

# Upp

## **PLANNING STATEMENT**

Erection of a rear dormer window and the insertion of 2no. Front roof lights. Alterations and extensions to the front porch. Insertion of 1no. air conditioning unit on the rear elevation. Installation of solar panels on flank elevation.

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**88 Lancaster Avenue, Barnet, EN4 0EU**



- 1.1 UPP Architects & Town Planners have been instructed by the applicant, to prepare and submit a householder planning application at the site known as 88 Lancaster Avenue, Barnet, EN4 0EU. This planning statement should be read in conjunction with the accompanying architectural plans.
- 1.2 This statement should be read together with the following associated submission documents:
  - Application Form
  - CIL Form
  - Architectural Plans
    - Existing set
    - Proposed set
  - Noise Impact Assessment
- 1.3 This application seeks planning approval for the erection of a rear dormer window and the insertion of 2no. Front roof lights. Alterations and extensions to the front porch. Insertion of 1no. air conditioning unit on the rear elevation. Installation of solar panels on the flank elevation.
- 1.4 This statement will seek to demonstrate that the proposed development is in accordance with planning policy on the local, regional and national levels and should therefore be granted planning consent from the Local Authority.

## **2. The Site and Surroundings**

- 2.1 The subject site relates to a semi-detached property located on the southern side of Lancaster Avenue, which is predominantly residential in character. The subject property is two-storeys in height, with limited accommodation in the roof space. The application site benefits from a part single, part two storey side and rear extension. It also benefits from a generous front driveway with off-street parking for 3 cars.
- 2.2 Locally, Lancaster Avenue is a residential road characterised by a mix of semi-detached and detached dwelling houses sited on large plots with generous rear gardens, thereby maintaining generous separation distances with the properties to their rear. There are no on-street parking restrictions. The tree lined road adds to the verdant character of the area.



- 2.3 The application site is not listed nor is it located within the setting of any listed buildings. The site is also not located within a conservation area.

### 3. Relevant Planning History

#### Application Site:

- 3.1 23/02476/HOU | Rear dormer, front rooflights, installation of solar panels, air conditioning unit and front porch. Refused (03/10/2023)
- 3.2 16/03770/HOU | Two storey side and part single part two storey rear extensions, front dormer, rear dormer including roof light and alterations to side fenestration. Approved (14/10/2016)
- 3.3 16/01475/HOU | 2 storey front, side and part single storey, part 2 storey rear extensions, accommodation in roof space with front and rear dormers, rear roof lights and flank window to gable. Refused (21/06/2016).
- 3.4 15/02011/HOU | Two storey side and part single, part 2-storey rear extension; extension to roof and installation of 3 rear dormers and 1 front dormer. Refused (06/07/2015)
- 3.5 14/04973/HOU | Two storey side and part single, part 2-storey rear extension; extension to roof and installation of 3 rear dormers and 1 front dormer. Approved (12/02/2015)
- 3.6 TP/08/0432/REN1 | Renewal of unimplemented permission granted under ref: TP/08/0432 for the demolition of garage and erection of a 2-storey side extension with integral garage, part 2-storey rear extension and new gable to first floor at front. Approved (26/05/2011)
- 3.7 TP/08/0432 | Demolition of garage and erection of a 2-storey side extension with integral garage, part 2-storey rear extension and new gable to first floor at front. Approved (02/05/2008)

#### Neighbouring Sites:

## 84 Lancaster Avenue

- 3.8 21/02499/HOU | Replacement and enlargement of rear dormer with additional rooflights. Approved (01/09/2021)

## 94 Lancaster Avenue

- 3.9 P14-00010PLA | Part single, part 2 storey side, front and rear extension, rear and front dormers 2 x rear roof lights. Approved (04/03/2014)

## 4. The Proposal

- 4.1 This application seeks planning approval for the erection of a rear dormer window and the insertion of 2no. Front roof lights. Alterations and extensions to the front porch. Insertion of 1no. air conditioning unit on the rear elevation. Installation of solar panels on flank elevation.
- 4.2 Planning permission was recently refused for the same works as the current proposal. However, the reason for refusal only related to the size of the rear dormer and not the front porch, air conditioning unit and installation of the solar panels. These three elements remain identical to the previously submitted plans.
- 4.3 The proposed rear dormer has been reduced in width since the previous application was determined and will now match the width of the neighbouring dormer at No 90 - namely 5.75m. Additionally, the dormer has been set down by at least 0.5 metres on all sides of the property to ensure that it appears subordinate to the main roof form.

## 5. Planning Policy

- 5.1 The Local Development Framework for the application is as follows:
- The National Planning Policy Framework (NPPF)
  - The London Plan (2021)
  - The London Borough of Enfield Core Strategy (2010)

- The London Borough of Enfield Development Management Policies (2014)

## National Planning Policy Framework (NPPF)

- 5.2 The National Planning Policy Framework (NPPF) was revised on 5 September 2023. This is a key part of the Government's reforms to make the planning system less complex and more accessible, and to promote sustainable growth.
- 5.3 Paragraph 126 of the NPPF states that “good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities ... being clear about design expectations, and how these will be tested, is essential for achieving this”. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.
- 5.4 The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

## London Plan (2021)

- 5.5 The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and is part of the statutory development plan for London. The relevant planning policies are:
- 5.6 Policy GG2 – Making the Best Use of Land – *“To create successful sustainable mixed-use places that make the best use of land, those involved in planning and development must:*

- *enable the development of brownfield land, particularly in Opportunity Areas, on surplus public sector land, and sites within and on the edge of town centres, as well as utilising small sites*
- *prioritise sites which are well-connected by existing or planned public transport*
- *proactively explore the potential to intensify the use of land to support additional homes and workspaces, promoting higher density development, particularly in locations that are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling*
- *applying a design-led approach to determine the optimum development capacity of sites*
- *understand what is valued about existing places and use this as a catalyst for growth, renewal, and place-making, strengthening London's distinct and varied character*
- *protect and enhance London's open spaces, including the Green Belt, Metropolitan Open Land, designated nature conservation sites and local spaces, and promote the creation of new green infrastructure and urban greening, including aiming to secure net biodiversity gains where possible*
- *plan for good local walking, cycling and public transport connections to support a strategic target of 80 per cent of all journeys using sustainable travel, enabling car-free lifestyles that allow an efficient."*

5.7 Policy D3 – Optimising Site Capacity Through the Design-led Approach; “All development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site’s context and capacity for growth”.

### [The London Borough of Enfield Core Strategy \(2010\)](#)

5.8 Core Policy 4: Housing Quality: New housing High quality design and sustainability will be required for all new homes. New housing developments should take account of the

design and construction policies and sustainable design and construction guidance set out in the London Plan and should seek to exceed the Code for Sustainable Homes Level 3.

All new homes should be built to Lifetime Homes standards. The Council will seek to achieve a borough-wide target of 10% of all new homes to be suitable or easily adaptable for wheelchair users. Units should range in size to allow families to stay together, and to accommodate live-in carers.

Guidance and standards relating to the design, quality, safety, internal and amenity space for new developments will be set out in the Enfield Design Guide and Development Management Document and will be revised to take into account new standards including the Mayor's draft Housing Design Guide. Area specific design guidance, including design codes and opportunities for exemplar projects and design competitions, will be included in area action plans and related masterplans where appropriate.

## London Borough of Enfield Development Management Document Policies (2014)

- 5.9 DMD 13 Roof Extensions: 1. Roof extensions to residential properties will only be permitted if all of the following criteria are met. Development must:
- a. Be of an appropriate size and location within the roof plane and, in the case of roof dormers, inset from the eaves, ridge and edges of the roof (insets should normally be between 500-750mm); and
  - b. Be in keeping with the character of the property, and not dominant when viewed from the surrounding area;
2. Roof extensions to the side of a property must not disrupt the character or balance of the property or pair or group of properties of which the dwelling forms a part.
3. Roof dormers on front facing roofs will generally only be permitted if they do not materially affect the character of the area and are not dominant or intrusive when viewed from the surrounding area.
- 5.10 DMD 37 Achieving High Quality and Design-Led Development: Development that is not suitable for its intended function, that is inappropriate to its context, or which fails to have

appropriate regard to its surroundings, will be refused. Development should capitalise on the opportunities available for improving an area in accordance with the following objectives of urban design:

- a. Character: Locally distinctive or historic patterns of development, landscape and culture that make a positive contribution to quality of life and a place's identity should be reinforced;
- b. Continuity and Enclosure: Public and private spaces and buildings are clearly distinguished, safe and secure; Quality of the Public Realm: Safe, attractive, uncluttered and effective spaces and routes should be provided;
- c. Ease of Movement: Development should be inclusive, easy for all to get to and move around, connect well with other places, put people before private vehicles and integrate land uses with sustainable modes of transport;
- d. Legibility: Development should be easy to understand with recognisable and intuitive routes, intersections and landmarks;
- e. Adaptability and Durability: Development should be durable and flexible enough to respond to economic, social, environmental and technological change. Its design and materials should ensure long term resilience and minimise ongoing maintenance;
- f. Diversity: Where appropriate, development should provide variety and choice through the provision of a mix of compatible uses that work together to create viable places that respond to local needs.

All development should create safe and secure places and comply with the principles of Secured by Design.

5.11 DMD 38 Design Process: Applications accompanied by design and access statements that do not clearly document the design evolution and rationale behind the proposal will not be accepted.

- i. The Design and Access Statement must meet national requirements and include:
  - a. A site analysis including site constraints, opportunities and an assessment of the context and how this may influence the design;
  - b. An explanation of



how the design addresses the opportunities and constraints presented by the site;

- b. Direct references to how the design complies with relevant planning policy and guidance. The scope and level of detail contained in the
- c. Design and Access Statement should be proportional to the type of development being proposed.

Where appropriate, applications will be considered at design review panels. The advice of the panel will be a material consideration when assessing the application against policies within this DPD.

### Hadley Wood NEIGHBOURHOOD PLAN 2022 - 2039

5.12 Policy HW-12: High-Quality Built Environment: . Dormers (either on the front, rear or side of a property) should be in keeping with the character of the building and street scene, and be:

- i. Limited in number, size and proportion, so that they do not dominate the existing roofscape; and
- ii. Inset from the eaves, ridge and edges of the roof (by a minimum of 500mm, and more where this is reflective of the character of the existing dormers in the area); and
- iii. Of the smallest width necessary to accommodate windows that are subservient to the fenestration in the lower portions of the property, normally serving a single window per dormer, with adequate separation between them.

External fixtures, such as air-conditioning units and certain security equipment, that require planning approval must be visually inconspicuous

## 6. Policy Considerations

### Principle of Development

- 6.1 The proposal seeks to extend the existing single family dwelling house to provide more usable accommodation internally as well as enhanced sustainability measures. The property is considered to be a brownfield site and is therefore considered a priority site for enhancement.
- 6.2 It is not proposed that the use of the property will change as a result of this proposal as the intention is for it to remain as a single family dwelling house. As will be identified in subsequent sections, other properties in the immediate vicinity have been extended in similar ways. As a result, it is anticipated that the principle of development is likely to be considered acceptable in this instance.

## Design

- 6.3 The application seeks planning permission for the erection of a rear dormer window and the insertion of 2no. Front roof lights. Alterations and extensions to the front porch. Insertion of 1no. air conditioning unit on the rear elevation. Installation of solar panels on flank elevation.
- 6.4 As stated previously in this report, the most recent planning decision on this site, application reference number 23/02476/HOU, raised no objections to the alterations to the front porch, installation of the air conditioning unit and solar panels on the flank elevation which were considered contextually appropriate additions and alterations to the property. Furthermore, the air conditioning unit will be obscured by the existing first floor rear extension and the proposed dormer and as such will only be visible from the rear garden of the application site. It is therefore unlikely to result in any harm to the wider character of the area.
- 6.5 With respect to the rear dormer, this has now been modified to ensure that the dormer is set in by 0.5 metres on all elevations, although the separation distance with the neighbouring attached property will be larger. Additionally, the dormer has been modified so that the width of the dormer is now more proportionate to the surrounding area and, as will be identified below, is in fact smaller than several dormers in the locality. The proposed dormer now measures 5.75 metres in width which is identical to the width

of the attached neighbouring dormer at No 90. Whilst there is no planning history for the neighbouring dormer, it is worth noting that prior to this neighbouring property undertaking a first floor side extension, this dormer proportionally took up a greater extent of the roof area than is proposed with the new dormer at No 88, which appears modest in comparison.

6.6 In terms of compliance with the Hadley Wood Neighbourhood Plan, it is considered that the dormers have been kept to the smallest size possible to ensure that the room is habitable and fit for purpose. The applicant looked at creating two smaller dormers, and notwithstanding the fact that it was considered to result in additional visual clutter, it also meant that the room would be uninhabitable as there would be insufficient space to put a standard double bed in the room, with circulation space around the bed, as it would have been too narrow. It is therefore considered that the proposed dormer has been kept to the smallest size possible. As mentioned in the paragraph above, it has also been set in by 0.5m on all elevations. Lastly, in terms of the fenestration arrangement, whilst there are two sections of glazed windows proposed, these have been designed proportionately to the fenestration arrangement at the lower levels of the property rather than as full width windows. Furthermore, the heights of the glazed and brick surrounds are considered much more proportionate, especially when compared to the immediate neighbouring property which has full height and full width glazing and is argued to have a more harmful impact on the character of the area. As a result, the proposal is considered to comply with the Hadley Wood Neighbourhood Plan.

6.7 Turning to the neighbouring extensions, as identified above, the proposal will appear much more proportionate than other neighbouring dormer windows which have been approved by the LPA in the immediate locality. Planning permission 21/02499/HOU for enlarged dormers at 84 Lancaster Avenue granted consent for an enhanced rear dormer measuring 2.74m in height, 2.74m in depth and 6.6 metres in width which is 0.85 metres wider than the current proposal. In relation to the planning approval at No 94 Lancaster Avenue (application reference P14-00010PLA), whilst there are no specific measurements with regards to the rear dormer, it is of notable width and more importantly, the case officer noted in their delegated report that *"It is considered that the revised roof extension is of poor design. However, it is located at the rear of the property and not overly dominant in the roofspace. Furthermore, it would not be visible from public vantage*

*points. On balance therefore, it is considered that it would not be possible to sustain a reason for refusal on this basis."*

- 6.8 In addition to the above, No 103 Lancaster Avenue gained planning permission in 2020 for an extension to their rear dormer window (application reference 20/00732/HOU). The approved dormer measures 7.4 metres in width which is almost 2 metres wider than the current proposal. It is noted that all these examples highlighted above, form part of the established character of the area and are therefore material planning considerations when assessing the proposal.
- 6.9 Given all of the above, it is not anticipated that the proposed extensions and alterations will be harmful from a design perspective.

## **Neighbouring Amenity**

- 6.10 As part of any development proposal, it is imperative to ensure that the new development does not have an adverse impact on neighbouring amenity in terms of overlooking, loss of privacy, loss of light and increased sense of enclosure.
- 6.11 The proposed alterations to the ground floor level will be single storey and will be set away from the neighbouring property. As such, it is not anticipated that the proposed alterations to the front porch will have an impact on neighbouring amenity. Similarly, the solar panels will be located on the flank elevation and will sit flush with the roof space and is unlikely to cause harm.
- 6.12 With regard to the air conditioning unit, this is going to sit between the roof of the first floor rear extension and the edge of the proposed rear dormer and as such will not be visible from outside the site. A Noise Impact Assessment has been carried out and submitted as part of the application package to demonstrate that the unit will not have an adverse impact on neighbouring amenity.

6.13 Turning to the rear dormer, it is important to note that it is largely obscured by the roof of the existing first floor rear extension as well as the neighbouring dormer at No 90. The pair of properties is also set further forward than the neighbouring pair of dwellings at Nos 92 and 94 and therefore their view of the dormer will be limited. Furthermore, the property benefits from a generous garden depth, measuring approximately 35 metres in depth from the roof of the dwelling where the dormer will be sited to the rear boundary. As a result, it is not anticipated that the proposal will result in overlooking the occupiers of the property to the rear.

## **7. Conclusion**

7.1 It has been demonstrated that the principle of development, namely extensions to the property is likely to be considered acceptable given that its use will remain as a single family dwelling and the proposal is not uncharacteristic for this location.

7.2 The proposed extensions and alterations to the property have been designed as sympathetic additions and alterations to the property and would comply with Enfield's Planning Policies as well as the Hadley Wood Neighbourhood Plan. It has also been identified that these extensions will neither cause harm to the character of the area nor neighbouring amenity.

7.3 In view of the above, it is anticipated that the proposal is compliant with national, regional and local planning policies.