

(Resubmission of planning ref: 21/00552/FUL) Redevelopment of the site by the erection of 2 x detached 2-storey dwelling houses with rear balconies, accommodation in roof space, additional side extension to accommodate a garage and gym for Plot 2, together with associated parking and crossover.

Site and surroundings:

The subject site comprises a two-storey detached single family dwellinghouse at the junction between Greenbrook Avenue and Beech Hill Avenue. The existing property fronting Beech Hill Avenue is of traditional design and has been extended by single storey side extensions at both sides.

The subject site is enclosed by dense vegetation including mature trees with a mix of hard and soft landscaping at the forecourt. It is currently served by one dropped kerb from Beech Hill Avenue.

To the south, No.33 comprises a two-storey detached family dwellinghouse featuring a hipped roof profile, a two-storey front gable and a number of front and rear dormers at first floor level. It is set-back from the front wall of the subject property and has been extended at the side up to the shared boundary with the subject site.

To the west, No.2A Greenbrook Avenue comprises a detached bungalow with a front gable. The dwelling is set-back from the northern flank wall of the subject property.

There is no prevailing character in the area with the area having a very mixed character with properties varying significantly in size and design size. This is illustrated by the arial view below – the application property is indicated by the red dot.



There is no strong front or side building lines in the immediate locality.

The site is not located within a conservation area nor is it statutorily or locally listed.

The site is located in Environment Agency Flood Zone 1 (low risk of flooding).

Planning proposal:

The proposal as previously submitted and approved under planning ref: 21/00552/FUL, continues to seek permission for the demolition of the existing 5 – bedroom dwelling and to then erect 2 x two-story single family dwellinghouses with accommodation in the roof space. with rear balconies, together with associated parking and crossover.

The resubmission is for the changes the applicant would like to seek before carrying it out are as follows:

- To have a reduced single storey element at rear from the previous approval (by 2 metres) and to have a garage and gym to the side of the property, change the window at front to a central door specifically for plot 2 only as plot 1 remains the same as previously approved.

Planning history:

21/00552/FUL - Redevelopment of site by the erection of 2x detached 2-storey dwelling houses with rear balconies, accommodation in roof space together with associated parking. Approved 22nd March 2022

TP/05/1722 - Part single, part 2-storey, part first floor extensions to front, sides and rear together with extension to roof at side and alterations to fenestration at ground floor level. Approved. 6th December 2005

TP/08/0006 – Single storey front and side extension. Approved 29th January 1998

TP/98/0894 – Conversion of an integral garage into additional living accommodation with utility room at rear together with detached garage at side. Approved 4th August 1998

Other relevant sites in the area

24 Beech Hill Avenue

P12-00394PLA – Demolition of existing dwelling and erection of a detached 2-story 6 bed single family dwelling with rooms in roof involving an inverted former and sun terrace, balconies to the first floor and basement with swimming pool. Approved 23rd December 2013

30 Beech Hill Avenue

15/00696/FUL - Minor material amendment to P14- 02228PLA to allow relocation of swimming pool to basement, replace pool enclosure with a conservatory, additional balcony at first floor rear, installation of 2 new windows and reduction in size of 1 window to side, erection of a single storey fire escape enclosure, partial reduction of roof height and a proposed car lift. Approved 16th June 2015

35 Beech Hill Avenue

19/00735/HOU – Two storey front, side and rear extension, alterations to roof and open front porch. Approved 7th May 2019

Relevant Planning Policies

London Plan 2021

D3 Optimising site capacity through the design-led approach
D4 Delivering good Design
D5 Inclusive design
D6 Housing quality and standards H1 Increasing housing supply
H2 Small sites
SI5 Water Infrastructure
SI12 Flood risk management
T5 Cycling
T6 Car parking
T6.1 Residential Parking

Core Strategy 2010

CP2 - Managing the Supply and Location of New Housing
CP4 - Housing Quality
CP5 - Housing Types
CP9 - Supporting Community Cohesion
CP20 - Sustainable Energy Use and Energy Infrastructure
CP21 - Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure
CP22 - Delivering Sustainable Waste Management
CP24 - The Road Network
CP25 - Pedestrians and Cyclists
CP 28 - Managing Flood Risk Through Development
CP30 - Maintaining and Improving the Quality of the Built and Open Environment

Development Management Document (DMD) 2014

DMD3 – Providing a Mix of Different Sized Homes
DMD5 – Residential Conversions
DMD6 – Residential Character
DMD7 – Development of Garden Land
DMD8 – General Standards for New Residential Development
DMD9 – Amenity Space
DMD10 – Distancing
DMD11 – Rear Extensions
DMD14 – Side Extensions
DMD37 – Achieving High Quality and Design-Led Development
DMD45 – Parking Standards and Layout
DMD47 – Access, New Roads, and Servicing
DMD49 – Sustainable Design and Construction Methods
DMD51 – Energy Efficiency Standards
DMD53 – Low and Zero Carbon Technology
DMD 58 – Water Efficiency
DMD 61 – Managing Surface Water
DMD 79 – Ecological Enhancements
DMD 80 – Landscaping

Other Policy

National Planning Policy Framework (2019)
National Planning Practice Guidance
London Housing SPG (2016)
Nationally Described Space Standard (2015)

Hadleywood Neighbourhood Plan (2002-2039)

The main considerations in this case are:

- Impact on Character and Appearance of the Surrounding Area
- Impact on Neighbouring Residential Amenity
- Quality of Accommodation
- Transportation, Access and Parking
- Drainage
- Landscape and Biodiversity
- Sustainable Design and Construction

Principle of subdivision of the site to provide two detached dwellings

The National Planning Policy Framework (NPPF), Policy H1 of the London Plan and Policy CP5 of the Enfield Core Strategy (adopted November 2010) seek to ensure that new developments offer a range of housing sizes to meet housing needs.

The development would provide additional residential units to the Borough's housing stock which would actively contribute towards both the Borough specific and London-wide strategic housing. The existing property is sited on a large piece of land which is an inefficient use of the space.

The pre-application advice and subsequent previous planning approval for these two dwellings supported the principle of the subdivision of the site to provide two large dwellings.

Therefore, for the reasons stated above, the principle of development within a built up area which surroundings existing dwellings would be acceptable. However, proposal would be considered in relation to material considerations including the dwelling mix, impact on the character of the area and the attainment of appropriate scale, design, amenity space, parking provision, residential amenity and privacy, to achieve a development that integrates appropriately into its surroundings in accordance with DMD Policy 7 and other relevant policies.

Housing Mix

As the previous approval, the application proposes the replacement of an existing three-bedroom family home with 1 x 5-bed, 1 x 6-bed house.

As proposed and approved previously, the development would again, provide additional family housing units, consistent with the requirements of DMD3 and Policy 5 of the Core Strategy.

Impact on the Character of the Surrounding Area

Plot 2:

With regard to the frontage of the house facing Beech Hill Avenue and addressing the new proposed changes when compared to the previously approved scheme, previously, there was a slighter bigger gap to the boundary however, both plots still allow for a distances from

the boundary, where with Plot 2 and number 33 for example, there would still be a approx. distance of 900 mm.

Additionally, when you look at the streetscene drawing it is clear that there is no stringent building line, between the neighbours and the application site. The houses are set out in different formats and they all have different detailing with regards to the roof eaves heights, ridge height and roof design. As result of the varying design styles when taking a view of these houses from the main road, (number 33 having a Dutch barn style roof coming away from the application site) the detailing would not portray a terracing affect, this affect plays more of a role, for when the houses are of similar scale, design and detail of the houses show repeated symmetry.

In this instance this is not the case, additionally the existing house, shows a very similar design, in that the house has a single storey side and then the main house would take up the rest of the space of the application site, (please see image below).

There is also a land difference between the houses, this coupled with not being layout in a stringent line, having a similar sized gap to the boundary, excessive vegetation, varying design details and roof styles coupled with a set back from the main road.

As a result it is considered that the proposal will still maintain a strong independent detached dwelling appearance when viewed from the main road.



Above is an existing streetscene drawing showing that the single storey side extension, which is relatively at the same distance to the boundary to what has been proposed.

Plot 1:

Given that Plot 1 has previously been approved and any revised detail for this submission does not impact the detailing of this property, the same considerations the officer made for this house would remain the same. Distance between plot 1 and 2 also is at approx. 1 metre, allowing for a side access gate to be used for entering and exiting from the side of the property.

Impact on Neighbouring Residential Amenity

Daylight sunlight, Outlook, Overlooking

Given that Plot 2 from the rear will be reducing at ground floor level, it is considered from the rear harm to any of the adjoining neighbours will be avoided. Additionally, no side windows have been proposed, therefore the proposal would comply with DMD11.

This element has previously been assessed on the previous permission, and it was concluded that neither, 2a Greenbrook Avenue, 1A Greenbrook Avenue nor 33 Beech Hill

Avenue will experience any overlooking. No windows on the side flank wall serve habitable windows. The one window to an en-suite bathroom will be obscurely glazed.

Given the relationship with neighbouring properties there will be no harm caused to neighbour's daylight, sunlight, outlook or privacy. The nearest window at the front of No.33 Beech Hill Avenue is a significant distance away from proposed plot 2. This is demonstrated as a 45 degree line from the nearest habitable window, within drawing ref: 2022/1562/5.

Amenity Space

Adequate, accessible and functional amenity spaces will remain to be provided for both houses, which would comply with DMD Policy 9.

The submitted Landscape Plan shows part of the rear gardens will be delineated by hedges. A condition can be attached, to safeguard the privacy of the future occupiers.

The standard of accommodation provided and amenities of future occupiers of the proposed units.

The proposal would provide an excellent standard of accommodation far exceeding minimum standards and in terms of this detailing, this has not changed from the previously approved submission under planning ref: 21/00552/FUL.

Trees and landscaping

Refer to the Arboriculture report, which includes a tree survey, tree constraints plan and landscaping plan.

The proposal seeks to retain existing trees and would provide high quality landscaping for both dwellings.

The applicant is prepared to plant additional trees to further improve the character and appearance of the area.

Highways and cycle storage

Whilst the PTAL of this street still remains poor, each dwelling will be able to provide two car parking spaces, the applicant wants the option to have one of the the cars covered and secure, therefore one will be in the garage and the other will be left out on the driveway in front of the house. However, the maximum number of cars outlined in Policy T6.1 of the London Plan (2021) will be adhered to.

Both dwellings will continue to provide space for cycle storage for at least two cycles within each dwelling.

It should also be noted that paragraph 109 of the NPPF states: *“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”*

In this instance the proposal would not result in any highways impact which would cause serious concerns that result to impacts upon the network which are severe.

Refuse & recycling provision

Refuse and recycling will be provided at the front of the site in accordance with the council's requirements.

Energy and sustainability statement

In summary, the scheme will:

- Reduce energy consumption by targeting improved U-values, airtightness, and low energy lighting, and by installing high efficiency boilers.
- Reduce in total CO2 emissions by a minimum of 10% above Building Regulation requirements.
- The proposal dwellings will have 100% of its water supply through water meters.
- The proposal will incorporate water saving and efficiency measures that comply with Regulation 36(2)(b) of Part G 2 of the Building Regulations to ensure that a maximum of 105 litres of water is consumed per person per day.

Accessibility

The development would comply with Part M4(2) of the Building Regulations, except for the provision of a lift.

Conclusion

This site already has had an application granted planning permission for 2 x two storey detached dwellings under planning ref: 21/00552/FUL.

The proposed changes of now having a side garage (on Plot 2) will keep the frontage of the hardstanding space tidy and will continue to meet the London Plan Space Standards for a 4+ bedroom house. As a result, the proposal has been considered to be in line with Policy DMD6, DMD10 and DMD13 of the Local Plan and London Plan T6.1.

The minor changes proposed for Plot 2 only; including the removal of a window for a front central door, the rear ground floor of Plot 2 being reduced by 2 metres, a new single storey side garage and gym with maintaining a high-quality finish and will continue to sit well within the character and appearance of the area; without compromising neighbours' amenity. As a result the scheme is still in line with national and local planning policies and therefore should be recommended for approval.