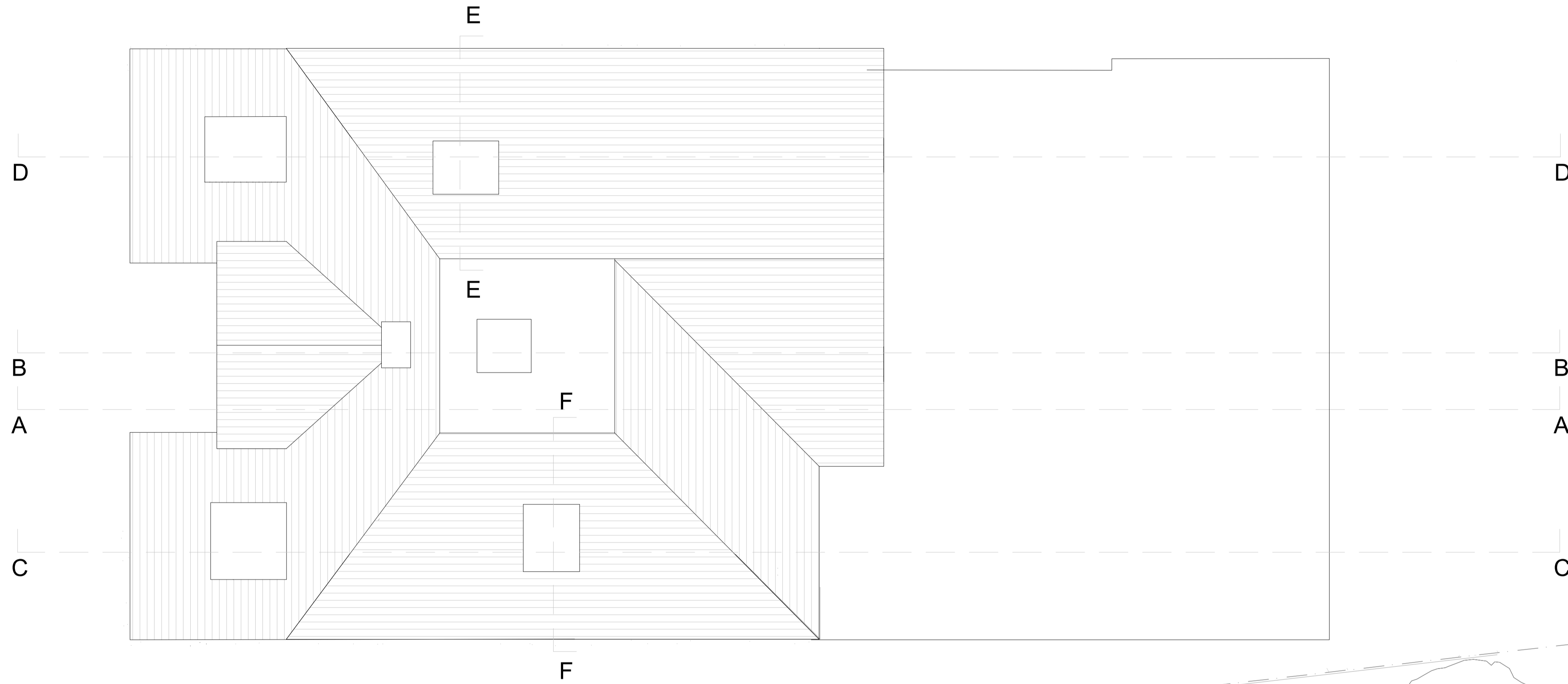
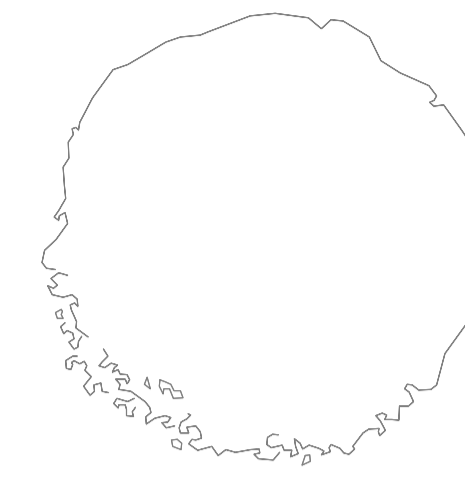
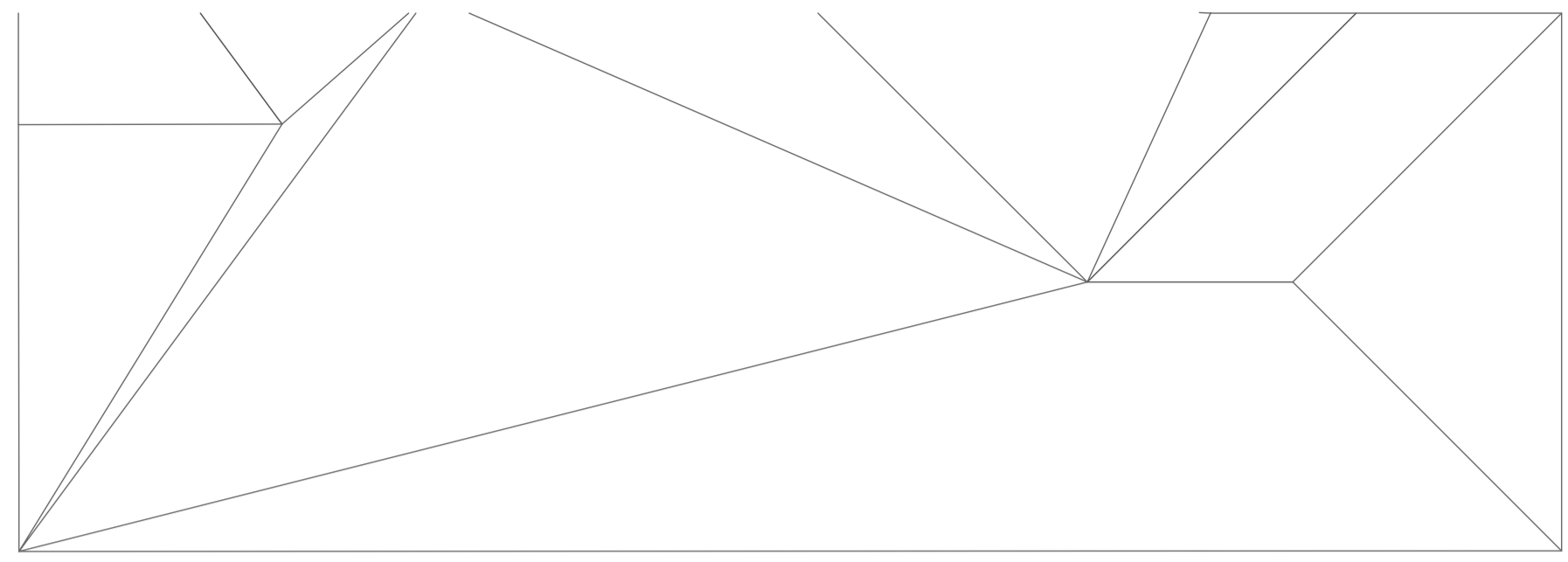
NORTH

PROJECT NO.
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STATUS
 PLANNING

DRAWING NUMBER
 A 2201 0203

REV
 PL1



NOTES

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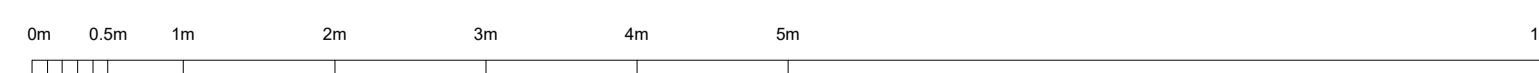
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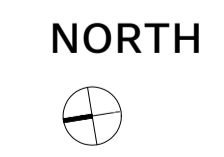
PROJECT
 9 Private Road
 Enfield, EN1 2EL

DATE
 11/11/22

GRAPHIC SCALE



SCALE
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DRAWING TITLE
 Proposed Roof Plan

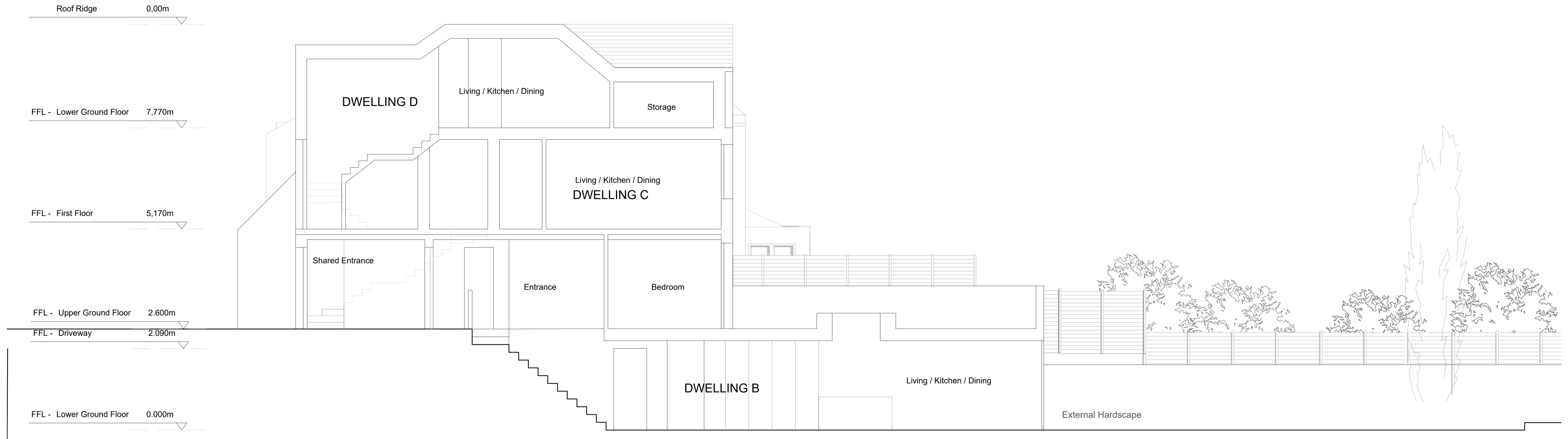
NOTES
 18.4.2023 - Rev. PL1 - Section lines added.

PROJECT NO.
 2201

STATUS
 PLANNING

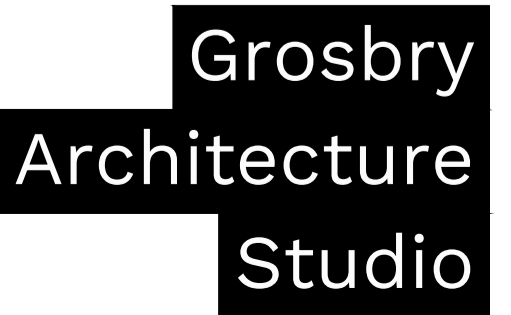
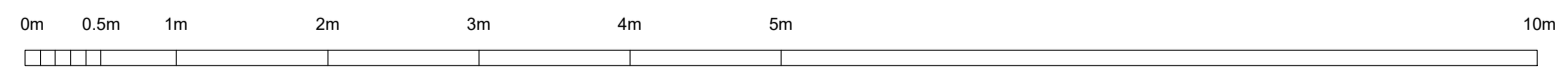
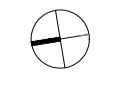
DRAWING NUMBER
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REV
 PL1



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	<p>DRAWING TITLE Proposed Section A-A</p>	<p>NOTES 18.4.2023 - Rev. PL1 - Communal staircase riser and tread adjusted for M4 (2)</p>	<p>PROJECT NO. 2201</p>	<p>STATUS PLANNING</p>			

Roof Ridge 0,00m

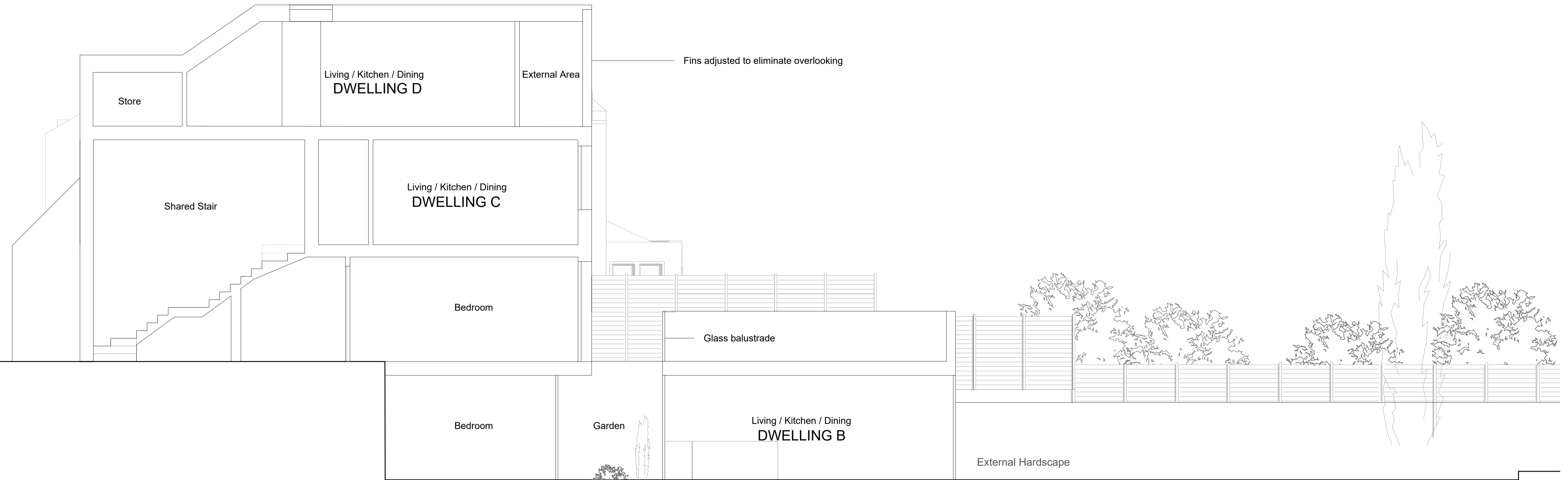
FFL - Lower Ground Floor 7,770m

FFL - First Floor 5,170m

FFL - Upper Ground Floor 2,600m

FFL - Driveway 2,090m

FFL - Lower Ground Floor 0,000m



NOTES

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DRAWING TITLE
 Proposed Section B-B

DATE
 11/11/22



NOTES
 18.4.2023 - Rev. PL1 - M4(2) stair adjustment.

SCALE
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 1:100 (A3)

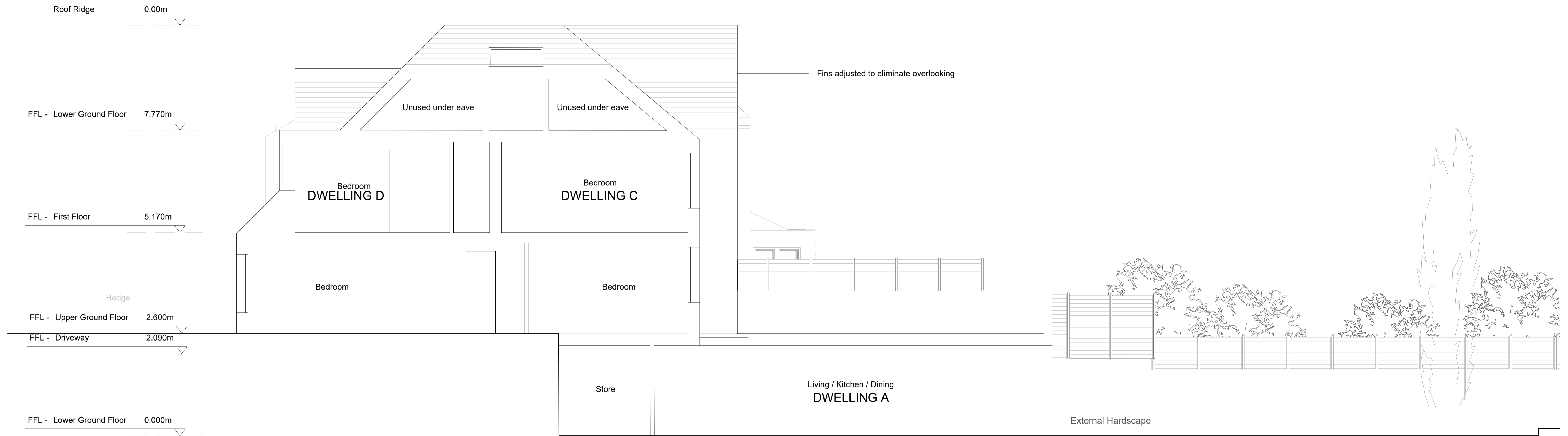
PROJECT NO.
 2201

NORTH

STATUS
 PLANNING

DRAWING NUMBER
 A 2201 0301

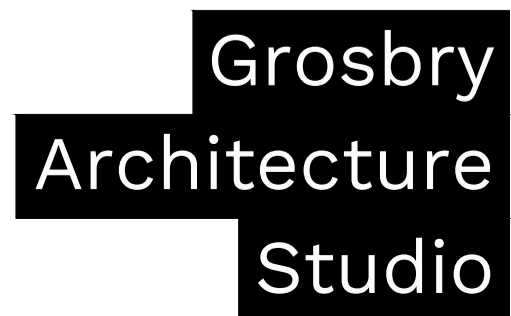
REV
 PL1



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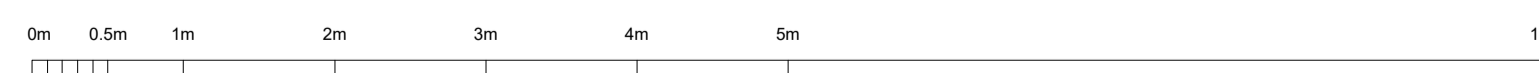
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PROJECT
 9 Private Road
 Enfield, EN1 2EL

DATE
 18/4/23

GRAPHIC SCALE



SCALE
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 1:100 (A3)

NORTH

DRAWING TITLE
 Proposed Section C-C

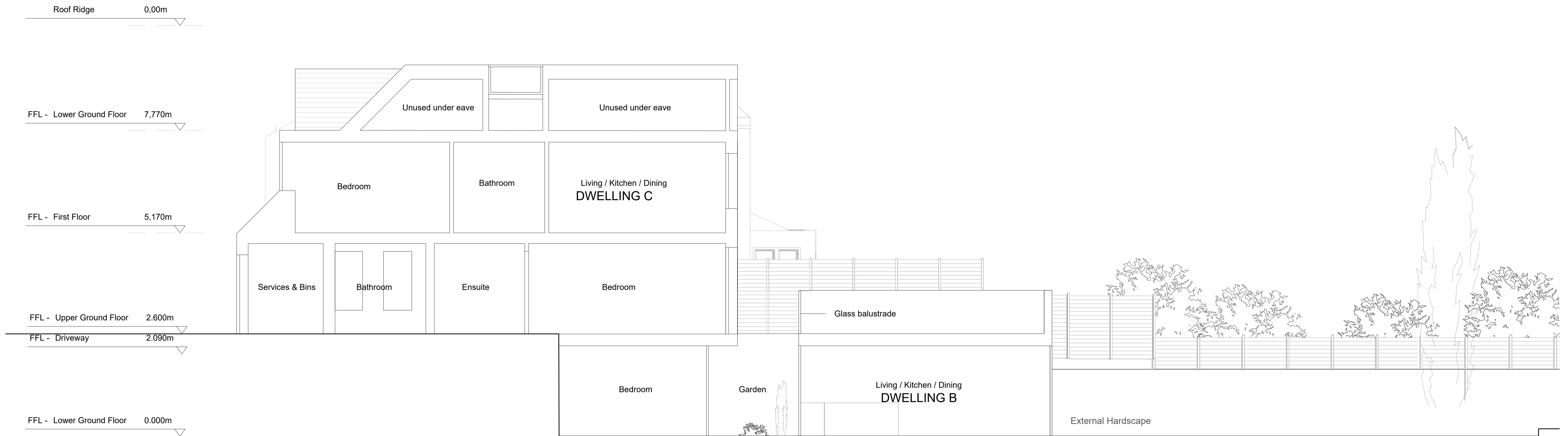
NOTES
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PROJECT NO.
 2201

STATUS
 PLANNING

DRAWING NUMBER
 A 2201 0302

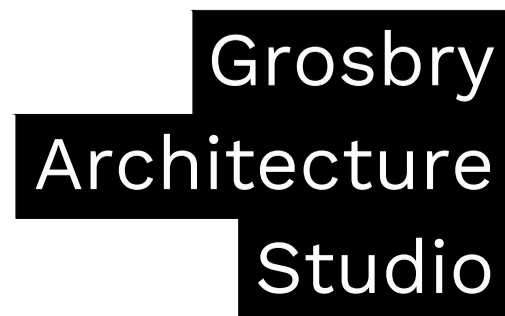
REV
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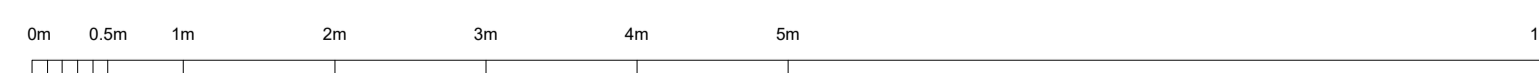
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PROJECT
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DATE
 18/4/23

GRAPHIC SCALE



SCALE
 1:50 (A1)
 1:100 (A3)

NORTH

DRAWING TITLE
 Proposed Section D-D

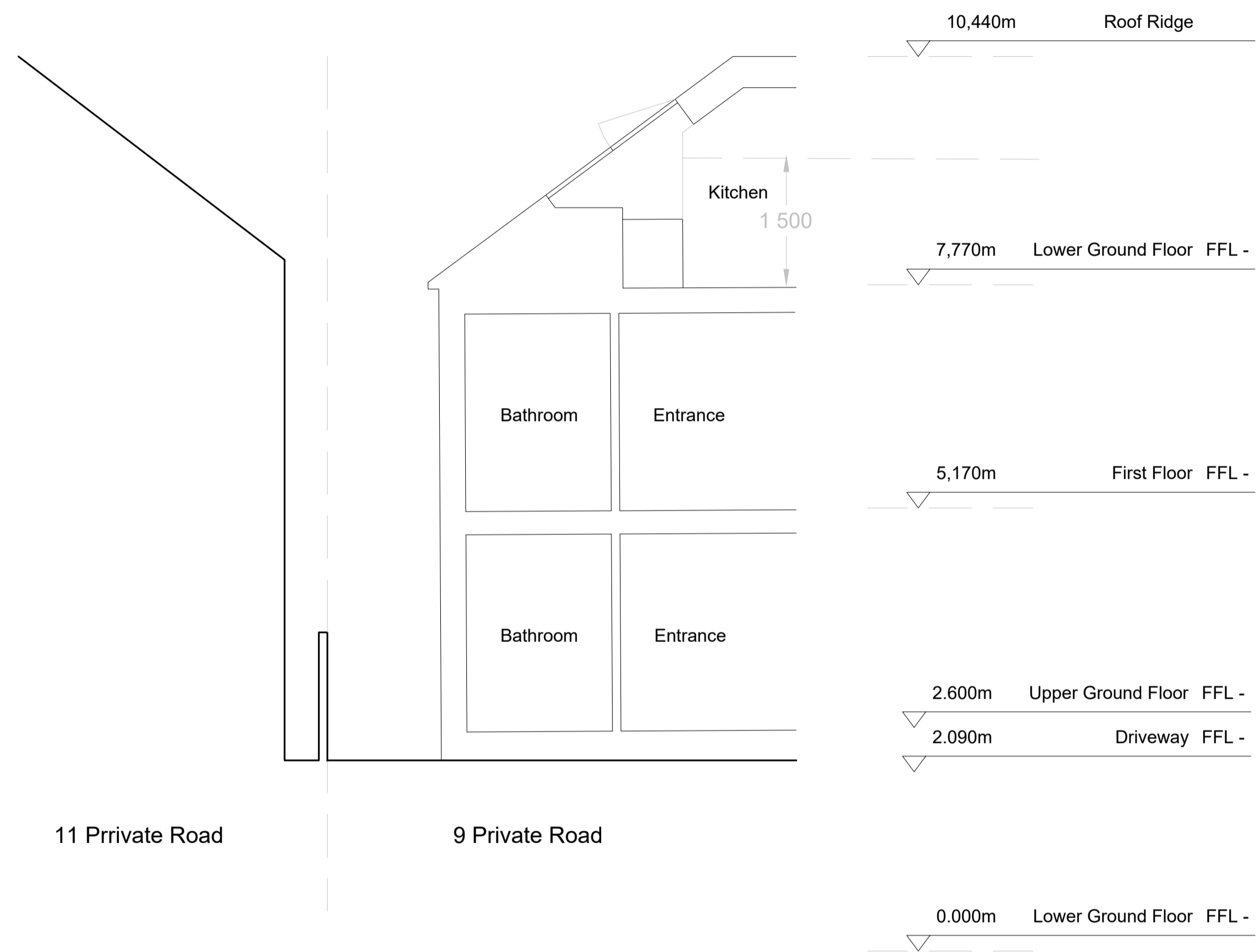
NOTES
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PROJECT NO.
 2201

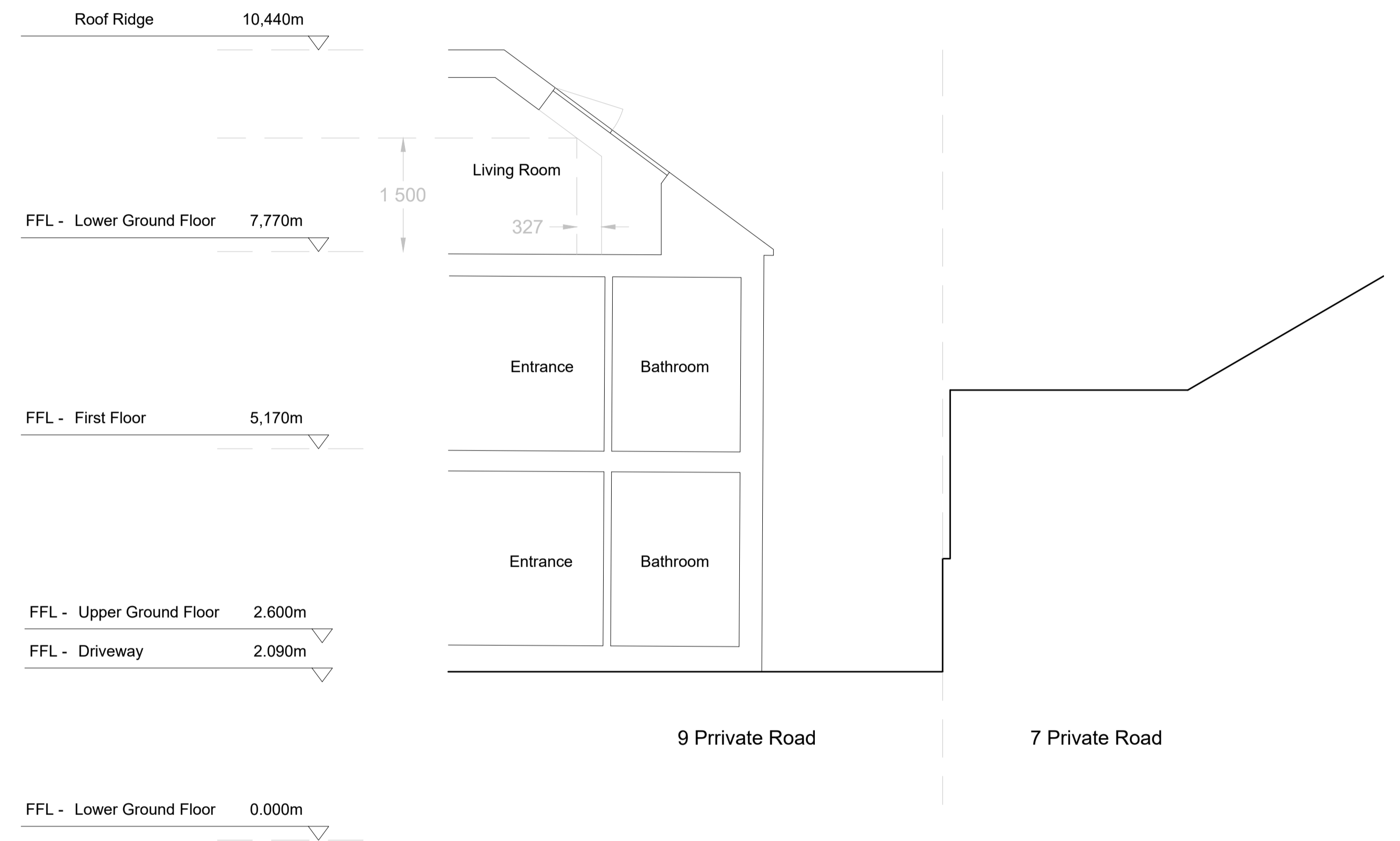
STATUS
 PLANNING

DRAWING NUMBER
 A 2201 0303

REV
 -



Section E



Section F

NOTES

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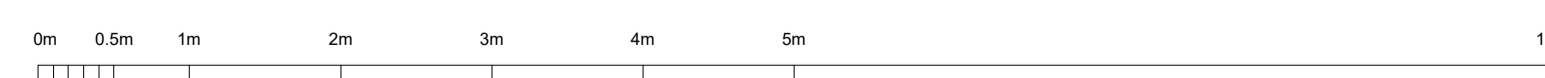
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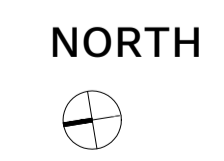
PROJECT
 9 Private Road
 Enfield, EN1 2EL

DATE
 18/4/23

GRAPHIC SCALE



SCALE
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DRAWING TITLE
 Proposed Section E-E & F-F

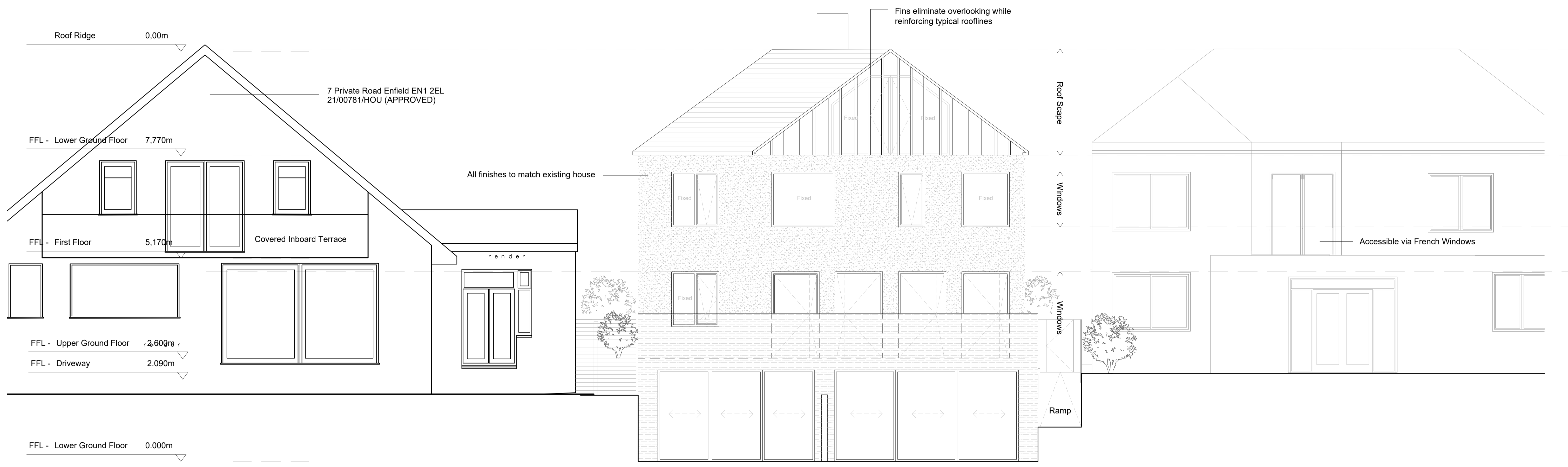
NOTES
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PROJECT NO.
 2201

STATUS
 PLANNING

DRAWING NUMBER
 A 2201 0304

REV
 -



NOTES

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PROJECT
 9 Private Road
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DRAWING TITLE
 Proposed Rear Elevation

DATE
 11/11/22

GRAPHIC SCALE

NOTES
 18.4.2023 - Rev. PL1 - Side resident gate added.

SCALE
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 1:100 (A3)

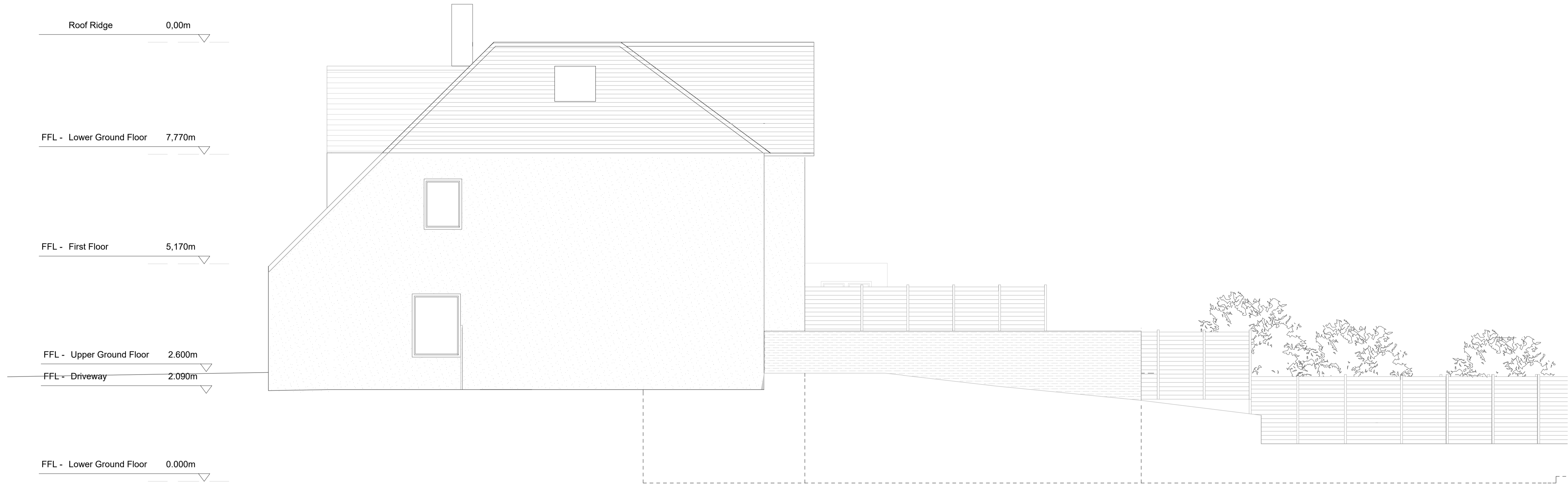
PROJECT NO.
 2201

NORTH

STATUS
 PLANNING

DRAWING NUMBER
 A 2201 0400

REV
 PL1



NOTES

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PROJECT
 9 Private Road
 Enfield, EN1 2EL

DRAWING TITLE
 Proposed Side Elevation

DATE
 11/11/22

GRAPHIC SCALE

NOTES
 18.4.2023 - Rev. PL1 - M4(2) level access and privacy adjusted.

SCALE
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 1:100 (A3)

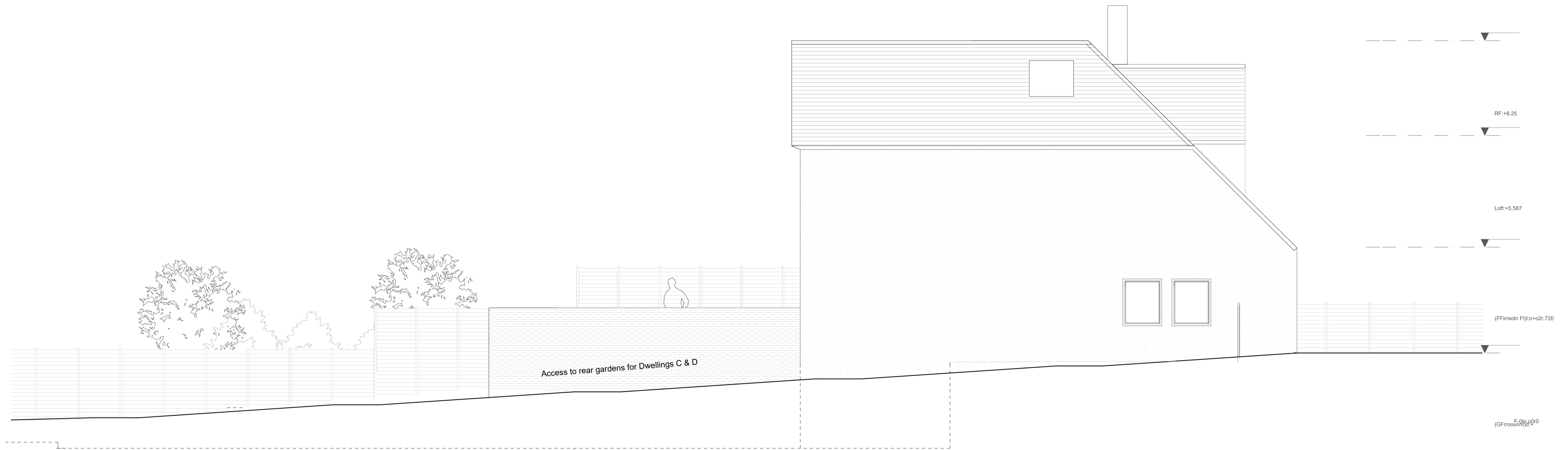
PROJECT NO.
 2201

NORTH

STATUS
 PLANNING

DRAWING NUMBER
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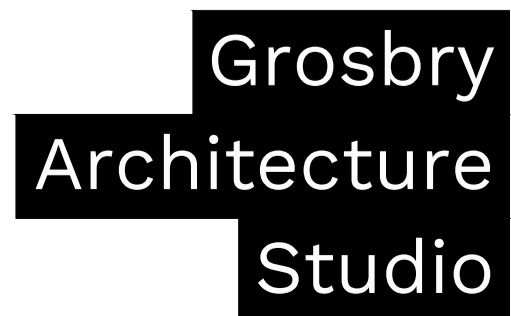
REV
 PL1



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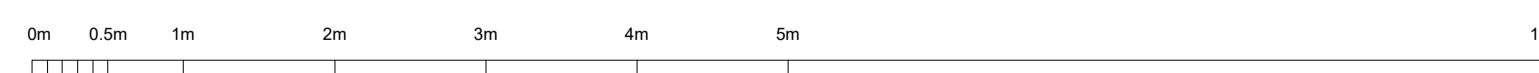
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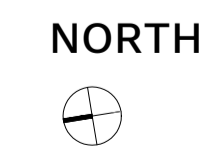
PROJECT
 9 Private Road
 Enfield, EN1 2EL

DATE
 11/11/22

GRAPHIC SCALE



SCALE
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 1:100 (A3)



DRAWING TITLE
 Proposed Side Elevation

NOTES
 18.4.2023 - Rev. PL1 - M4(2) compliant ramp adjusted.

PROJECT NO.
 2201

STATUS
 PLANNING

DRAWING NUMBER
 A 2201 0403

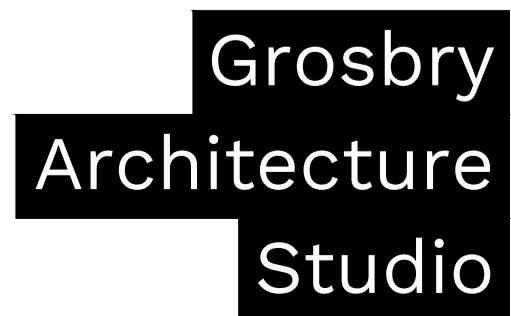
REV
 PL1



NOTES

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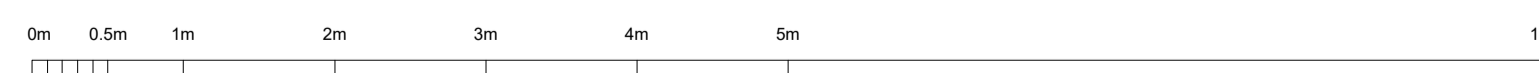


PROJECT
 9 Private Road
 Enfield, EN1 2EL

DRAWING TITLE
 Existing Front Elevation

DATE
 11/11/22

GRAPHIC SCALE



NOTES
 27.4.2023 - Rev. PL1 - Updated to reflect existing fenestration.

SCALE
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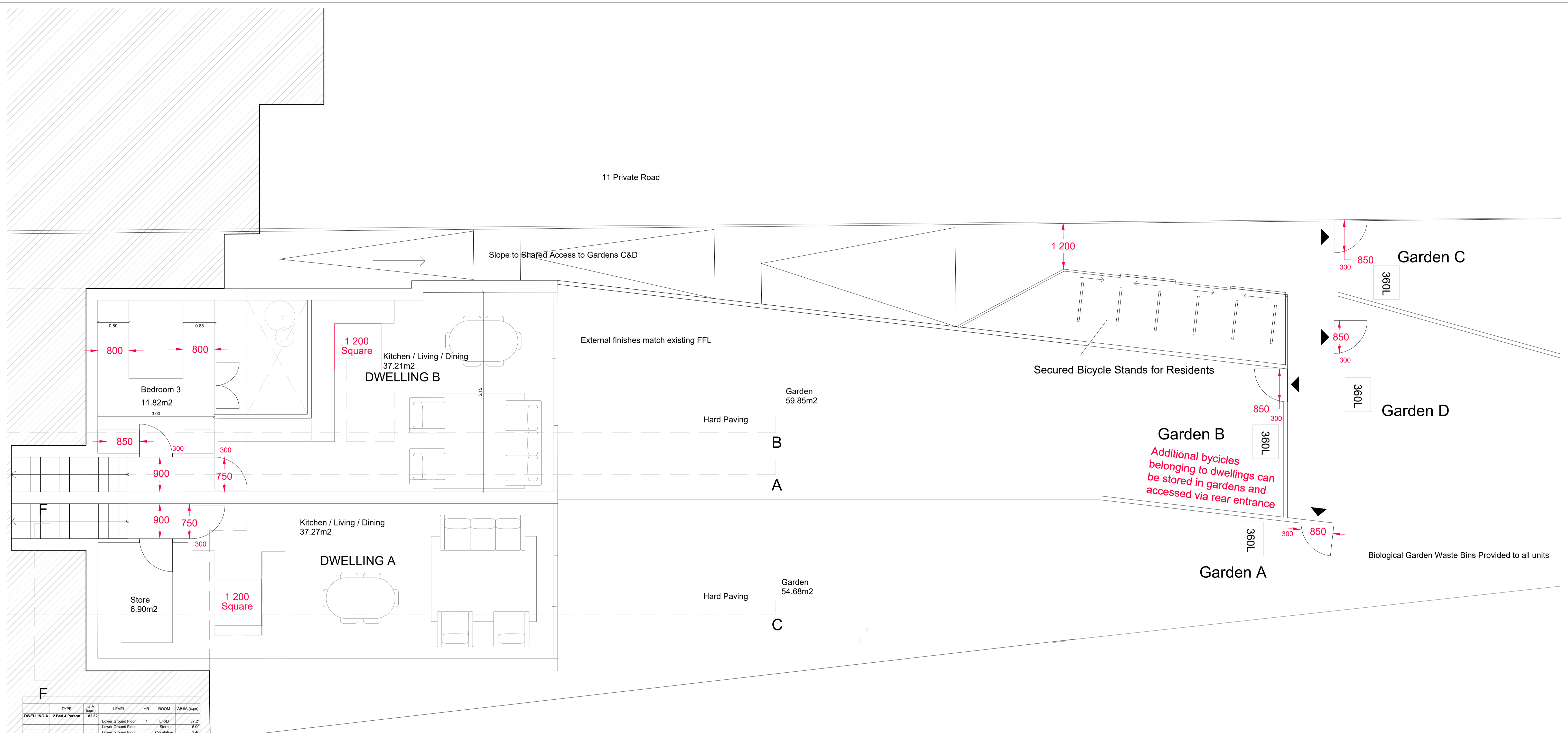
NORTH

PROJECT NO.
 2201

STATUS
 PLANNING

DRAWING NUMBER
 A 2201 0141

REV
 PL1



DWELLING	TYPE	GIA (sqm)	LEVEL	HR	ROOM	AREA (sqm)			
DWELLING A	2 Bed 4 Person	63.52	Lower Ground Floor	1	LKID	37.21			
			Lower Ground Floor		Store	6.88			
			Lower Ground Floor		Circulation	1.43			
			Upper Ground Floor		Circulation	6.96			
			Upper Ground Floor		Spine	12.55			
			Upper Ground Floor	1	Bedroom 2	12.24			
			Upper Ground Floor		Bathroom	3.98			
			Lower Ground Floor		Garden	54.68			
			DWELLING B	3 Bed 5 Person	99.07	Lower Ground Floor	1	LKID	37.21
						Lower Ground Floor	1	Bedroom 3	11.82
Lower Ground Floor		Circulation				1.23			
Upper Ground Floor		Circulation				9.23			
Upper Ground Floor		Bedroom 1				14.35			
Upper Ground Floor		Bedroom 2				11.02			
Upper Ground Floor		Ensuite				3.88			
Upper Ground Floor		Bathroom				6.57			
Lower Ground Floor		Garden				59.85			
DWELLING C	2 Bed 3 Person	64.51				First Floor		Circulation	6.18
			First Floor	1	LKID	2.80			
			First Floor	1	Bedroom 1	12.05			
			First Floor	1	Bedroom 2	12.16			
			First Floor		Bathroom	3.80			
			Lower Ground Floor		Garden	125.98			
			DWELLING D	1 Bed 2 Person	51.90	First Floor		Circulation	3.75
						First Floor		Store	12.00
First Floor	1	Bedroom				2.81			
First Floor		Ensuite				2.81			
Second Floor		Circulation				2.44			
Second Floor		Bathroom				5.02			
Second Floor	1	LKID				25.92			
Second Floor		Balcony				5.00			
Lower Ground Floor		Garden				65.58			
Total Habitable Rooms						12			
Plot Area (HA)						0.073			
Habitable Rooms/HA						163			

NOTES

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PROJECT
 9 Private Road
 Enfield, EN1 2EL

DATE
 11/11/22

DRAWING TITLE
 Proposed Lower Ground Floor

GRAPHIC SCALE

NOTES
 26.4.2023 - Rev. PL2 - Biological garden waste bins added; Fully enclosed shared bicycle store provided.

SCALE
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 1:100 (A3)

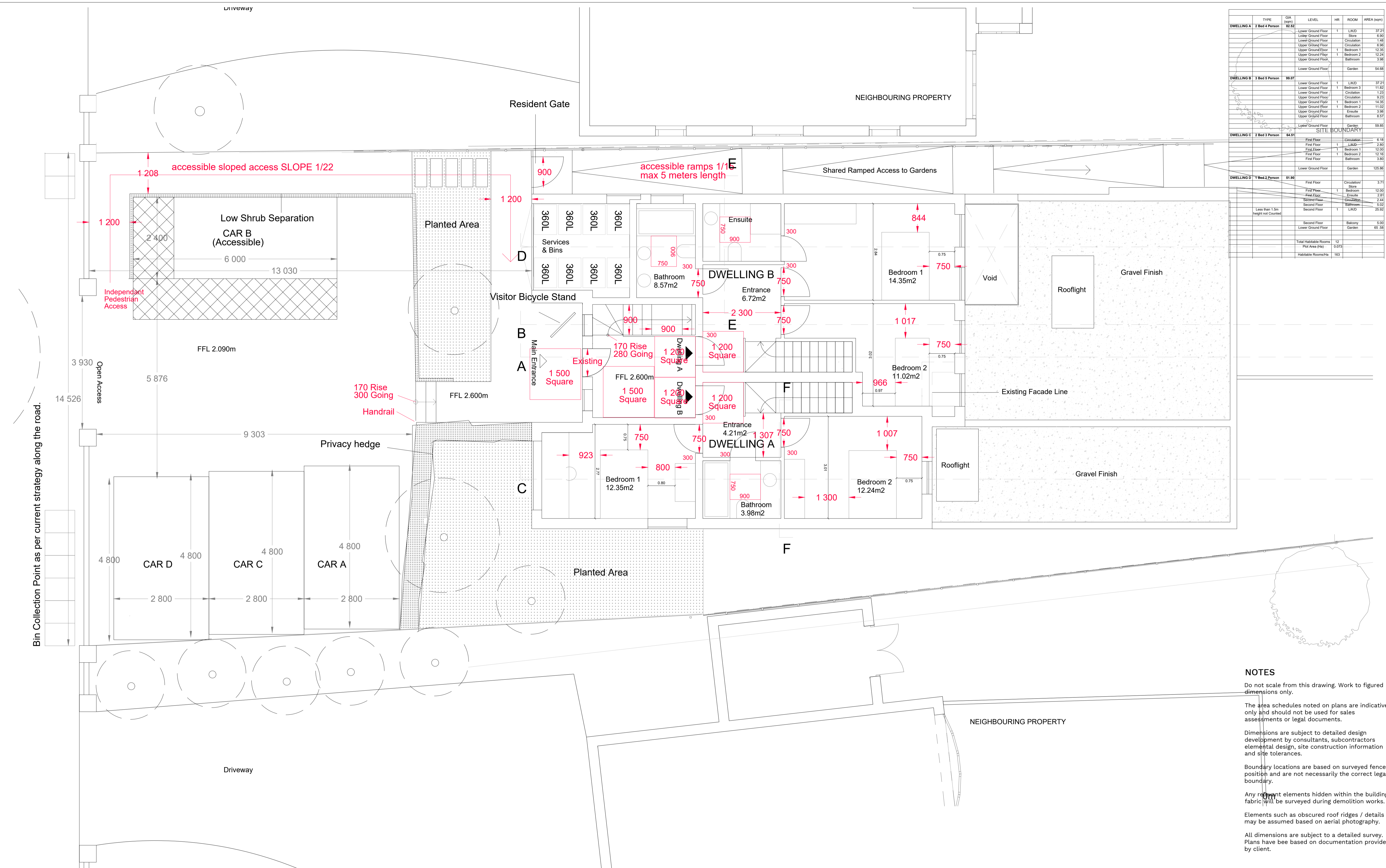
NORTH

PROJECT NO.
 2201

STATUS
 PLANNING

DRAWING NUMBER
 A 2201 0200

REV
 PL2



DWELLING	TYPE	GIA (sqm)	LEVEL	HR	ROOM	AREA (sqm)
DWELLING A	2 Bed 4 Person	82.82	Lower Ground Floor	1	LKID	37.23
			Lower Ground Floor	1	Store	6.90
			Lower Ground Floor	1	Circulation	1.48
			Upper Ground Floor	1	Circulation	6.96
			Upper Ground Floor	1	Bedroom 1	12.35
			Upper Ground Floor	1	Bedroom 2	12.24
DWELLING B	3 Bed 6 Person	99.07	Lower Ground Floor	1	Garden	54.68
			Lower Ground Floor	1	LKID	37.23
			Lower Ground Floor	1	Bedroom 3	11.82
			Lower Ground Floor	1	Circulation	1.23
			Upper Ground Floor	1	Circulation	9.23
			Upper Ground Floor	1	Bedroom 1	14.35
DWELLING C	2 Bed 3 Person	64.51	Lower Ground Floor	1	Bedroom 2	11.02
			Lower Ground Floor	1	Bedroom 1	12.35
			Lower Ground Floor	1	Ensuite	3.98
			Lower Ground Floor	1	Bathroom	8.57
			Lower Ground Floor	1	Garden	50.85
			Lower Ground Floor	1	Site Boundary	0.00
DWELLING D	1 Bed 2 Person	51.90	First Floor	1	Circulation	6.16
			First Floor	1	LKID	2.95
			First Floor	1	Bedroom 1	12.00
			First Floor	1	Bedroom 2	12.10
			First Floor	1	Bathroom	3.90
			Lower Ground Floor	1	Garden	125.86
Less than 1.5m height not counted			Second Floor	1	Bedroom	3.73
			Second Floor	1	Store	12.00
			Second Floor	1	Ensuite	2.81
			Second Floor	1	Ensuite	2.44
			Second Floor	1	Bathroom	5.02
			Second Floor	1	LKID	25.92
Total Habitable Rooms						12
Plot Area (Ha)						0.073
Habitable Rooms/Ha						163

NOTES

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PROJECT
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DATE
 11/11/22

DRAWING TITLE
 Proposed Upper Ground Floor

GRAPHIC SCALE

NOTES
 26.4.2023 - Rev. PL2 - Frontage updated in line with swept path analysis. Bicycle parking updated. Bin stores updated.

SCALE
 1:50 (A1)
 1:100 (A3)

NORTH

PROJECT NO.
 2201

STATUS
 PLANNING

DRAWING NUMBER
 A 2201 0201

REV
 PL2

1. Note for Members

Although an application of this scale and nature would normally be determined under delegated authority the application has been reported to committee for determination at the request of Councillor Milne..”

2. Executive Summary

The proposal is for conversion of an existing house to four self-contained flats. The front garden would be re-ordered to provide car parking spaces and allow for servicing, and the rear garden would be subdivided into four private gardens.

Following amendments to the scheme reconsultation has taken place. Comments received to date are summarised below. Any further comments received will be reported at the meeting.

3. Recommendation

- 3.1 That the Head of Development Management be authorised to grant planning permission subject to the following conditions

Conditions:

Time limit

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

Reason: To comply with the provisions of s51 of the Planning & Compulsory Purchase Act 2004.

Approved plans

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
Proposed lower ground floor A2201 0200 PL2 dated 26/4/2023 received 26/4/2023
Proposed upper ground floor A2201 0201 PL2 dated 26/4/2023 received 26/4/2023
Proposed first floor A2201 0202 PL1 dated 18/4/2023 received 19/4/2023
Proposed second floor A2201 0203 PL1 dated 18/4/2023 received 19/4/2023
Proposed roof plan A2201 0204 PL1 dated 18/4/2023 received 19/4/2023
Proposed rear elevation A2201 0400 PL1 dated 18/4/2023 received 19/4/2023
Proposed side elevation A2201 0402 PL1 dated 18/4/2023 received 19/4/2023
Proposed side elevation A2201 0403 PL1 dated 18/4/2023 received 19/4/2023
Proposed section AA A2201 0300 PL1 dated 18/4/2023 received 19/4/2023
Proposed section BB A2201 0301 PL1 dated 18/4/2023 received 19/4/2023
Proposed section CC A2201 0302 dated 18/4/2023 received 19/4/2023
Proposed section DD A2201 0303 dated 18/4/2023 received 19/4/2023
Proposed section EE and FF A2201 0304 dated 18/4/2023 received 19/4/2023.

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

Surface water drainage

3. Prior to the commencement of development details of surface drainage works shall be submitted to and approved in writing by the Local Planning Authority. The details shall be based on an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles as set out in the London Plan Drainage Hierarchy and the Technical Guidance to the National Planning Policy Framework and shall seek to achieve a Greenfield runoff rates for 1 in 1 year and 1 in 100 year (plus climate change). The scheme shall include source control measures. The drainage system shall be installed/operational in accordance with the approved details prior to the first occupation and a continuing management and maintenance plan put in place to ensure its continued function over the lifetime of the development.

Reason: To ensure the sustainable management of water, minimise flood risk and to minimise discharge of surface water outside of the curtilage of the property in accordance with the NPPF (2021), Policies SI 12 & SI 13 of the London Plan (2021) and Policy CP28 of the Enfield Core Strategy (2010). (In order that the details can be incorporated into the development this is a PRE-COMMENCEMENT CONDITION).

Ventilation and overheating

4. Prior to the commencement of development details of a scheme of passive ventilation including provision for night-time cooling and means of minimising summer solar gain to the dwellings shall be submitted to and approved in writing by the local planning authority. The scheme shall be completed in accordance with the approved details prior to occupation of the flats and retained as approved thereafter.

Reason: To secure good internal living standards and in the interests of energy efficiency and mitigating the effects of climate change. (In order that the details can be incorporated into the development this is a PRE-COMMENCEMENT CONDITION).

Architectural details

5. Prior to any works taking place to the outside of the building details of the following shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details thereafter. (For the avoidance of doubt, the details submitted with the application are insufficient to meet the requirements of the condition).
 - The fins proposed to the rear gable window at second floor;
 - any replacement or new windows and doors other than to the rear elevation;
 - upper ground floor windows to the rear elevation;
 - rainwater goods.

Reason: To ensure that the character and appearance of the Conservation Area is preserved and in the interests of visual amenity.

Water efficiency

6. Prior to first occupation details of the internal consumption of potable water shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate reduced water consumption through the use of water efficient fittings, appliances and recycling systems to show consumption equal to or less than 105 litres per person per day for the residential uses. The development shall be carried out strictly in accordance with the details so approved with the approved measures implemented and operational prior to first occupation and maintained as such thereafter.

Reason: To promote water conservation and efficiency measures in all new developments and where possible in the retrofitting of existing stock in accordance with Policies CP21 of the Enfield Core Strategy (2010) and DMD58 of the Enfield Development Management Document (2014).

Energy Statement

7. Prior to the commencement of development an 'Energy Statement' shall be submitted to and approved in writing by the Local Planning Authority. Submitted details shall demonstrate the energy efficiency of the development and shall provide for no less than a 35% improvement in the total CO2 emissions arising from the operation of the development and its services over Part L of Building Regs 2013. The development shall be carried out strictly in accordance with the details so approved with the approved measures implemented and operational prior to first occupation and maintained as such thereafter.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets are met in accordance with the NPPF (2021), Policy SI 2 of the London Plan (2021) and Policy CP20 of the Enfield Core Strategy (2010). (In order that the details can be incorporated into the development this is a PRE-COMMENCEMENT CONDITION).

Energy certificate

8. Following practical completion of works and within six months of first occupation a final Energy Performance Certificate with Building Regulations Compliance Report shall be submitted to and approved in writing by the Local Planning Authority. Where applicable, a Display Energy Certificate shall be submitted within 18 months following first occupation.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets are met in accordance with the NPPF (2021), Policy SI 2 the London Plan (2021), Policy CP20 of the Enfield Core Strategy (2010).

Landscaping and parking layout

9. Prior to the development being occupied, and notwithstanding the approved plans, a scheme of landscaping, vehicle parking and surfacing shall be implemented in accordance with details that have previously been submitted to and approved in writing by the local planning authority. The landscaping shall be completed prior to first occupation of any of the flats and retained as approved thereafter. (For the

avoidance of doubt, the details submitted with the application are insufficient to meet the requirements of the condition).

The scheme shall include details of:

- sustainable drainage features as approved under condition 3 above;
- biodiversity enhancements;
- boundary treatments, including provision for pedestrians and wheelchair users to access the site. The site shall not be gated;
- a minimum of one car parking space which complies with the requirements of Part M of the Building Regulations in respect of being an accessible space;
- provision for the charging of electric vehicles, both cars and cycles;
- planting and hard surfacing including the provision of a privacy buffer to the ground floor front window of Dwelling A;
- provision for the secure and covered parking of a minimum of eight cycles including provision for non-standard cycles (such as tricycles and cargo bikes);
- provision for the storage of twelve refuse bins.

Reason: In the interests of ensuring sustainable surface water drainage, amenity, biodiversity and the safety of users of the site, to ensure access for all and to encourage travel by sustainable modes.

Obscure glazing

10. Prior to the flats being occupied the side-facing windows to Dwelling D shown on drawing A2201 0203 revision PL1 shall be obscure glazed to at least level 3 on the Pilkington Scale and retained as such thereafter.

Reason: In the interests of protecting neighbour amenity.

Electric vehicle charging points

11. Prior to the flats being occupied an electric vehicle charging point shall be installed to each of the car parking spaces, and provision made for the charging of electric bicycles.

Reason: In the interests of energy efficiency and reducing greenhouse gas emissions.

Controlling use of lower ground floor roof

12. The roof to the lower ground floor shall not be used as a terrace or balcony, and the rear upper ground floor windows shall not be converted to doors.

Reason: In the interests of neighbour amenity.

Delegated Authority

3.2 That the Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of this report.

4. Site & Surroundings

- 4.1 Private Road is a private road running south-east off London Road alongside the Clock Parade local centre. There is a row of detached houses on deep plots along the south side of the road, with Riverside Park behind. The north side of the road is occupied by some green space and some purpose built flats as well as a row of town houses.
- 4.2 The road is not tarmacked and has a slightly informal appearance. There are trees in the street and both the fronts of the plots and the fronts of the houses follow consistent lines.
- 4.3 The application site is a plot about 14m wide at the front, 8m wide at the rear, and 75m from front to rear. The house is of two storeys at the front and three at the back. The site slopes down from front to rear, has a loft conversion, and according to the plans is a four bedroomed house with an additional loft room. From the front it appears as a neat symmetrical house with a central tiled gable, a tall narrow window over the front door, and a cat slide roof to each side with a first floor dormer. To the right of the front door is a window, to the left a garage door (although there is no garage behind it). There is a front wall with gates leading to a generous driveway about 13m deep.
- 4.4 The appearance to the rear is different, and it is obvious that a lot of work has been carried out to alter and extend the building. The eaves line to the sides and rear is just above first floor cill level, windows to the rear have been enlarged, and the lower ground floor has been extended to provide a large living space opening onto the garden.
- 4.5 Some of the neighbouring houses have been, or are being, very substantially extended. No 7 was, at the time of site inspection, being extended behind a scaffold. It appears that there were originally large dwellings to the north side of the road but some of these were replaced with large blocks of purpose built flats some decades ago.
- 4.6 The site is in the Bush Hill Park Conservation Area. No 9 and it's immediate neighbours are identified in the CA Character Appraisal as dating to 1914 – 1935.

5. Proposal

- 5.1 The application is to change the use of the house from a single family dwelling to four separate flats/maisonettes. There would be two dwellings (Units A and B) with living rooms at the basement level, each with a private garden accessed from the living space. Of these, one would be a three bedroom property with one bedroom at basement level and two at ground floor level. The other would have two bedrooms at ground floor level. Each of these dwellings would be accessed at the upper ground floor level of the dwelling from the central hall of the house, which would be retained as a lobby serving all of the four dwellings.
- 5.2 From the central hall would be a stair going up to the first floor landing. This would provide access to unit C, which would be a two-bedroom dwelling entirely at first floor level. Unit D would have one bedroom at first floor level and a living space at second floor level. The breakdown of accommodation would be as follows:
- 5.3 Unit A: two storey, two bedroom, four person, GIA 82 sq m. Appears NDSS compliant in terms of floor area.

Unit B: two storey, three bedroom, five person, GIA 99 sq m. Appears NDSS compliant in terms of floor area.

Unit C: one storey, two bedroom, three person, GIA 64 sq m. Appears NDSS compliant in terms of floor area.

Unit D: two storeys, one bedroom, two person, GIA 60 sq m. Appears NDSS compliant in terms of floor area.

- 5.4 The rear garden would remain in place but would be divided into four separate sections. Two of the flats would have direct access to their section of garden, the other two would not and would have to exit the front of the house and walk alongside it to get to their garden.
- 5.5 The front elevation of the house would remain largely unchanged. The existing garage doors are proposed to be brought back into use for the storage of bins in a small area behind. The driveway would be marked out to provide four car parking spaces and a turning space which would require additional hard surfacing over some of an area that is currently grassed. Landscaping would be reworked and bin storage and collections points provided.
- 5.6 To the rear, the elevation would change more substantially. The internal levels would change and so instead of having basement windows, ground floor windows and then first floor windows partly in the roof, there would be three levels of windows on the rear wall and one in the roof. There would be a very small increase in massing at the rear at upper floors only.

6. Relevant Planning History

Application site

- 6.1 15/01277/HOU. Extension to the existing basement, creation of a terrace and means of enclosure associated with the extension and terrace. Conditional approval 25/6/2015. It does not appear that the development was carried out fully in accordance with the approved plans however the variations are not considered to be material to the consideration of this application.
- 6.2 ENF/21/0722. Relating to construction of a wall to the front of the property and untidy land. Closed – no further action.

Surrounding Sites (if necessary)

21/00781/HOU – No 7 Private Road Single story rear/side extension together with new roof to accommodate rooms in the roof space with front recessed dormer, rear/side rooflights and fenestration alterations (Amended Description). Approved 19/5/2021.

7. Consultation

Statutory and Non-Statutory Consultees

Transportation

- 7.1 No objection but further information is sought relating to access design, cycle parking and bin storage. Conditions recommended.

Environment Agency

7.2 No objection subject to the inclusion of an informative on the decision notice.

Historic England GLAAS

7.3 Do not consider that consultation is required under their consultation criteria.

Thames Water

7.4 No comment to make.

Education

7.5 No response received.

SuDS Team

7.6 Object to the proposal as the SuDS strategy does not meet requirements.

Officer's note: It should be noted that in this case the physical development is not affecting the footprint of the building, and it is not reasonable to require that the existing impact is mitigated. It is reasonable and proportionate to the scale of the development proposed to require that sustainable drainage features are incorporated into the external landscaping works proposed as part of the development. This is proposed to be dealt with by condition).

Bush Hill Park Conservation Area Study Group (BHPCASG)

7.7 Objects to the proposal:

- Symmetry of the front elevation will be compromised by the proposal. This means that the roof will be more dominant and compromise the attractive scale of the original design. (Officer's note: Alterations to the front elevation are not proposed).
- Proposed front elevation windows are not in scale with the original design. (Officer's note: Alterations to the front elevation are not proposed).
- Proposed side elevation is ugly and out of scale when compared to the original.
- Parking provision for four vehicles is of particular detriment to the area.
- Proposal is detrimental to the conservation areas.

Public – original consultation

7.8 Consultation letters were sent to two neighbouring properties. Notice was also displayed at the site (dated 11/1/2023) and published in the local press (dated 18/1/2023).

7.9 Following amendments to the scheme, affecting the layout of the front garden and parking arrangements, neighbours and contributors were reconsulted on the 20/4/2023.

7.10 In response to the first consultation 10 representations were received, including one from the Private Road Resident's Association, which in summary raise the following points.

Principle of development

- Could set a precedent for more conversions
- Reduce stock of large family homes

Officers' response

See assessment section below

Residential amenity

- Privacy and overlooking – more windows
- Noise and overlooking from living rooms and kitchens on upper floors and from second floor balcony
- Noise from additional residents and subdivision of garden, also from extraction equipment
- Increased windows will create more light pollution

Officers' response

See assessment section below.

Parking and street

- Car parking arrangement will not work
- Parking will spill onto road outside property
- Parked cars and pathways already a hazard to pedestrians
- Street parking is discouraged due to potential blocking of the street and to preserve the rural feel
- More clutter from bins
- Removing the garden to allow a car park is not environmentally sound

Officers' response

See assessment section below.

Design and Conservation Area

- Changes will detract from unique feeling of the road
- The shingle pathways are an eyesore
- Plans will change the original look of the house

Officers' response

See assessment section below.

Other matters

- Owners did not comply with planning [permission] when they altered the house previously and [the council] took no action
- Most residents own up to the middle of the road, causing potential problems for a multiple occupancy property

Officers' response

The matters are not relevant to determination of this application.

- 7.11 Following the submission of amended plans reconsultation was undertaken on 20 April 2023. The following comments were received.
- 7.12 The Private Road Residents Association repeat their objection to the principle of subdivision and express concern about the character of the road, being of mainly single family dwellings of individual character. They also object to refuse bins being sited at the frontage.
- 7.13 Councillor Dey, Ward Councillor for Grange Park ward, supports the objection of the Resident's Association.
- 7.14 The BHPCASG maintain their objection.
- 7.15 A further three comments have been received repeating some previous comments and making the following additional comments:
- Concern regarding access into site as shown on the swept path analysis
 - Noise and disturbance from people using the cycle parking
 - Concerns about location of bin storage
 - Appearance of rear elevation.

8. Relevant Planning Policies

- 8.1 Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the development plan so far as material to the application: and to 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

- 8.2 The National Planning Policy Framework (NPPF) introduces a presumption in favour of sustainable development. In this respect, sustainable development is identified as having three dimensions - an economic role, a social role and an environmental role. For decision taking, this presumption in favour of sustainable development means:
- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and

pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 8.3 The NPPF recognises that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF does not change the statutory status of the development plan as the starting point for decision making.
- 8.4 In relation to achieving appropriate densities Paragraph 124 of the NPPF notes that planning policies and decisions should support development that makes efficient use of land, whilst taking into account:
- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
 - b) local market conditions and viability;
 - c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
 - d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
 - e) the importance of securing well-designed, attractive and healthy places.
- 8.5 Paragraph 48 of the NPPF details when weight may be given to relevant emerging plans. This guidance states that the stage of preparation, the extent to which there are unresolved objections and the degree of consistency of relevant policies to the Framework are relevant.

Housing Delivery Test / Presumption in Favour of Sustainable Development:

- 8.6 The NPPF sets out at Paragraph 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.
- 8.7 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."

- 8.8 In summary, the presumption in favour of sustainable development applies in two situations – where a Council is unable to demonstrate a five-year housing land supply, and when a Council fails to achieve 75 per cent or more in the Housing Delivery Test.
- 8.9 Enfield Council currently fails against both criteria – and is therefore subject to the most severe government sanctions which impact the Council’s consideration of housing-led planning applications.
- a) **5-year housing land supply:** Members will be aware of the need to be aware of the Council’s housing land supply – and how it impacts on decision making. When there is not an up-to-date Local Plan and 5-year housing land supply cannot be demonstrated then this has a significant impact on the weight given to material planning considerations. The NPPF presumption, or ‘tilted balance’, applies in Enfield due to the Council’s inability to demonstrate the required five-year housing land supply. The Council is unable to demonstrate a 5-year supply of deliverable housing sites and this impacts on the status of its Local Plan policies.
- b) **Housing delivery test:** The NPPF presumption, or ‘tilted balance’, also applies in Enfield because Enfield is one of 51 Councils which have achieved below 75 per cent against the Housing Delivery Tests – it is therefore also subject to the Housing Delivery Tests most severe government sanction, the NPPF’s presumption in favour of sustainable development.
- 8.10 The Housing Delivery Test (HDT) is an annual measurement of housing delivery introduced by the Government through the 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.
- 8.11 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".
- 8.12 The Council's recent housing delivery has been below our housing targets. This has translated into the Council being required to prepare a Housing Action Plan in 2019 and being placed in the "presumption in favour of sustainable development category" by the Government through its Housing Delivery Test. This status has recently been confirmed for the period 2022-23.
- 8.13 In 2020 Enfield delivered 56% of the 2,328 homes target and was as a result placed into the “presumption in favour of sustainable development” category. In January 2021 Enfield delivered 67% of its homes target. The Council therefore remains in the “presumption in favour of sustainable development”.
- 8.14 This is referred to as the "tilted balance" and the NPPF states (see paragraph 8.6 above) 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.

- 8.15 Under the NPPF paragraph 11(d) where the most important development plan policies for the application are deemed to be 'out of date', planning permission should be granted. That does not mean out of date policy can be disregarded, but it means that less weight can be applied to it, and applications for new homes should be given weight by the Planning Committee when undertaking their assessment taking account of the “tilted” balance that applies. 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

- 8.16 The London Plan together with Enfield’s Local plan forms the Development Plan for this application. It 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:

GG1	Building Strong and Inclusive Communities
GG2	Making the Best Use of Land
GG3	Creating a Healthy City
GG4	Delivering the Homes Londoners Need
D3	Optimising Site Capacity through the Design-Led Approach
D4	Delivering Good Design
D6	Housing Quality and Standards
H1	Increasing Housing Supply
H2	Small Sites
T5	Cycling
T6.1	Residential parking

Local Plan - Overview

- 8.17 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, they form the statutory development plan for the Borough. Enfield's Local Plan sets out planning policies to steer development where they align with the NPPF and the London Plan 2021. 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.

Enfield Core Strategy: 2010

- 8.18 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.

CP2	Housing supply and locations for new homes
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CP4	Housing quality
CP5	Housing types
CP20	Sustainable Energy Use and Energy Infrastructure

Development Management Document (2014)

8.19 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.

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

DMD3	Providing a Mix of Different Sized Homes
DMD4	Loss of Existing Residential Units
DMD5	Residential Conversions
DMD6	Residential Character
DMD8	General Standards for New Residential Development
DMD9	Amenity Space
DMD37	Achieving High Quality and Design-Led Development
DMD44	Conserving and Enhancing Heritage Assets
DMD45	Parking Standards and Layout
DMD47	Access, New Roads and Servicing
DMD51	Energy Efficiency Standards DMD 56 Heating and Cooling
DMD58	Water Efficiency

8.21 Other Material Considerations

National Planning Practice Guidance

Mayor of London Housing Supplementary Planning Guidance (SPG) (Adopted March 2016)

Enfield Local Housing Needs Assessment 2020

Community Infrastructure Levy Regulations 2010 (as amended)

Technical housing standards – nationally described space standard (2015)

Enfield Waste and Recycling Storage Planning Guidance (2010)

Enfield Characterisation Study

Bush Hill Park Conservation Area Character Appraisal (2015) (BHPCACA)

Transport for London Cycle Design Standards (2014)

Energy Guidance London Plan Guidance (LPG) 2021

Be Seen Energy Monitoring LPG 2021

Draft Housing Design Standards LPG 2022

Draft Fire Safety LPG 2022

Draft Urban Greening Factor LPG 2021

Draft Air quality positive LPG 2021

Making Enfield: Enfield Heritage Strategy 2019-2024 SPD (2019)

The Setting of Heritage Assets – Historic Environment Good Practice Advice in Planning: 3, Historic England (2017)

The Environment Act 2021

The Planning (Listed Buildings and Conservation Areas) Act 1990

Enfield Local Plan (Regulation 18) 2021

8.22 The Enfield Local Plan - Reg 18 Preferred Approach was approved for consultation on 9th June 2021. The Regulation 18 document sets out the Council's preferred

policy approach together with draft development proposals for several sites. It is Enfield's Emerging Local Plan.

8.23 As the emerging Local Plan progresses through the plan-making process the draft policies within it will gain increasing weight, but at this stage it has relatively little weight in the decision-making process.

8.24 Key local emerging policies from the plan are listed below:

Policy DM SE2	Sustainable design and construction
Policy DM SE4	Reducing energy demand
Policy DM SE5	Greenhouse gas emissions and low carbon energy supply
Policy DM SE7	Climate change adaptation and managing heat risk
Policy DM SE8	Managing flood risk
Policy DM SE10	Sustainable drainage systems
Policy SPBG3	Biodiversity net gain, rewilding and offsetting
Policy DM BG8	Urban greening and biophilic principles
Policy DM DE1	Delivering a well-designed, high-quality and resilient environment
Policy DM DE2	Design process and design review panel
Policy DM DE10	Conserving and enhancing heritage assets
Policy DM DE11	Landscape design
Policy DM DE13	Housing standards and design
Policy DM H3	Housing mix and type
Policy DM T2	Making active travel the natural choice
Policy SP D1	Securing contributions to mitigate the impact of development

9. Analysis

9.1. The Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990 seek to establish that planning decisions are taken in accordance with the Development Plan unless material considerations indicate otherwise. Furthermore, paragraph 11 (c) of the NPPF goes on to state that development proposals that accord with the development plan should be approved without delay.

9.2. As explained at Section 8, the Council is subject to the so called "tilted balance" and the 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.

9.3. This report sets out the analysis of the issues that arise from the proposal when assessed against the development plan and the NPPF

9.4. This application has been subject to negotiation to address the concerns raised by officers and local residents through the consultation process.

9.5. The main considerations of the development are the following:

- Principle of Development
- Character, Heritage and Design
- Neighbouring Residential Amenity
- Quality of Accommodation
- Biodiversity, Trees and Landscaping
- Traffic, Access and Parking
- Drainage
- Carbon Emissions and Sustainability

Principle of Development

- 9.6 The proposal is to convert one family house into four separate flats. One of the flats would have three bedrooms, and so would be counted as a family dwelling. The development overall would provide a mix of dwellings sizes and would contribute towards meeting the local housing need which is described in section 8 above.
- 9.7 In principle, the increase of housing density on plots that can accommodate more than one dwelling is acceptable and in accordance with London Plan policy GG2 and DMD policy 5. This subject to consideration of other relevant planning matters.
- 9.8 Neighbours have commented that the proposal would reduce the stock of 4, 5 and 6 bedroom family homes but policy DMD4 seeks to prevent especially the loss of “family homes” and this is taken to mean three bedroom dwellings as clarified in policy DMD5. Policy DMD5 includes the criterion that, for the conversion of existing family units into self-contained flats, compensatory provision for family accommodation (3 bedrooms +) should be provided within the development. The development would include a three-bedroom unit and so comply with this policy.
- 9.9 Policy DMD5 requires that the number of conversions must not exceed 20% of all properties along any road; and only one out of a consecutive row of 5 units may be converted. There is no planning history indicating that any of the other houses in the road have been subdivided. Neighbours have expressed concern that the proposed development could set a precedent for further conversions but policy DMD5 controls the extent of conversions allowed in an area so the concept of precedent is not something that needs to be given significant weight.
- 9.10 The NPPF supports development of small sites and brownfield land to provide new housing. Although this application is for a conversion rather than for a more comprehensive redevelopment it will provide additional homes and is therefore in accordance with the general direction of national policy.
- 9.11 It is considered that the proposal to convert the building into four flats would be in accordance with relevant local and national policy.

Character, Heritage and Design

- 9.12 The site is within the Bush Hill Park Conservation Area and therefore the impact on the area as a heritage asset has to be assessed. Private Road was added to the Conservation Area in 1994. No 9 is identified as having a positive contribution to the Conservation Area and is specifically mentioned within the BHP CACA in respect of the appearance to the street.

- 9.13 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the tests for dealing with heritage assets in planning decisions. In relation to listed buildings, all planning decisions should “have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses” (Section 66). In relation to conservation areas, special attention must be paid to “the desirability of preserving or enhancing the character or appearance of that area” (Section 72).
- 9.14 The replacement of individual dwellings with blocks of flats is mentioned within the Appraisal as a problem however that is not what this proposal is for. Rather the application provides for the retention of the existing dwelling and its subdivision to flats. Only modest changes are proposed to the property to achieve this and these are considered to have limited impact on the Conservation Area and would therefore be in accordance with policy DMD44.
- 9.15 The principle of subdivision of the property is not considered harmful to the Conservation Area. The physical alterations to the building in the form of the hip-to-gable alterations and extension are considered harmful, although this harm is at the lower end of less than substantial. This harm therefore needs to be balanced against public benefits and in this instance the public benefits in the form of the delivery of additional residential units, for which there is an evidenced need, is considered to outweigh the harm. The extensions and alterations proposed also need to be considered in the context of changes made to neighbouring properties, where similar gable roof forms exist.
- 9.16 The fins proposed to the rear balcony of the upper floor flat are not sufficiently detailed within the application and further information is required. This should be secured by condition. Details of rainwater goods should also be secured.
- 9.17 The impact of changes to the front landscaping should also be taken into account in terms of impact on the character and appearance of the Conservation Area. The BHPACA identifies a “semi-rural” atmosphere to the street, and an abundance of street greenery. However, the front garden of this property is largely hard surfaced (block paving) with some grassed areas and planting. The frontage is enclosed by a brick wall with substantial piers and gates. The proposal does increase the area of hard surfacing behind this wall, to accommodate parking and manoeuvring space to support the residential units, but nevertheless retains areas for soft landscaping. The detail of the landscaping scheme can be addressed through condition. The changes to the front garden would be considered harmful, but again at the lower end of less than substantial harm and again it is considered that this harm is outweighed by the public benefits of providing additional housing where there is an evidenced need for such housing.
- 9.18 Neighbours have commented that changes at the front of the site, to the parking arrangements and use of the road, would affect the character of the area. The plans show that the works to be carried out would be restricted to the front garden of the plot, behind the front boundary wall. The private road outside the plot is not within the application red line. This means that the planning authority has no control over work done to the road outside the plot as part of this application. This would have to be considered separately as a civil matter between the various owners of the private road.
- 9.19 The works within the plot would be reworking the surfacing and landscaping of the front garden to provide parking spaces, access and to provide a privacy buffer to the new front bedroom. The front garden is mostly but not completely hard surfaced already so this aspect of the proposal, subject to details being agreed by condition, is

considered acceptable. Details should however be secured in respect of the appearance and surface water drainage and suitable conditions are recommended.

- 9.20 Neighbours have commented that the development would change the look and character of the road. This is not of itself a reason to resist the proposal as it is the impact of a change, not the fact that something is changing, that has to be assessed. Overall, it is considered that the harm from the changes proposed is at the lower end of less than substantial and that this harm is outweighed by the significant public benefits to be delivered through the provision of additional residential units.
- 9.21 On balance the proposal is consistent with relevant Policies of the Enfield Development Management Document (DMD) 2014 and the NPPF in particular section 16.

Neighbouring Residential Amenity

- 9.22 The proposal would not include any windows providing new views towards neighbouring properties, but the use of some rooms behind windows would change. There are currently ground and first floor windows, as well as windows to rooms in the roofspace, that provide views over neighbouring properties but these views are not unusual in an urban residential context.
- 9.23 The upper ground floor windows to the rear would be at the same level as the roof to the lower ground floor. In order to prevent this being used as a terrace in the future a condition is recommended. In addition, in order to ensure that these windows have opening lights for ventilation purposes, details are required under the architectural details condition.
- 9.24 As some of the upstairs rooms would change from bedrooms to living spaces the use of those spaces would intensify, and this does have to be considered in terms of impact on neighbours. The windows in question would face rear, directly down and over rear gardens, and sideways, towards Nos 7 and 11.
- 9.25 The top floor living room window is recommended to have fins fitted at the outer edge of the terrace, which would prevent sideways overlooking over gardens to each side. In addition a condition is recommended to secure obscure glazing to the side-facing roof windows to the upper floor which already exist but serve a loft room, in order to avoid overlooking from the more intensive use of the space as the living room to a flat. It is not recommended that these windows be fixed shut as a balance has to be made between avoiding overlooking and allowing occupants to ventilate their space and the overlooking would be towards the side of the neighbouring dwellings.
- 9.26 A concern has been raised about noise from extraction equipment. This is a legitimate concern, and as ventilation is an issue identified elsewhere in this report it is considered appropriate to impose a condition requiring details of passive ventilation to the flats.
- 9.27 Neighbours have also commented about noise from activity in the gardens, but although there might be more intensive use of the gardens it does not follow that the noise would be unacceptable in planning terms. A planning application cannot be refused because people might make noise, the issue to be considered is whether reasonable people occupying the dwellings in a reasonable way would make an amount of noise that would be harmful to neighbours, taking into account the details of the proposal. It is not considered that the proposed level of occupation and use of the garden would automatically result in unacceptable levels of noise.

- 9.28 Neighbours have also commented about an increase in noise from having more residents in the building. The conversion would have to comply with the Building Regulations in respect of noise insulation, and there is no reason to suppose that the fact of having more residents in the building would lead to unacceptable noise levels for neighbours.
- 9.29 It is considered that the proposal would not have any harmful impact on neighbour amenity sufficient to warrant a refusal of the proposal. Some changes over time to the amount of activity and noise is to be expected in residential areas.

Quality of Accommodation

- 9.30 Unit A. 2B4P. This unit would have living space at lower ground floor, in a room 4m wide and just over 9m deep. This room would have windows only at the rear leading out onto its garden. Much of this space would be single storey, with no rooms above, and a rooflight is proposed to introduce some natural light to the inner part of the room. The two bedrooms would be at ground floor level, one with a window to the shared front driveway and one with a window looking out over the flat roof of the lower ground floor.
- 9.31 Cross ventilation would be possible to the bedroom level but not to the basement / living room level unless the rooflight was openable or some passive ventilation system was installed. The rooflight could be openable but the opening would have to face away from other flats in order to avoid overlooking. The floor to ceiling height in part of this dwelling would be about 2.25m, which is below the 2.5m required by London Plan policy D6 but as this is a conversion it is considered that some flexibility can be applied.
- 9.32 This unit would have 54sq m of private amenity space accessed directly from the living space. This meets the requirements of policy.
- 9.33 Unit B. 3B5P. This unit would have living space at lower ground floor, in a room 5.15m wide and 6-9m deep. Windows would be to the rear leading onto the garden, with a rooflight towards the centre of the space. There would be one bedroom at the lower ground floor, with a window looking out onto a small internal courtyard. This is described as a garden space but as it would be entirely enclosed by 2.5m high walls with a balustrade above, and partially underneath the upper floor, it is not considered that this space would provide the usual level of outlook and light to the bedroom. The lightwell would be directly overlooked by the living room windows to unit C two floors above. Ventilation and light would be restricted but a bedroom does not require high light levels, and a condition is proposed requiring details of passive ventilation. Many amenity areas are overlooked from neighbouring dwellings and there would be no views towards the window. On balance, and as this bedroom would be the third bedroom to the flat, the provision is considered acceptable.
- 9.34 The upper floor bedrooms would both be at the rear of the building and cross ventilation would be reliant on side windows to a bathroom; these windows would be to a shared access to the rear gardens for units C and D. The lower floor would have limited cross ventilation, being reliant on the bedroom window to the light well, so details of passive ventilation here would also have to be considered at condition stage.
- 9.35 This unit would have 60sq m of private amenity space accessed directly from the living space. This meets the requirements of policy.

- 9.36 Unit C. 2B4P. This unit would be entirely on the first floor. There would be a living space with windows to the rear only, a bedroom with window to the rear and a bedroom with window to the front. Cross ventilation would be achievable. Internal privacy would be acceptable.
- 9.37 The private amenity space to Unit C would be accessed by residents leaving their flat and walking downstairs, out of the front door, and along the side of the building and then also along the side of the garden to Unit B. Although this is less than ideal the flat is unlikely to be occupied by a family, and the space could be used for planting/growing, drying laundry and other outdoor activities.
- 9.38 Unit D. 1B2P. This unit would have the entrance and bedroom on the first floor and a living space on the second floor. There would be very limited scope for ventilation to the bedroom, although it would face north so there would be limited solar gain in summer. The windows to the upper level, within the roofspace, would be mainly to the rear elevation but there would also be existing rooflights that would add natural light to the space. There would be a small balcony to the rear, and there would be fins across the opening to restrict views out. Details of the fins have not been provided and these are to be secured by condition to ensure that the design of the fins provides a suitable outlook as well as protecting neighbour amenity.
- 9.39 The private amenity space to Unit D would be accessed by residents leaving their flat and walking downstairs, out of the front door, and along the side of the building and then also along the side of the garden to Unit B. Although this is less than ideal the flat is unlikely to be occupied by a family, and the space could be used for planting/growing, drying laundry and other outdoor activities.
- 9.40 London Plan policy D6 states that single aspect dwellings should be avoided unless it is considered a more suitable design approach than a dual aspect dwelling, in the interests of optimising site capacity. Single aspect dwelling proposals should demonstrate that adequate passive ventilation, daylight and privacy will be provided, and the avoidance of overheating should also be shown. Although none of the dwellings proposed is entirely single aspect the two lowest dwellings, in particular, would have very restricted cross ventilation and the use of the ground floor front room as a bedroom for unit A would further restrict passive ventilation, as residents are unlikely to want to leave this window open when the room is empty or when they are sleeping. The passive ventilation to unit B would also be very restricted. It is considered that the ventilation arrangements for these dwellings, and the control of overheating, needs very careful consideration and so further details should be secured by condition.
- 9.41 Subject to the conditions being satisfactorily addressed the proposal will be in accordance with policies relating to residential amenity for new dwellings.

Biodiversity, Trees and Landscaping

- 9.42 Landscaping of the site is recommended to be secured by condition. The loss of landscaping will be relatively minor and restricted to work carried out to the front garden to provide more organised car parking, and also at the rear to subdivide the existing garden. The work to the front garden will include planting which can be specified to be supportive of biodiversity, and the landscaping of the rear gardens can also include suitable planting.

- 9.43 The drainage strategy submitted shows surface water drainage accommodated on the site. Although the strategy is not approvable as submitted and further details are required, it is considered that there is sufficient space on the site to accommodate surface water drainage meeting policy requirements including surface features. This will affect landscaping and so the drainage features are included in the landscaping condition.
- 9.44 Subject to conditions being suitably addressed, the proposal would be considered in accordance with relevant policies.

Traffic, Access and Parking

- 9.45 The site has a PTAL of 2 which is moderate. There are several bus services within 300m of the site leading directly to centres with shops and facilities, including railway stations, and London Road has been upgraded with cycle lanes.
- 9.46 The proposal shows only one access into the site which would have to be shared by pedestrians, cyclists, wheelchair users and drivers. London Plan policy and DMD47 both require safe access for pedestrians and people with disabilities and the plans show a safe route for pedestrians and others within the site. As the people using the parking area would be resident rather than strangers, and details of the front boundary treatment and the parking area layout could be amended by condition, this is considered acceptable.
- 9.47 The proposal shows four car parking spaces on the front driveway. Policy T6.1 sets out that the development as a whole should have a maximum of 3.25 car parking spaces however this is clearly impractical. One car parking space per dwelling is considered acceptable given the nature of the area. The plans do not show any infrastructure for charging electric vehicles and as the spaces would be in a communal area a condition is recommended to secure this.
- 9.48 Swept path analysis has been provided to show that vehicles can manoeuvre in and out. A concern has been raised about drivers having to drive around a tree to get into the site but this is an existing situation. Other front drives in the road have trees in front and there is no indication that people manoeuvring around trees has caused harm in the past.
- 9.49 Neighbours have objected on the grounds that car parking is likely to spill out onto the private road. This road is private and not public highway, and there is no public right of way along the road. This means that highway safety is unlikely to be compromised by additional car parking outside a property 80 metres up the road and also that the owners of the road can take their own action against unauthorised parking on the road.
- 9.50 Concern about the safety of pedestrians is legitimate, however the proposed car parking meets the standards required by policy and more car parking cannot be required. Again, the owners of the road can take their own action in this matter.
- 9.51 Concerns of neighbours and the Resident's Association about the state of the road cannot be addressed as part of the planning application as the road is private, so this would be a matter to be dealt with between the owners of the road.

Cycle parking

- 9.52 There is sufficient space within the site to make suitable provision. A concern has been raised about the disturbance arising from the use of cycle parking in the rear, but it is not considered that people moving cycles to and from the area behind their own home would be out of character for a residential area. A condition is recommended requiring the submission of further details.

Refuse

- 9.53 The application proposes refuse bin storage in the front section of what is currently the garage. Separate collections points are shown on the plans which are considered acceptable. If residents choose to have garden waste bins these are more likely to be stored in the rear gardens where they would be used; this is considered acceptable. The details of this are included in the recommended landscaping condition.
- 9.54 Concerns have been expressed regarding the visual clutter from bins serving the houses, but there is space for a suitable bin store and collection point to be provided. It is not considered that the visual impact of having refuse bins at the front of the property would be a reason to resist the provision of additional much-needed housing, nor would the associated noise from bins being moved on collection day as this is a normal feature of residential areas.
- 9.55 Overall it is considered that the arrangements for parking and servicing would be, subject to conditions, acceptable.

Drainage

- 9.56 Policy DMD61 sets out the requirement for all development to incorporate Sustainable Drainage System (SuDS). However it should be noted that in this case the physical development is not affecting the footprint of the building, and it is not reasonable to require that the existing impact is mitigated. It is reasonable and proportionate to the scale of the development proposed to require that sustainable drainage features are incorporated into the external landscaping works proposed as part of the development.
- 9.57 The applicant has submitted a Drainage Strategy however the plan within the document is incorrect and the document does not meet policy requirements. As the development is small scale it is considered that details could be agreed by a pre-commencement condition. There is overlap between SuDS features and landscaping so the drainage scheme is referenced in the landscaping condition.

Carbon Emissions and Sustainability

- 9.58 Local plan policy CP20 requires all new development to address the causes and impact of climate change, to minimise energy use and to use energy generated from renewable sources. Policy DMD 49 requires that all new development must achieve the highest sustainable design and construction standards having regard to technical feasibility and economic viability. This policy also required mitigation and adaptation to climate change.
- 9.59 Policy DMD56 requires that all new developments (excluding householder applications) is designed to control and manage heat gain and reduce the reliance on mechanical cooling, subject to technical and economic feasibility and other relevant planning considerations.

- 9.60 The applicant has provided no information on these points. Given that the works to convert the house would require substantial internal alteration it should be possible to incorporate additional insulation and energy efficiency measures, and it would also be possible to incorporate the use of solar panels and methods of managing solar gain to the south (rear) elevation.
- 9.61 Conditions are recommended to secure details of energy efficiency and control of summer solar gain in order to ensure that the development complies with relevant policies.

Community Infrastructure Levy (CIL)

Mayoral CIL

- 9.62 Mayoral CIL is collected by the Council on behalf of the Mayor of London. The amount that is sought for the scheme is calculated on the net increase of gross internal floor area multiplied by an Outer London weighting (increased to £60 per sqm as of 1st April 2019).

Enfield CIL

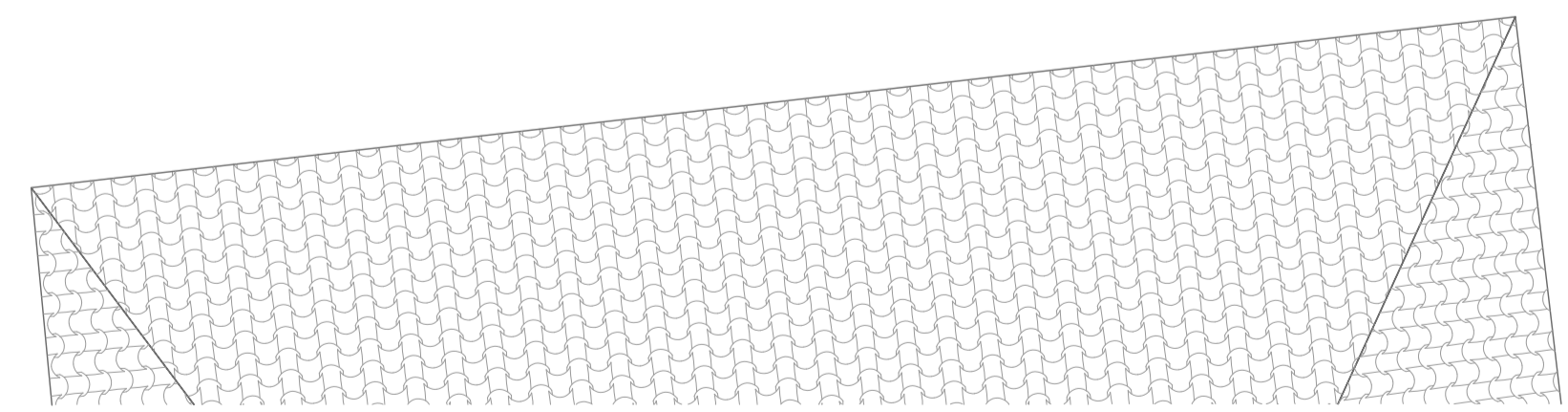
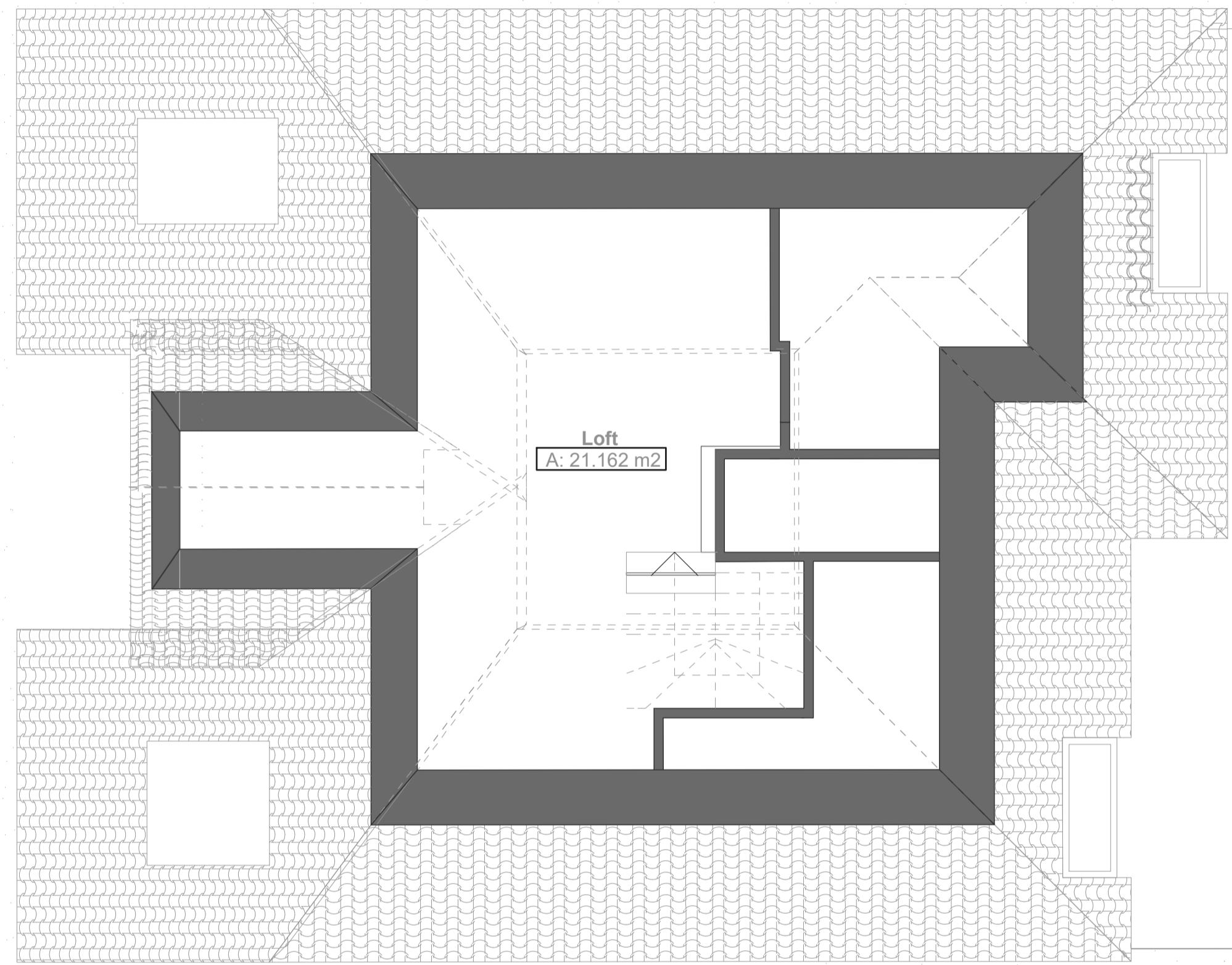
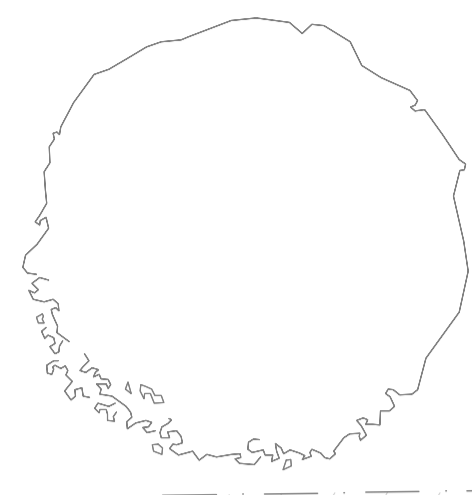
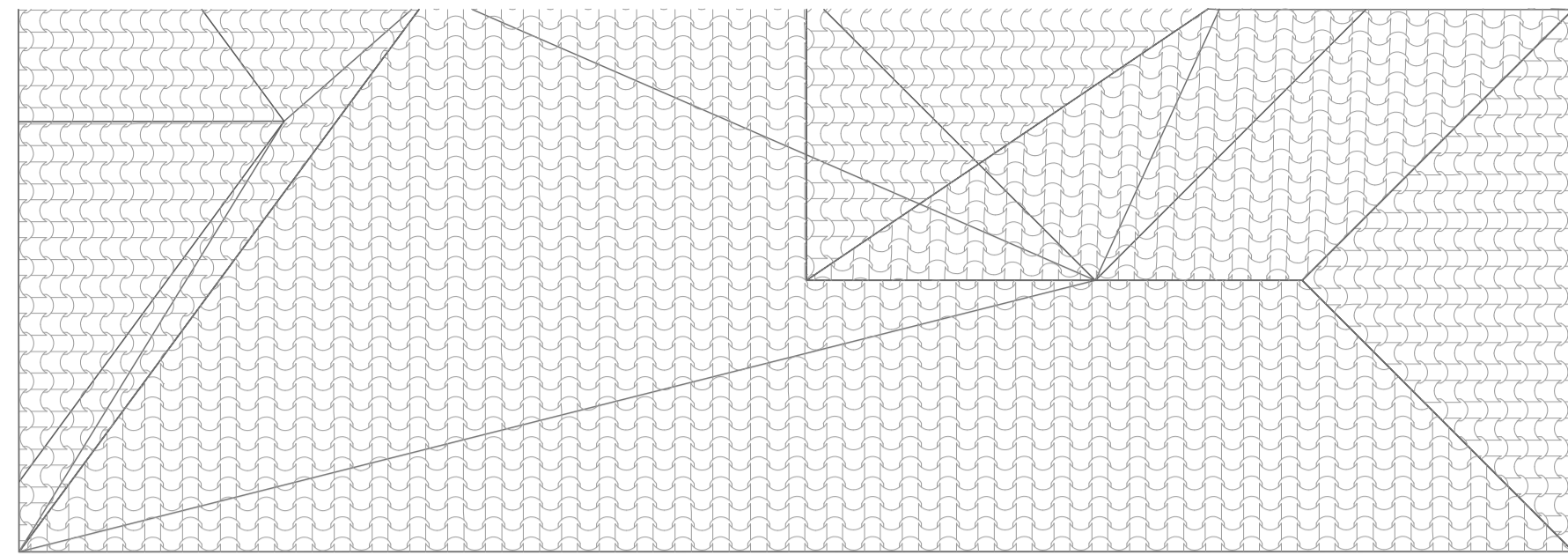
- 9.63 The Council introduced its own CIL on 1st April 2016. Enfield has identified three residential charging zones, and the site falls within the higher rate charging zone (£120/sqm).
- 9.64 The proposed development is for the creation of additional dwellings so it is CIL liable. The proposed increase in floor area is 5 sq m. CIL liability is expected to be £789 for Enfield CIL and £323 for Mayoral CIL. The final CIL liability will be calculated at the point notices are issued.

10. Public Sector Equality Duty

10. In accordance with the Public Sector Equalities Duty, it is considered the proposal would not disadvantage people who share one of the different nine protected characteristics as defined by the Equality Act 2010 compared to those who do not have those characteristics.

11. Conclusion

The provision of additional dwellings has to be given significant weight and this site is in a sustainable location, well related to services and facilities. The proposed dwellings would all meet or exceed the minimum standards in terms of quality of living accommodation, and would provide a mix of dwelling sizes including one family-sized dwelling. There would not be a concentration of such conversions in the locality. The subdivision of the property in principle is not considered to harm the character or appearance of the conservation area. The proposed physical alterations to the building and site frontage do result in some harm to the Conservation Area but this is considered to be at the lower end of less than substantial and is outweighed by the significant public benefits of providing additional housing units. The details submitted show that suitable drainage, access, parking and surfacing and landscaping can all be secured subject to details being provided by condition. Taking these and other material considerations into account, the application is recommended for approval.



NOTES

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All dimensions are subject to a detailed survey. Plans have been based on documentation provided by client.

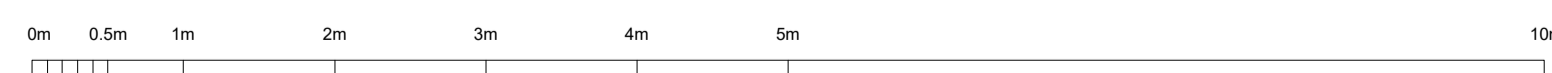
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PROJECT
 9 Private Road
 Enfield, EN1 2EL

DATE
 11/11/22

GRAPHIC SCALE



SCALE
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 1:100 (A3)

NORTH

DRAWING TITLE
 Existing & Second Floor

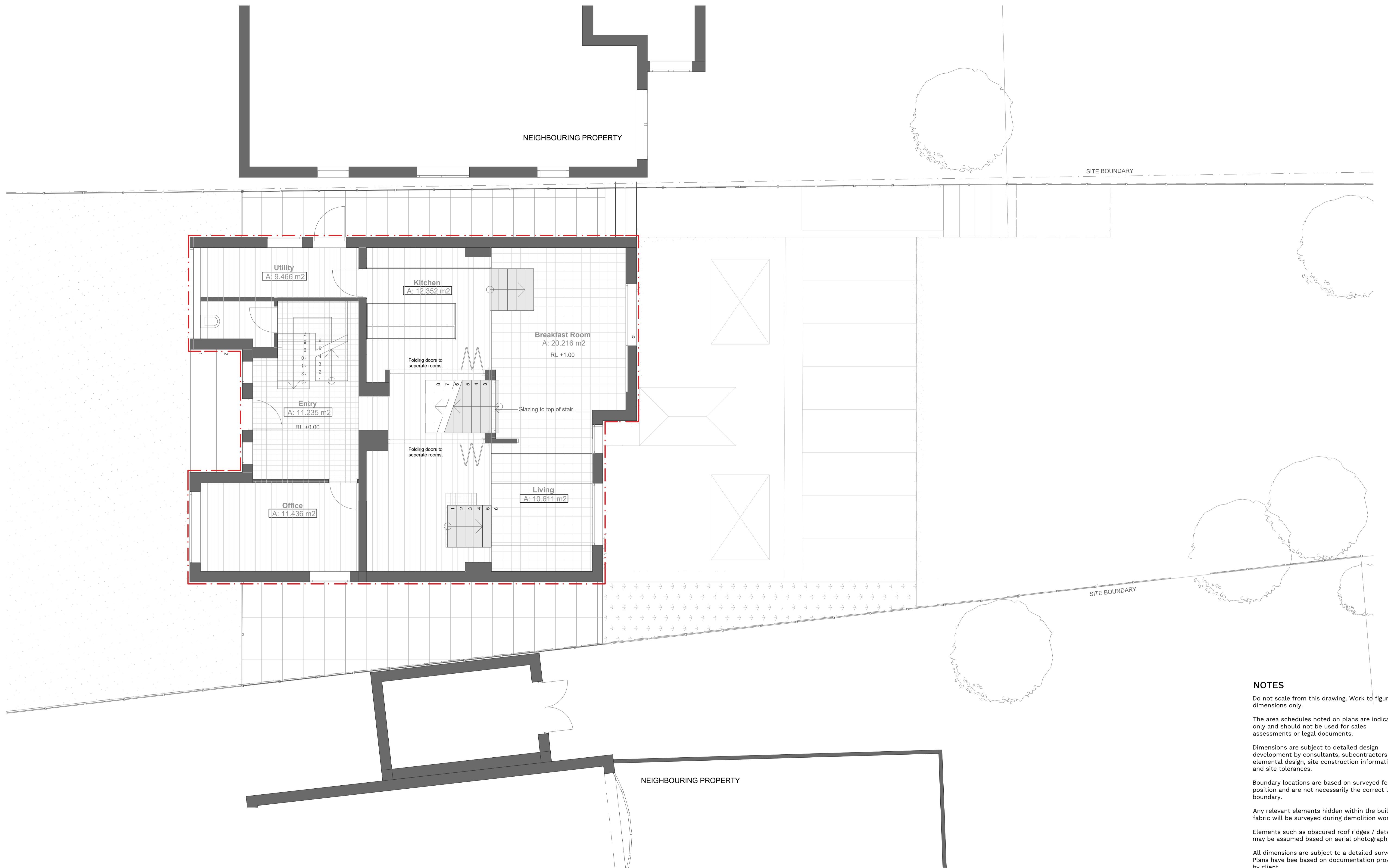
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PROJECT NO.
 2201

STATUS
 TENDER

DRAWING NUMBER
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REV
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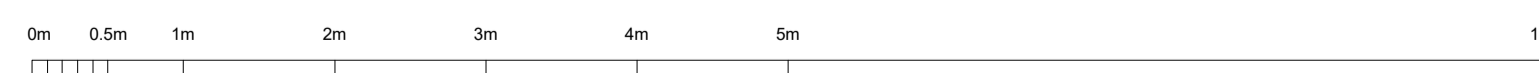


PROJECT
 9 Private Road
 Enfield, EN1 2EL

DRAWING TITLE
 Existing Ground Floor

DATE
 11/11/22

GRAPHIC SCALE



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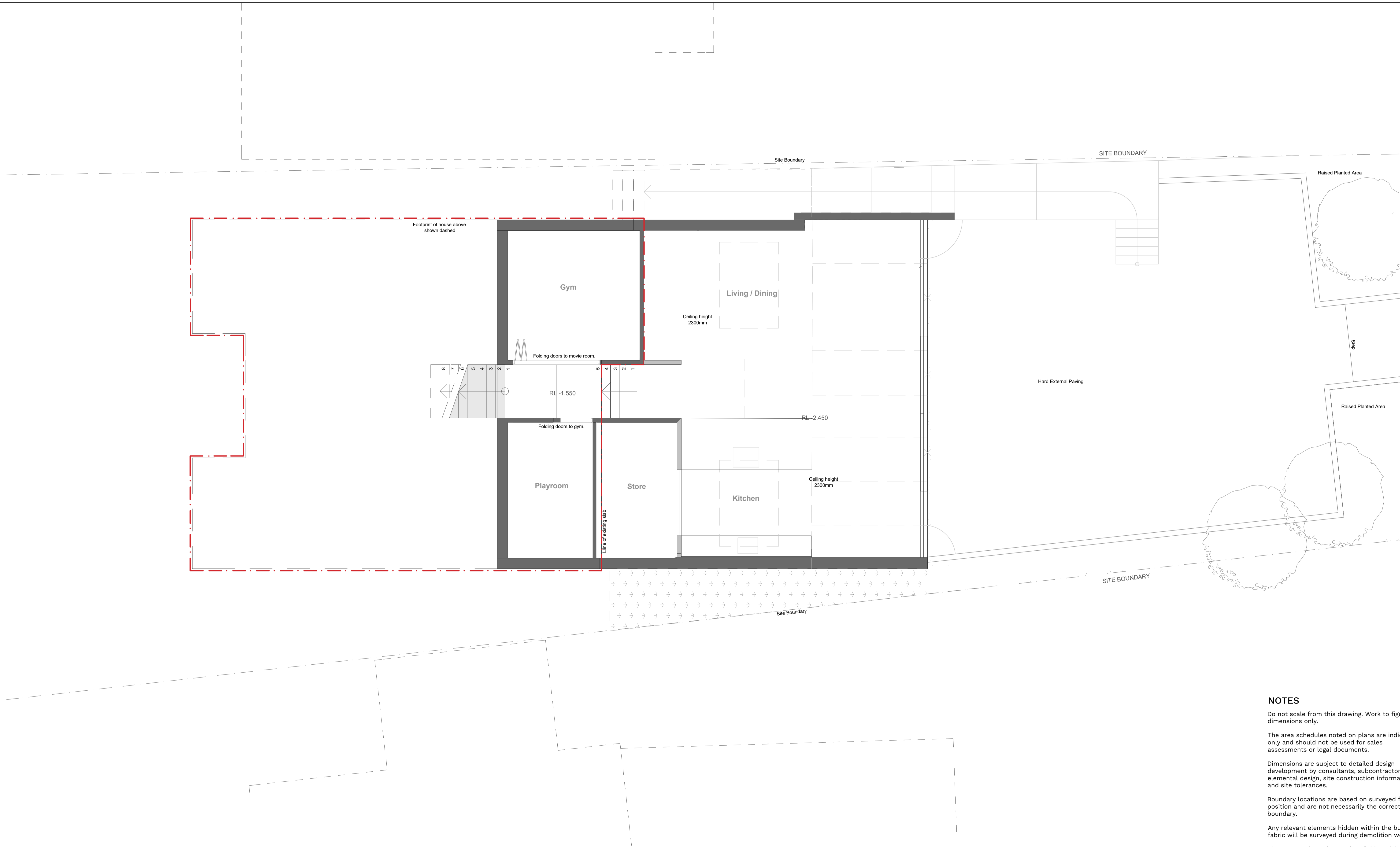


PROJECT NO.
 2201

STATUS
 TENDER

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PROJECT
 9 Private Road
 Enfield, EN1 2EL

DRAWING TITLE
 Existing Lower Ground Floor

DATE
 11/11/22

GRAPHIC SCALE

NOTES

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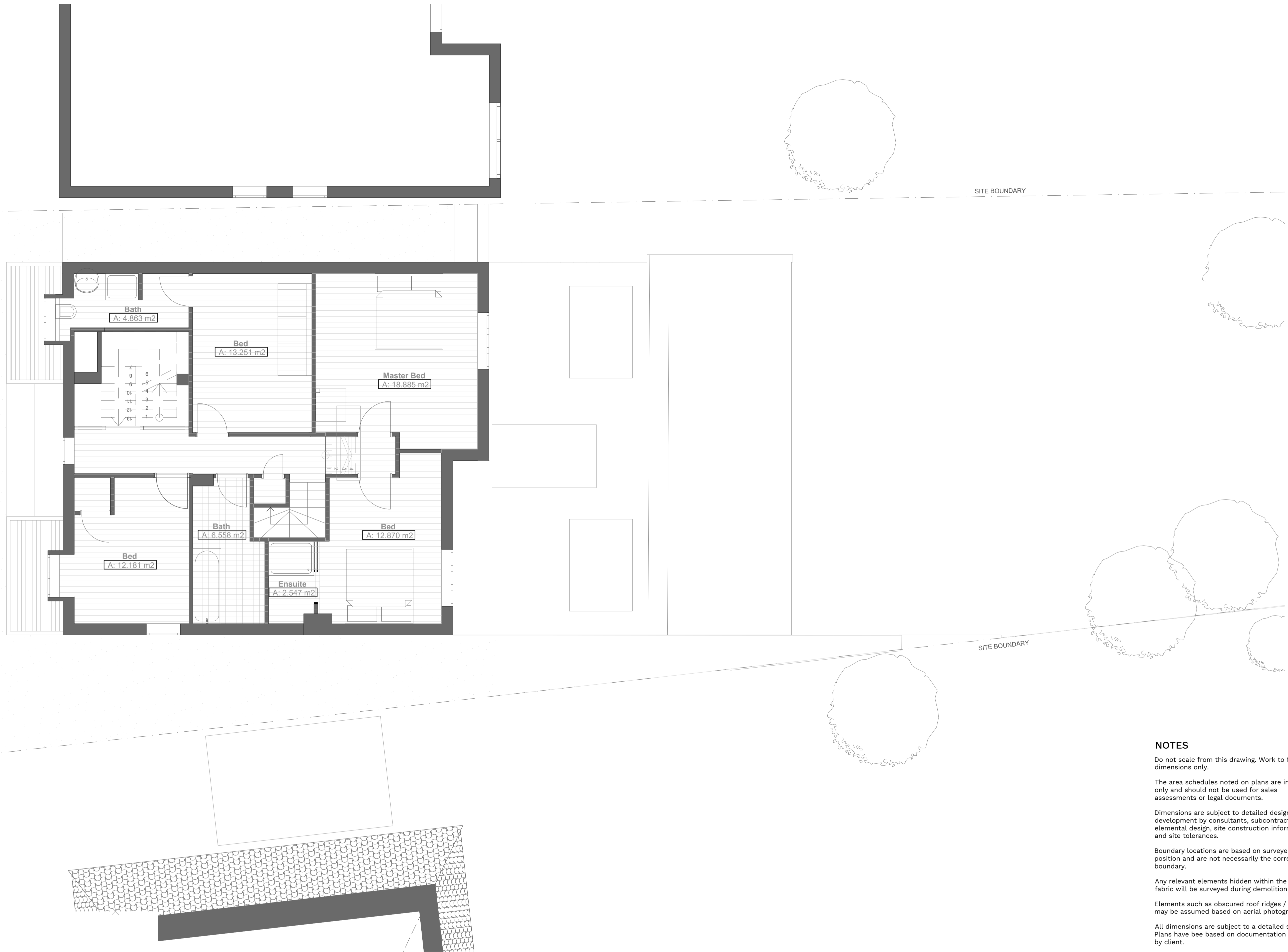
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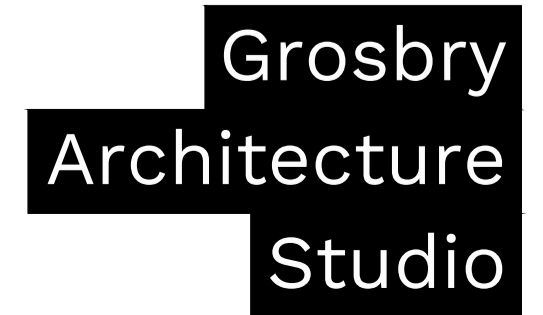
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PROJECT
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DATE
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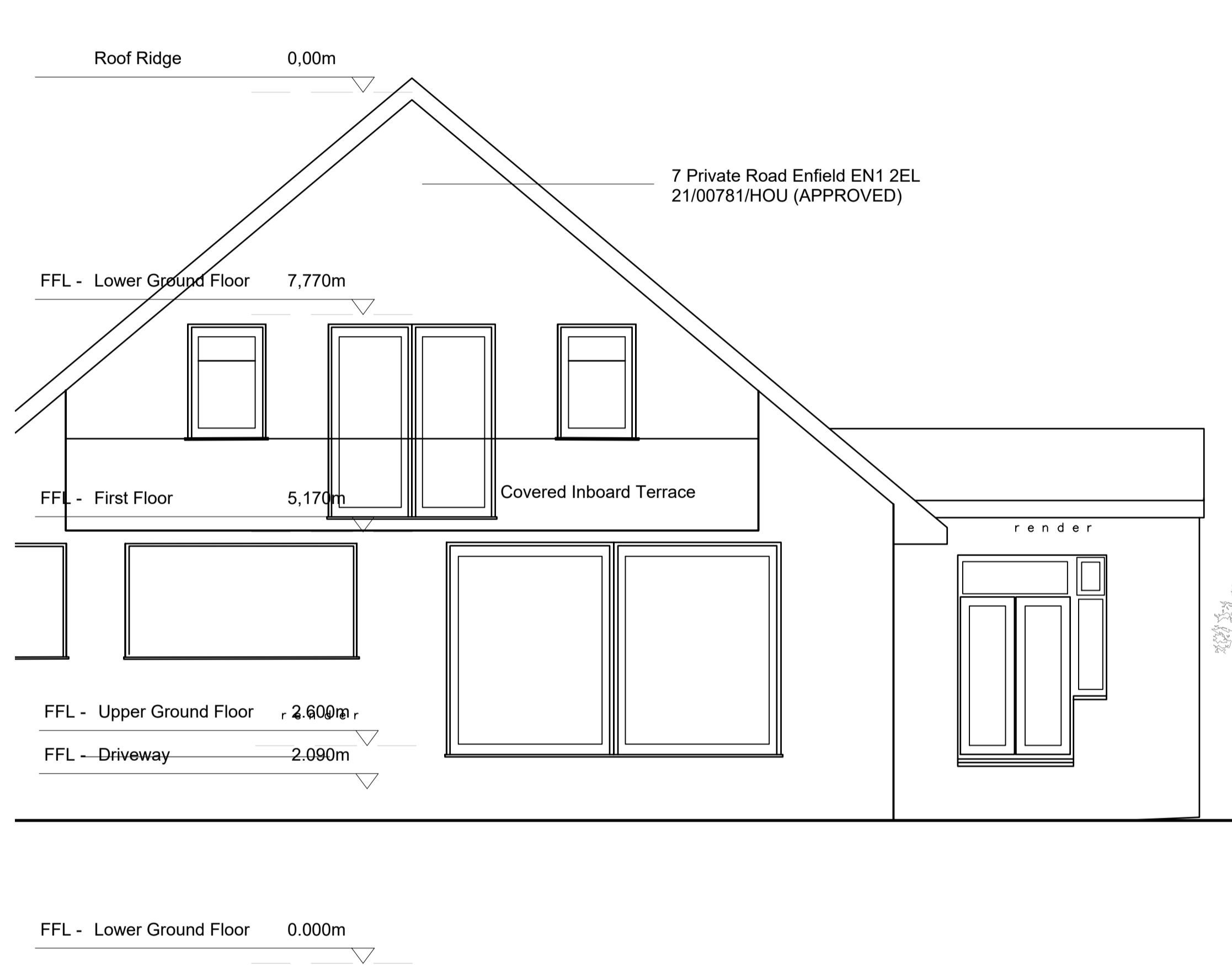
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PROJECT NO.
 2201

STATUS
 TENDER

DRAWING NUMBER **REV**
 A 2201 0102 -



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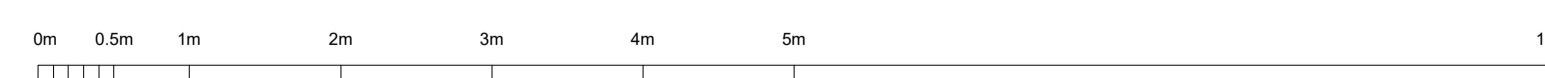
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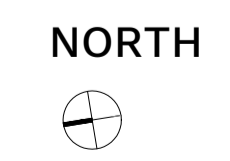
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DATE
 11/11/22

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 Existing Rear Elevation

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PROJECT NO.
 2201

STATUS
 PLANNING

DRAWING NUMBER
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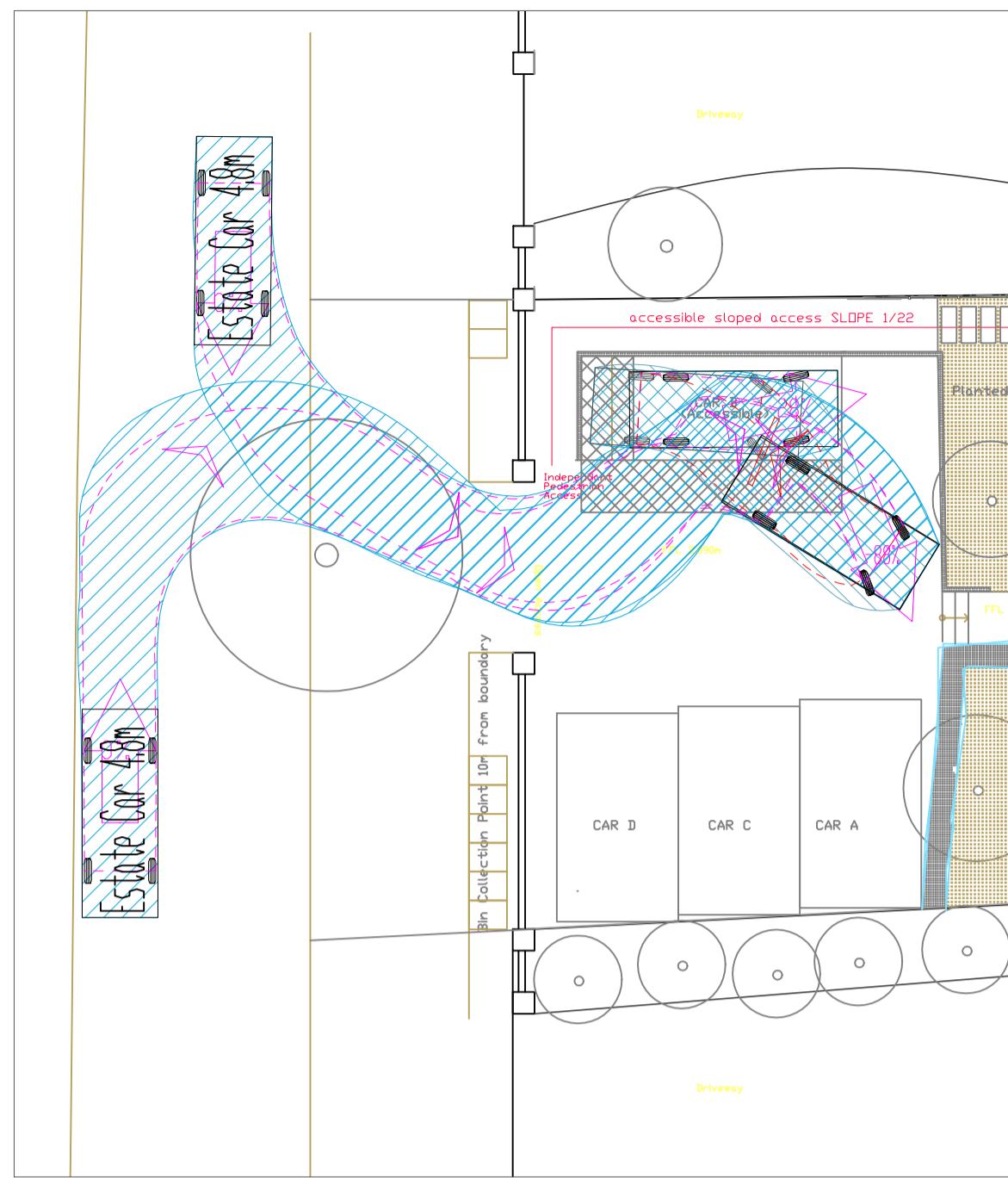
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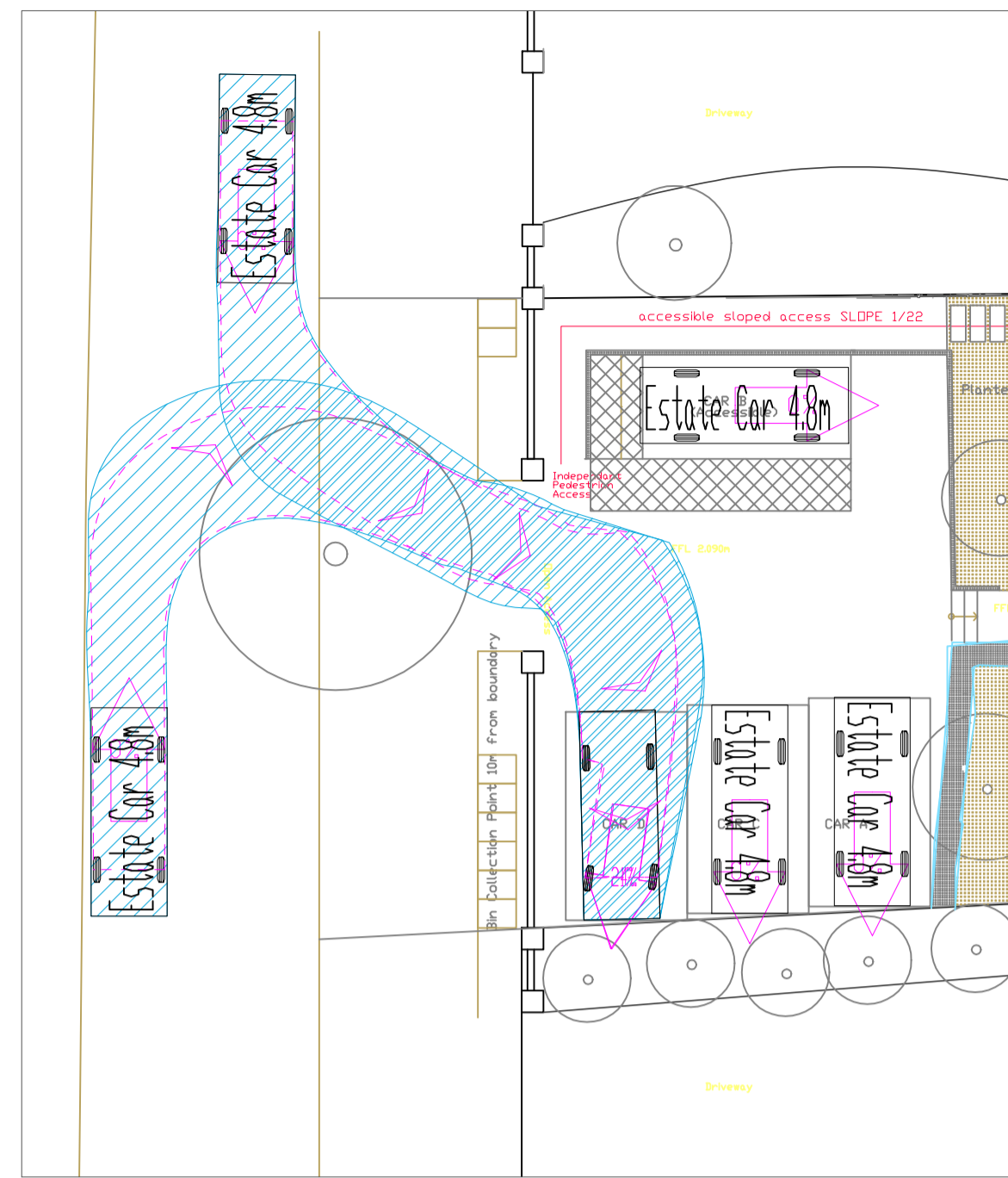
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- The activities required to construct the work, shown on drawings clearly marked CONSTRUCTION, may be subject to the provisions of the Construction (Design & Management) Regulations 2015. The Contractor and Client must ensure that they are adequately conversant with these regulations and that the appropriate procedures required under the regulations are always observed.
- Sweep path analysis: When generic vehicles are used for sweep path analysis, they may differ from specific makes and models of that type. Driver ability can vary hugely. What one driver is capable of, another may not be so any analysis shown to be tight on space will come down driver ability and the difference between make and models of vehicles.
- UTILITIES NOTE: The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty to this is expressed or implied. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake their own investigation where the presence of any existing sewers, services, plant, or apparatus may affect his operations.
- Printed drawings not valid in black and white.

REVISIONS

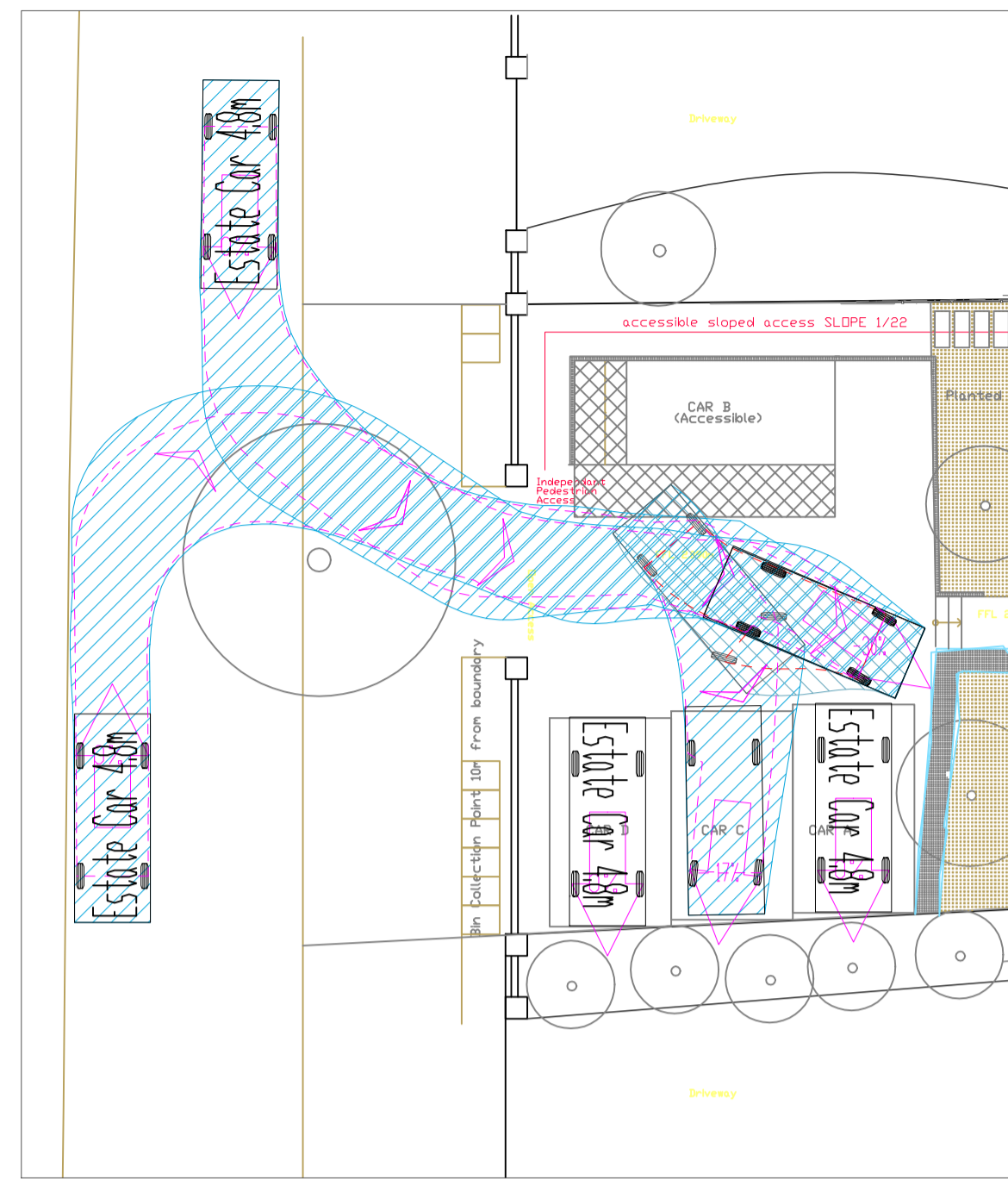
ENTER AND PARK TO ACCESSIBLE BAY IN FORWARD GEAR



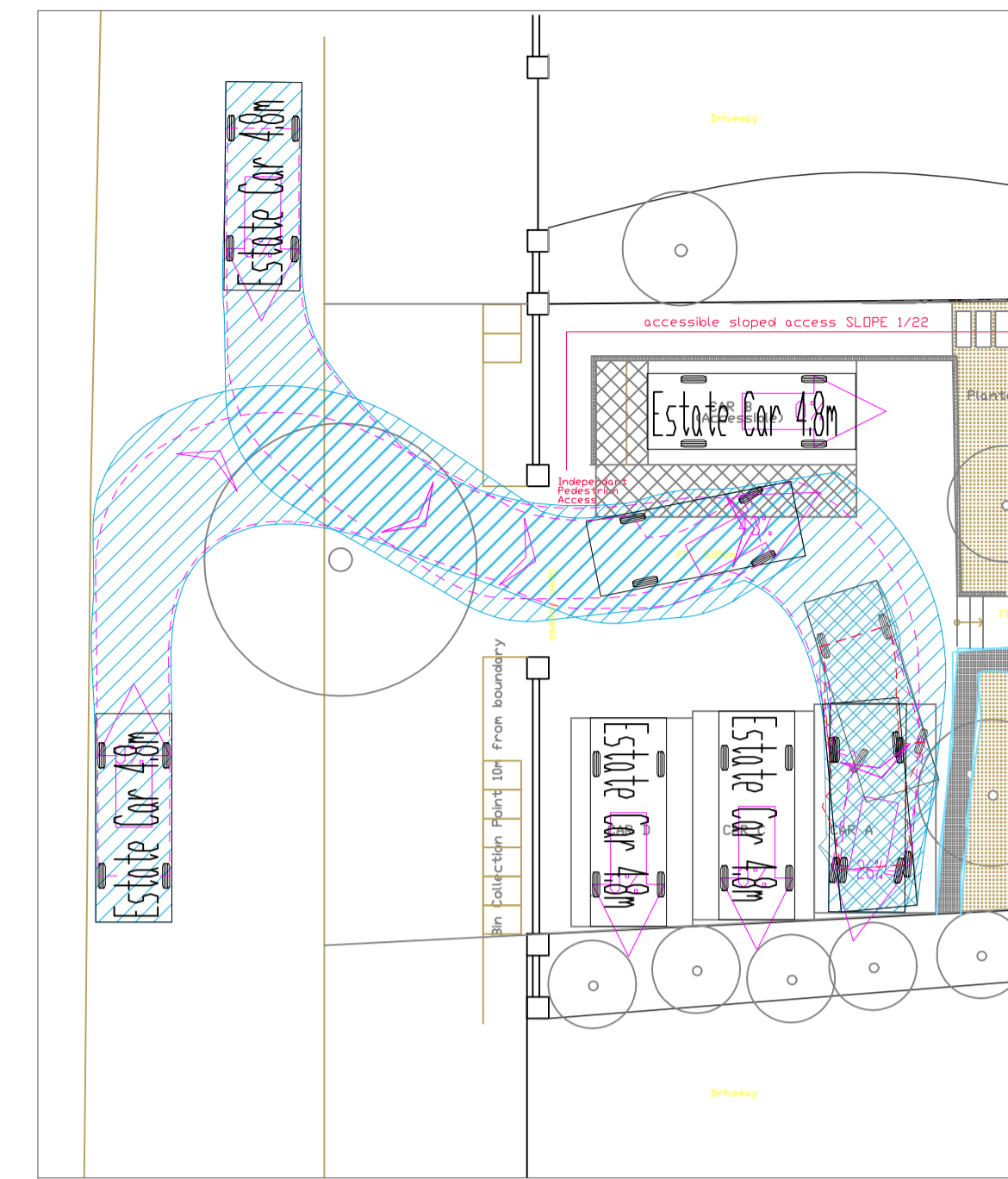
ENTER AND PARK IN FORWARD GEAR



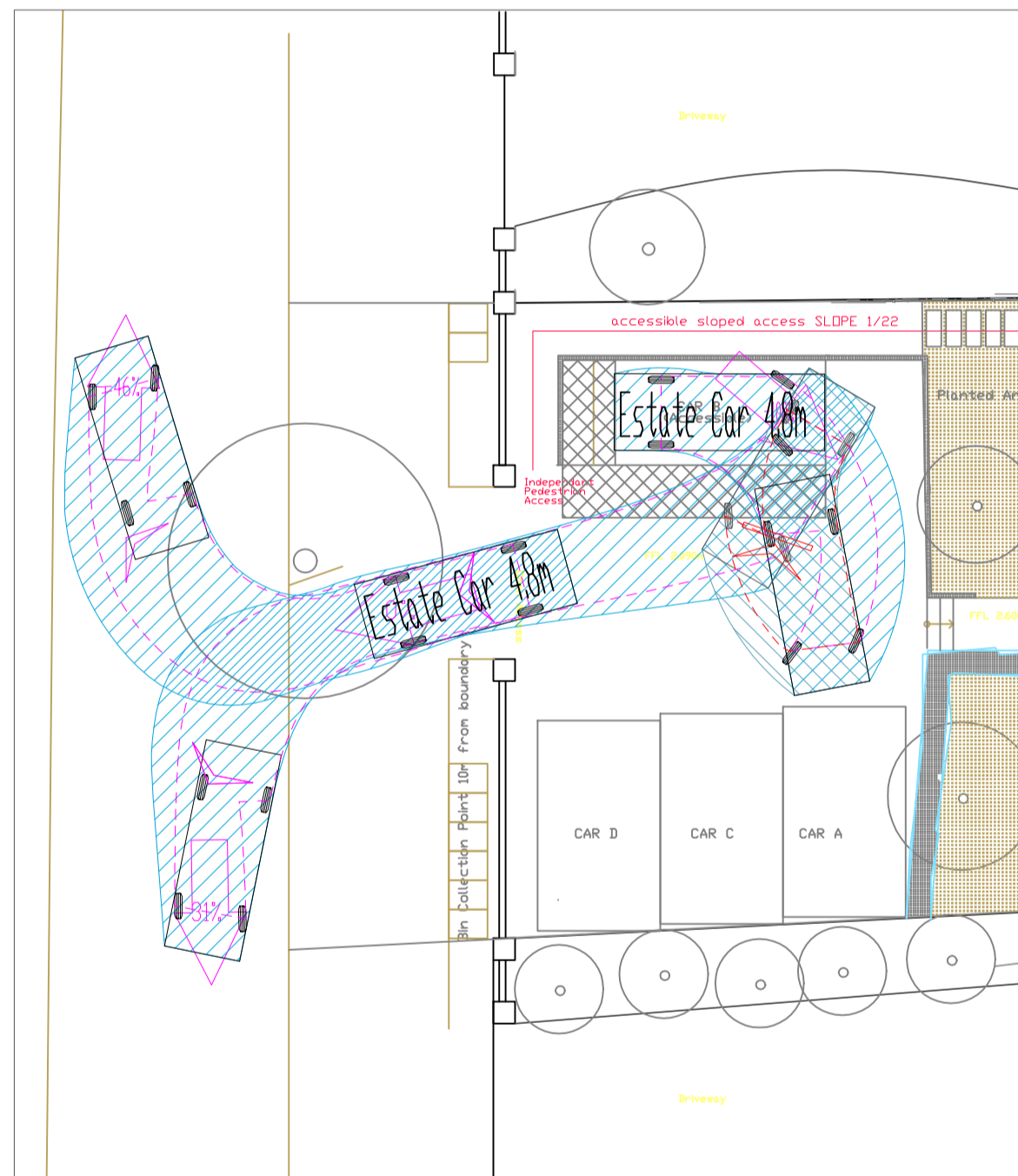
ENTER AND PARK IN FORWARD GEAR



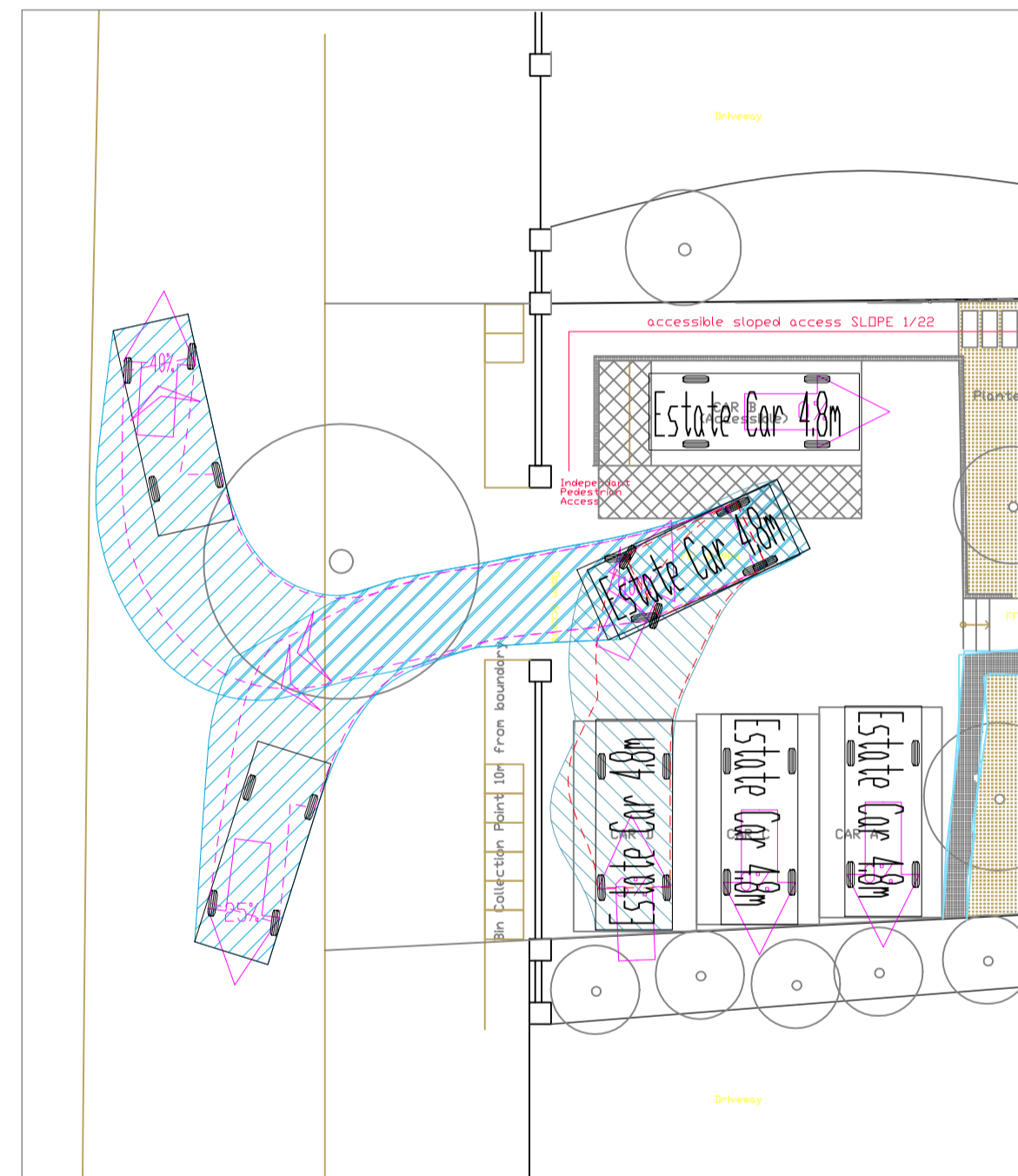
ENTER AND PARK IN FORWARD GEAR



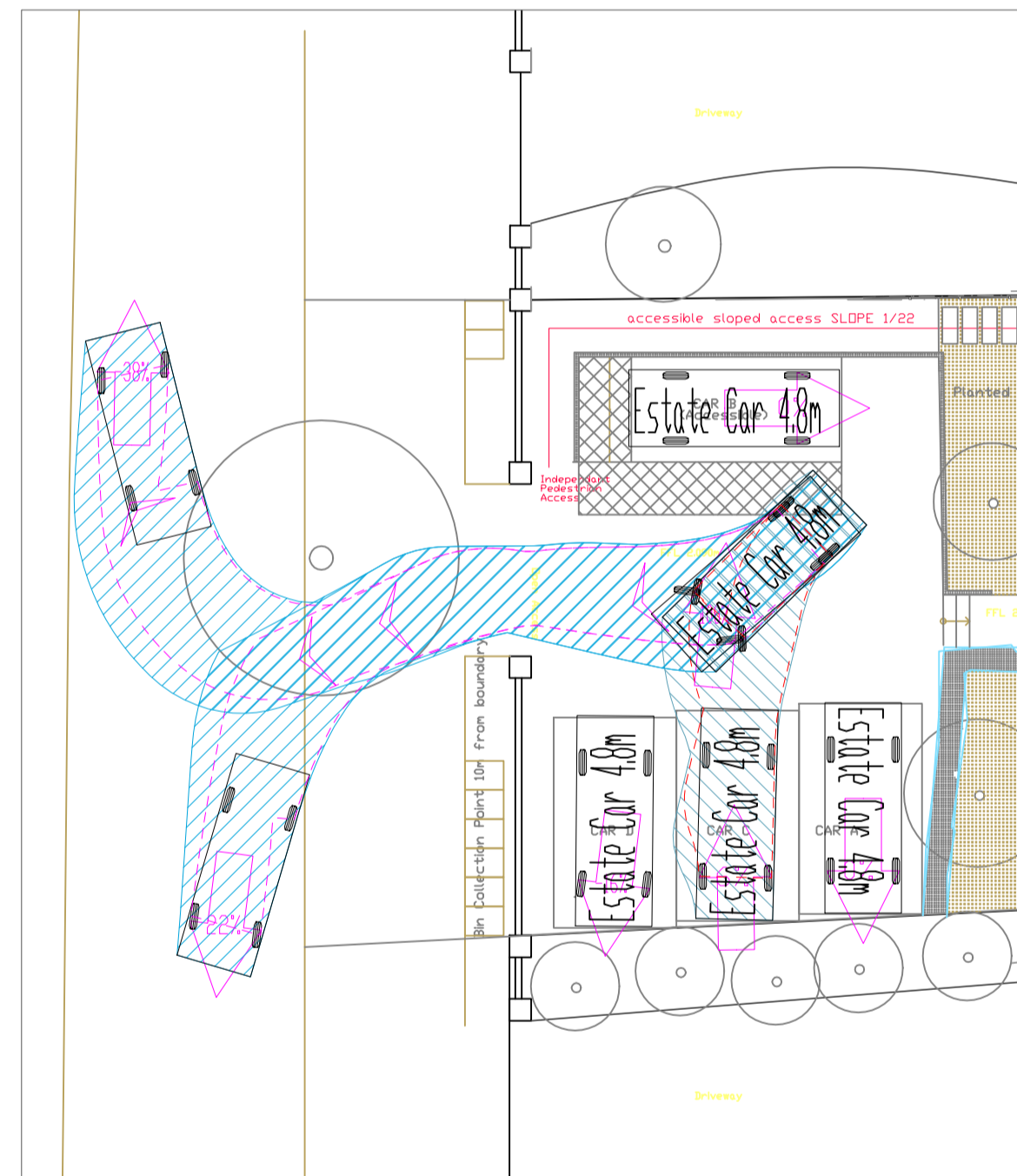
3-POINT TURN TO EXIT IN FORWARD GEAR



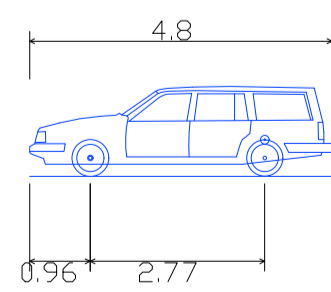
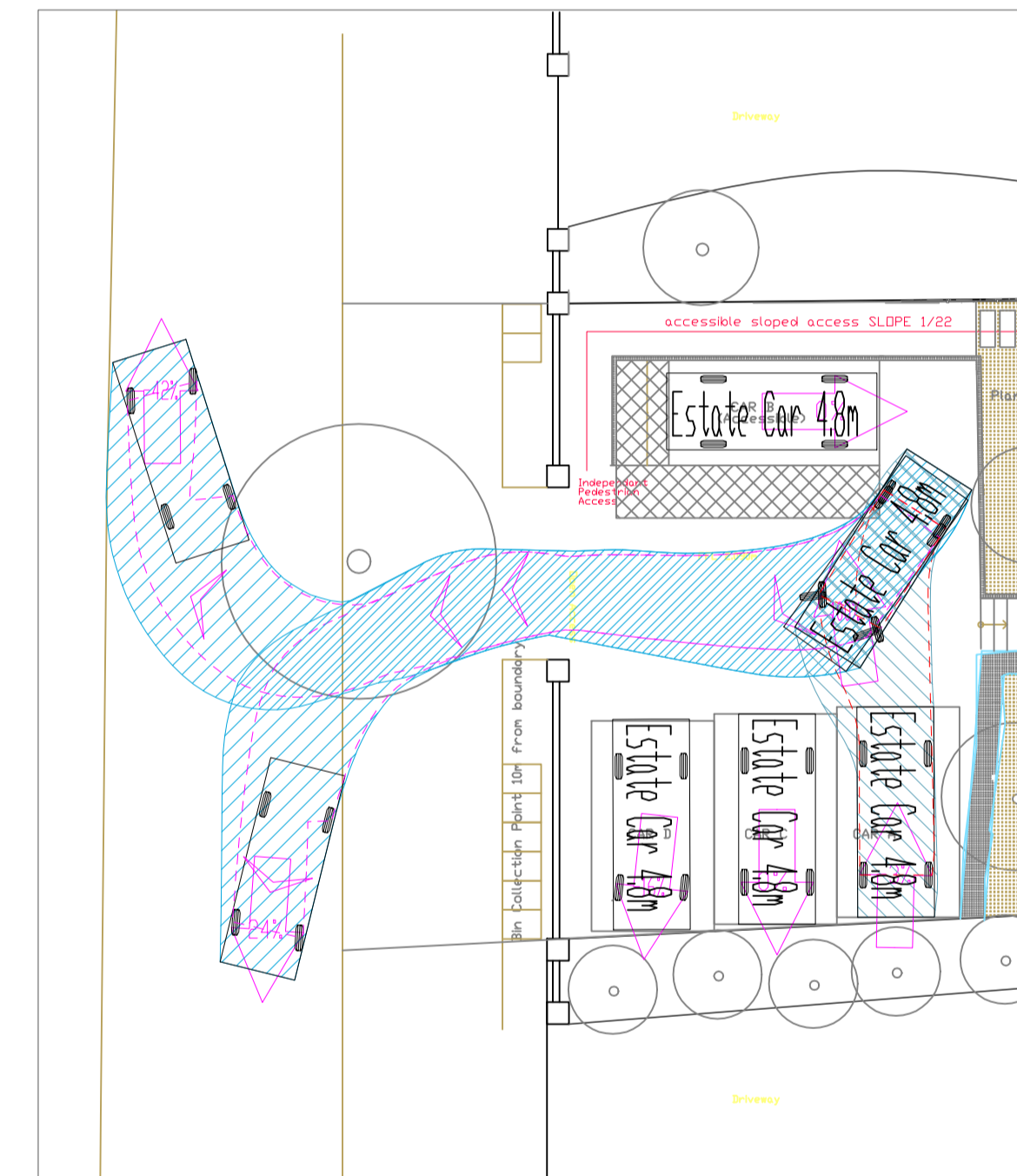
REVERSE FROM BAY AND EXIT IN FORWARD GEAR



REVERSE FROM BAY AND EXIT IN FORWARD GEAR



REVERSE FROM BAY AND EXIT IN FORWARD GEAR



Estate Car 4.8m	4.800m
Overall Length	1.750m
Overall Width	1.424m
Overall Body Height	0.189m
Min Body Ground Clearance	1.655m
Max Track Width	4.00s
Lock to lock time	4.950m
Kerb to Kerb Turning Radius	

KEY TO VEHICLE ENVELOPES

