

EAST AREA PLANNING SUB - COMMITTEE

7 FEBRUARY 2012

ITEM 6

REPORT OF THE ASSISTANT DIRECTOR OF PLANNING AND DEVELOPMENT MANAGEMENT

BACKGROUND PAPERS – GENERAL STATEMENT

The background papers to the reports contained in the agenda items which follow comprise the application and relevant planning history files, which may be identified by their reference numbers, and other documents where they are specified as a background paper in individual reports. These files and documents may be inspected at:

Building 4, North London Business Park
Oakleigh Road South
New Southgate
London N11 1NP

Contact Officer: Mrs V Bell, 020 8359 4672

EAST AREA PLANNING SUB - COMMITTEE

DATE: 7 February 2012

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B/04488/11

East Barnet

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1 Rosslyn Avenue, Barnet, Herts, EN4 8DH

Single storey rear extension. Single storey side extension with new basement below.

Approve Subject to Conditions

F/04698/11

West Finchley

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51 Essex Park, London, N3 1ND

Single storey side extension and conversion of garage/ store into habitable room including removal of garage door and insertion of window at front elevation to match existing.

Approve Subject to Conditions

F/04097/11

Woodhouse

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21 Woodside Grove, London, N12 8QT

Extension to the time limit for implementing planning permission (F/03696/08) granted (06/10/2008) for (Two - storey side and rear extensions. Roof extensions including rear dormer and rooflights. Conversion into 3 self-contained flats).

Approve Subject to Conditions

F/04506/11

Woodhouse

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10 Friary Way, London, N12 9PH

Formation of basement level. Demolition of existing garage to provide part single, part two-storey side extension. Single storey rear extension. Alterations to roof including rear dormer window and roof lights to front, side and rear elevations to facilitate a loft conversion. New roof to front elevation over front entrance and side extension. Increased depth of existing raised terrace and new steps.

Approve Subject to Conditions

LOCATION: 1 Rosslyn Avenue, Barnet, Herts, EN4 8DH
REFERENCE: B/04488/11 **Received:** 03 November 2011
WARD(S): East Barnet **Accepted:** 03 November 2011
Expiry: 29 December 2011

Final Revisions:

APPLICANT: Welby Ltd
PROPOSAL: Single storey rear extension. Single storey side extension with new basement below.

RECOMMENDATION: Approve Subject to Conditions

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, HD510/1001, HD510/1000, HD510/2000 rev. A, HD510/2001 rev. A, HD510/2002 rev. A.

Reason:

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

2. This development must be begun within three years from the date of this permission.

Reason:

To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.

3. The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s) unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To safeguard the visual amenities of the building and the surrounding area.

4. The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area, without the benefit of the grant of further specific permission in writing from the Local Planning Authority.

Reason:

To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.

5. The use of the extension hereby permitted shall at all times be ancillary to and occupied in conjunction with the main building and shall not at any time be occupied as a separate unit.

Reason:

To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties.

INFORMATIVE(S):

1. The reasons for this grant of planning permission or other planning related decision are as follows: -

i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (UDP) (2006).
In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1 (Character), D2 (Built Environment / Character), D5 (Outlook) and H27 (Extensions to Houses and Detached Buildings), and: Supplementary Planning Design Guidance Note No. 5 - Extensions to Houses.

Core Strategy (Submission version) 2011:
Relevant policies: CS5

Development Management Policies (Submission version)2011:
Relevant Policies: DM01.

ii) The proposal is acceptable for the following reason(s): - The proposed extension is considered to be in keeping with the scale and appearance of the property and would have an acceptable impact on the character and appearance of the street scene. The proposals would have an acceptable impact on the amenities of the adjoining residents and are in accordance with the aforementioned policies.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:
PPS1 - Delivering Sustainable Development

The Mayor's London Plan: July 2011
7.4

Relevant Unitary Development Plan Policies:
GBEnv1, GBEnv2, D1, D2, D5, H27.
Supplementary Planning Design Guidance Note No. 5 - Extensions to Houses

Core Strategy (Submission version) 2011
The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

- Loss of green space
- Increased pressure on parking
- The proposal is not much different from that which was turned down at appeal
- The basement and proposal is out of keeping with the area
- Over development - more than 50% of the garden would be developed

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site relates to an end of terrace dwelling house on Rosslyn Avenue. It occupies a corner plot at the junction with Capel Road. There is a large garden to the side of the property that currently provides relief from the built form in the area.

Proposal:

The application seeks planning permission for the erection of a side and rear extension to the property and formation of a lower ground floor level beneath the side extension.

The proposed side extension would be 4.4m wide and flush with the front wall of the property. It would have a total depth of 9.8m involving a 3m deep projection beyond the main rear wall forming the rear extension. The rear extension would be built up to the boundary of the site with the attached property and would have a total width of 10.3m. A crown roof is proposed and total height would reach 3.4m with the eaves reaching a height of 2.5m. It would be set back 2.775m from the site boundary with Capel Road.

The side extension would incorporate a semi-basement level of accommodation. No lightwells are required as floor to ceiling heights have been minimised and natural light is provided through low level windows on the flank and part rear elevation of the extension. There is a separate side entrance door into the extension but the use is stated to be ancillary and in connection with the main dwelling house.

Planning Considerations:

The proposed extension is considered to have an acceptable impact on the character and appearance of the host property and general street scene. The property is located on a prominent and open corner with the existing flank wall in line with the regular return building line on Capel Road. Notwithstanding this established pattern of development, as the extension is limited to single storey height it is not considered to disrupt the openness of this corner to such a degree that would be considered harmful to the character or appearance of the street scene.

A previous application on the site sought planning permission for the erection of a new dwelling on the land adjoining and attached to No. 1. This proposal was refused by the LPA and was subsequently dismissed at appeal as it was considered that the extent of the projection across the corner would appear obtrusive due to its projection beyond the front building line of properties on Capel Road and would obstruct views of the line of houses which was considered to detrimentally interfere with the defining characteristics of the street scene. As the current proposal is for a single storey extension to the side which is of a lesser width than the previously proposed dwelling, it is considered to have a considerably lesser impact on the character and appearance of the street scene and visual amenities of the locality.

The proposed extension would incorporate a semi-basement level of accommodation and as such low level windows are proposed on the flank and rear elevations of the extension to provide light to the lower-ground floor rooms. The extension would therefore appear as a single storey extension to the property which is considered to be in keeping with the scale, design and appearance of the host property having an acceptable impact on the character and appearance of the street scene.

The proposed extension would be sited up to the boundary with the attached property, No. 3 Rosslyn Avenue. At the height and depth proposed it is not considered that the proposed extension would be significantly detrimental to the outlook or level of light or amenity currently enjoyed by these adjoining residents. The proposals have been amended during the course of the application and the design and height of the extension has been reduced so as to minimise any potentially adverse impacts from the development on the adjoining residents. It has also been reduced in width, setting back and greater distance from the Capel Road boundary.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Generally addressed above. Additional comments below:

- The proposal is for an extension to the dwelling house and a condition has been imposed to ensure it is used in conjunction with the main house and not used as a separate dwelling.
- The development is not considered to result in a loss of privacy to adjoining residents.
- Structural matters are not material planning considerations.
- The development is not within a flood risk zone and is not considered to result in an increase in flooding in the local area.
- The proposed extension would serve a single family dwelling and is not reasonably considered to result in undue pressure on local services.
- The proposed extension is considered to respect the scale and proportions of development in the general locality and would not be considered as overdevelopment of the site or an undue pressure on parking in the vicinity of the site.

4. EQUALITIES AND DIVERSITY ISSUES

The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

The proposals are considered to have an acceptable impact on the character and appearance of the street scene and amenities of adjoining residents. Approval subject to conditions is therefore recommended.

SITE LOCATION PLAN: 1 Rosslyn Avenue, Barnet, Herts, EN4 8DH

REFERENCE: B/04488/11



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LOCATION: 51 Essex Park, London, N3 1ND

REFERENCE: F/04698/11

Received: 21 November 2011

Accepted: 23 November 2011

WARD(S): West Finchley

Expiry: 18 January 2012

Final Revisions:

APPLICANT: Mr Cheem

PROPOSAL: Single storey side extension and conversion of garage/ store into habitable room including removal of garage door and insertion of window at front elevation to match existing.

RECOMMENDATION: Approve Subject to Conditions

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Site and Location Plan; Block Plan; Plan No's: 01; 02; 03.

Reason:

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

2. This development must be begun within three years from the date of this permission.

Reason:

To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.

3. The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s) unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To safeguard the visual amenities of the building and the surrounding area.

4. Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no door or windows, other than those expressly authorised by this permission, shall be placed at any time in the side elevation, of the extension hereby approved, facing No. 105 Wentworth Avenue without the prior specific permission of the Local Planning Authority.

Reason:

To safeguard the privacy and amenities of occupiers of adjoining residential properties.

INFORMATIVE(S):

1. The reasons for this grant of planning permission or other planning related decision are as follows: -

i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (UDP) (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006):

GBEnv1, GBEnv2, D1, D2, D4, D5, H27 and Barnet Design Guidance Note No. 5 – Extensions to Houses.

Core Strategy (Submission version) 2011:

Relevant policies: CS5.

Development Management Policies (Submission version)2011:

Relevant Policies: DM01, DM02.

ii) The proposal is acceptable for the following reason(s): -

The proposal would comply with the Council policies that seek to preserve the characters of areas and individual properties. Consideration has been given to the impact of the extension on neighbouring occupiers and it is considered that this extension will not harm the amenity of neighbouring occupiers.

1. MATERIAL CONSIDERATIONS

Relevant Unitary Development Plan Policies:

Adopted Barnet UDP (2006): GBEnv1, GBEnv2, D1, D2, D4, D5, H27.

Supplementary Planning Guidance:

Barnet Design Guidance Note 5 – Extensions to Houses.

Core Strategy (Submission Version) 2011:

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

Relevant Core Strategy Policies:

The Development Management Policies document provides the borough wide planning policies that implement the Core Strategy. These policies will be used for day-to-day decision making.

The Council submitted its LDF Development Management Policies Submission Stage document in September 2011. Therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Development Management Policies:

CS5, DM01, DM02.

Relevant Planning History:

Application:	Planning	Number:	F/04692/11
Validated:	28/11/2011	Type:	192
Status:	DEC	Date:	01/12/2011
Summary:	LW	Case Officer:	Denisse Celi
Description:	Extension to roof including hip to gable, rear dormer, insertion of 2no windows at side elevation and 3no front rooflights to facilitate a loft conversion.		

Consultations and Views Expressed:

Neighbours Consulted:	6	Replies:	2
Neighbours Wishing To Speak	0		

2 letters were received including one which is co-signed bringing the total number of objections to 3.

The objections raised may be summarised as follows:

- Having a large wall directly in front of kitchen windows will be very overpowering and oppressive.
 - Loss of light with a feeling of a lack of space and air.
 - There would be only just over 2m between window and side wall.
 - Overdevelopment of application site with loft conversion.
 - Neighbouring property maybe affected by the extra weight and perhaps cause subsidence as these house are built on clay soil.
 - Proposal entails the removable of a load bearing wall.

Internal /Other Consultations:

- London Underground - Infrastructure Protection - No objections

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is a residential semi-detached property on Essex Park. The site falls within the West Finchley ward and is outside any of the Borough's Conservation Areas. Essex Park is part of a residential street where a number of properties have had alterations. The property has an 'L' Shape footprint.

Proposal:

The proposal is for a single storey side extension with conversion of garage into habitable room with insertion of a window. The single storey side extension will in-fill the 'L' Shape footprint.

Planning Considerations:

Council's policies and guidelines in respect of extensions to residential properties seek to ensure that they respect the scale, character and design of any building on which they are to be placed and are compatible with the character of the locality. Extensions will not be permitted if they do not have regard to the amenities enjoyed by neighbours.

In account of this, the principle of the single storey side extension is considered acceptable. The proposal would comply with Council policies that seek to preserve the amenities of neighbouring occupiers. The design, size and projection of the proposed extension is such that it would not have an adverse impact on the residential and visual amenities of the neighbouring occupiers.

As the proposal is to in-fill the 'L' Shape footprint, the proposed single storey side extension will not be visible from the rear windows of the immediate neighbouring No. 53 Essex Park. The neighbouring property does not have an L-shape profile at the rear of their house, and as such no loss of amenity in terms of increased sense of enclosure would be caused by the development.

In regard to No. 105 Wentworth Avenue, the neighbouring property has obscured glass windows on their side elevation and thus the proposal will not cause loss of light, privacy or a sense of enclosure. Thus, it is considered that there will be minimal impact to the amenities of neighbouring occupiers.

The proposed window for the conversion of the garage into a habitable room would result in subordinate addition to the application site, in keeping with the character and appearance of the property, street scene and wider area. Following the garage conversion the property would still comply with Council Policies in respect of off-street parking.

The proposed development respects the proportions of the existing house. It is not considered that the extension is overbearing or unduly obtrusive and therefore there would not be any significant impact on privacy, loss of light, loss of outlook or overbearing in relation to neighbouring properties. As such, policies in Barnet's UDP would be complied with, in particular D2 in respecting its character and appearance, D5 in '*allowing for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users*' and H27 as it has no significant effect on the amenity of neighbouring occupiers.

3. COMMENTS ON GROUNDS OF OBJECTIONS

It is considered that the planning related concerns raised on this application were not sufficient to constitute a reason for refusal and the objections have been covered in the above appraisal.

4. EQUALITIES AND DIVERSITY ISSUES

The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

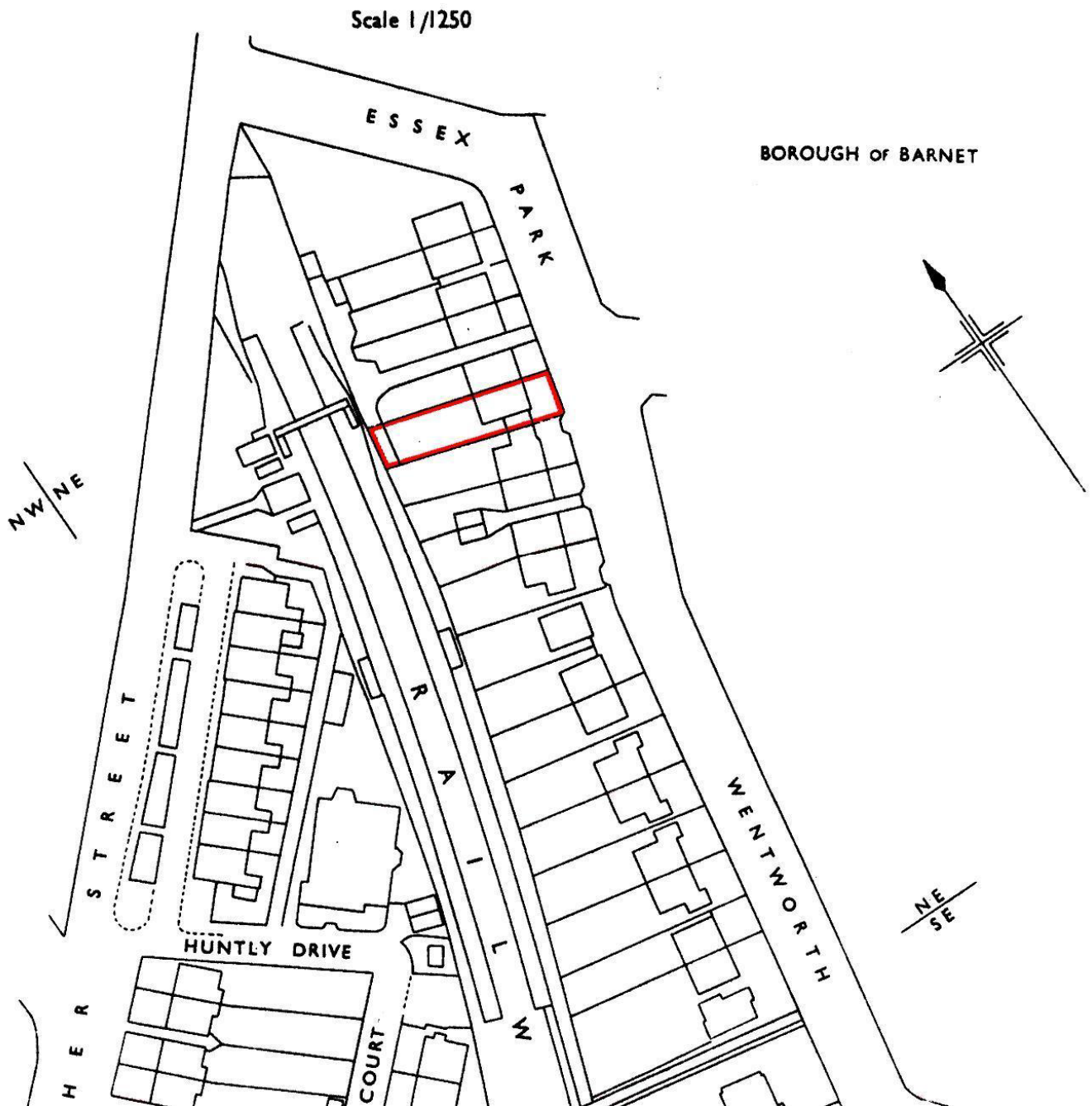
5. CONCLUSION

The proposal would comply with the Council policies which seek to preserve the characters of areas and individual properties. Consideration has been given to the impact of the proposal on adjoining occupiers and is considered that this proposal will not have a significantly detrimental impact on the amenities of neighbouring occupiers.

It is therefore recommended that the application be **APPROVED**.

SITE LOCATION PLAN: 51 Essex Park, London, N3 1ND

REFERENCE: F/04698/11



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LOCATION: 21 Woodside Grove, London, N12 8QT

REFERENCE: F/04097/11

Received: 04 October 2011

Accepted: 07 November 2011

WARD(S): Woodhouse

Expiry: 02 January 2012

Final Revisions:

APPLICANT: Mr Alexander Torun-Shaw

PROPOSAL: Extension to the time limit for implementing planning permission (F/03696/08) granted (06/10/2008) for (Two - storey side and rear extensions. Roof extensions including rear dormer and rooflights. Conversion into 3 self-contained flats).

RECOMMENDATION: Approve Subject to Conditions

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Drawings: No. 3, Existing elevations dated May 2008, a site plan, Location Plan Rev: A received 25 November 2008 and a design and access statement.

Reason:

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

2. This development must be begun within three years from the date of this permission.

Reason:

To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.

3. The materials to be used in the construction of the external surfaces of the building(s) shall match those used in the existing building(s).

Reason:

To safeguard the visual amenities of the building and the surrounding area.

4. Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

Reason:

To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.

5. The proposed roof lights in the side elevation facing 23 and 25 Woodside Grove and the first floor bathroom window on the front elevation shall be glazed with obscure glass only and shall be permanently retained as such thereafter.

Reason:

To safeguard the privacy and amenities of occupiers of adjoining residential properties.

6. Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order), the following operation(s) shall not be undertaken without the prior specific permission of the Local Planning Authority.

No windows shall be inserted into the side elevation facing 28 Highwood Avenue.

Reason:

To protect the amenities of the adjoining occupiers.

7. Prior to the occupation of the units, copies of Pre-completion Sound Insulation Test Certificates shall be submitted to the Local Planning Authority, confirming compliance with Requirement E of the Building Regulations 2010 (or any subsequent amendment in force at the time of implementation of the permission).

Reason:

To protect the amenities of future and neighbouring residential occupiers.

8. No development shall take place until details of the arrangements to meet the obligation for education, health and library facilities and the associated monitoring costs have been submitted to and approved in writing by the local planning authority.

Reason:

To ensure the proper planning of the area and to comply with policies CS2, CS8, CS13, IMP1 and IMP2 of the adopted Unitary Development Plan and the adopted Supplementary Planning Documents "Contributions to Education", "Contributions to Health Facilities", "Contributions to Libraries" and "Planning Obligations".

9. The proposed parking spaces shall be provided in accordance with the plans hereby approved and shall not thereafter be used for any purpose other than for the parking associated with the development unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that adequate and satisfactory provision is made for the parking of vehicles in the interests of pedestrian and highway safety and the free flow of traffic in accordance with Policies M11, M13 and M14 of the London Borough of Barnet Adopted Unitary Development Plan 2006.

10. A scheme of hard and soft landscaping, including details of existing trees to be retained, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.

Reason:

To ensure a satisfactory appearance to the development.

11. All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

Reason:

To ensure a satisfactory appearance to the development.

12. Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason:

To ensure a satisfactory appearance to the development.

13. Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order), no windows shall be inserted into the new extensions hereby approved without the prior specific permission of the Local Planning Authority.

Reason:

To protect the privacy and amenity of the adjoining property.

INFORMATIVE(S):

1. The reasons for this grant of planning permission or other planning related decision are as follows: -

i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (UDP) (2006).

In particular the following policies are relevant: PPS1

Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2, D3, D4, D5, D6, D11, M13, M14, H2, H16, H17, H18, CS2, CS8, IMP1 and IMP2 of the Adopted Barnet Unitary Development Plan (2006).

Core Strategy (Submission version) 2011:

Relevant policies: CS4 and CS5

Development Management Policies (Submission version)2011:

Relevant Policies: DM01, DM02, DM14 and DM15.

ii) The proposal is acceptable for the following reason(s): - The proposal meets the requirements of the UDP and would be in keeping with Council Policies and Design Guidance that seek to preserve the amenities of neighbouring occupiers and will not prejudice highway safety or convenience. The size and design of the proposed extensions are in keeping with the existing building and with the area.

- 2 In case if any modification is proposed to the existing access of the public highway then it will be subject to a detailed investigation by the Highways Group. The proposed modification works including relocation of any existing street furniture would need to be done by the Highway Authority at the applicant's expense. You may obtain advice and an estimate for this and any associated work on public highway from the Chief Highways Officer, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements: PPS1

Relevant Unitary Development Plan Policies: GBEnv1, GBEnv2, D1, D2, D3, D4, D5, D6, D11, M13, M14, H2, H16, H17, H18, H23, CS2, CS8, IMP1 and IMP2 of the Adopted Barnet Unitary Development Plan (2006).

Core Strategy (Submission version) 2011

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council submitted its LDF Core Strategy Submission Stage document in August 2011. Therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS4 and CS5

The Development Management Policies document provides the borough wide planning policies that implement the Core Strategy. These policies will be used for day-to-day decision making.

The Council submitted its LDF Development Management Policies Submission Stage document in September 2011. Therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Development Management Policies: DM01 and DM02

Relevant Planning History:

Application: Planning
Validated: 09/06/2008
Status: DEC
Summary: REF
Description: Conversion of house into 3 self contained flats. Associated works to include two storey side and two storey rear extensions. Single storey rear conservatory. Alterations to roof to facilitate a loft conversion.

Number: F/01380/08
Type: APF
Date: 04/08/2008
Case Officer: Alissa Fawcett

Application: Planning
Validated: 06/10/2008
Status: DEC
Summary: APC
Description: Two storey side and rear extensions. Roof extensions including rear dormer and rooflights. Conversion into 3 self-contained flats.

Number: F/03696/08
Type: APF
Date: 17/12/2008
Case Officer: David Campbell

Consultations and Views Expressed:

Neighbours Consulted: 146
Neighbours Wishing To 0
Speak

Replies: 8

The 7 objections (1 letter has been signed by 4 residents) raised may be summarised as follows:

- Parking is already contained in the area.
- The proposals will cause loss of privacy and restrict light to neighbouring properties.
- The proposals would be out of character with the area.
- Three flats represent overdevelopment of the site, and should only be for two self contained flats.
- The amount of refuse storage proposed is unacceptable.
- The applicants have not committed to building out their previous consent
- There are no details on the website.

One other letter raising no objection has also been received.

Internal /Other Consultations:

- Highways - F&GG, Development Team - No objections

Date of Site Notice: 17 November 2011

2. PLANNING APPRAISAL

Site Description and Surroundings: The site is a semi-detached single family dwellinghouse located in a residential area of the Woodhouse ward. There is a footpath which separates 21 Woodside Grove from the adjoining 23 and 25 Woodside Grove. The site does not fall within a conservation area.

Proposal: The application seeks consent for two storey side and rear extension, roof extensions including a rear dormer and roof lights to facilitate a conversion into 3 flats. The proposals are identical to those approved under F/03696/08.

Planning Considerations:

There is not considered to be any change of policy since the previous approval was granted at the Finchley and Golders Green Area Sub Committee on 15th December 2008, which would justify refusing the application. The EIP Hearing Sessions into the Core Strategy and Development Management Policies DPDs ended on 14th December 2011. The council expects to receive the Inspector's report in mid March. It is not considered that the application could be refused on the basis of the new Development Management policies or the Core Strategy.

There are therefore no objections to the application. The previous report was as follows:

The proposed ground floor rear extension will project 3m from the rear of the property and will be 2.2m from the boundary with 19 Woodside Grove. The proposed first floor extension will also be 2.2m from the boundary but will not extend the full width of the ground floor extension. The two storey side extension has been set down lower than the main roof of the house, and has been set back from the front elevation so that it conforms to the council's guidance notes. The extension will be 0.8m from the boundary, but as this adjoins a footpath, it is not considered that any loss of amenity will be caused. It is not considered that the proposed extensions will lead to any loss of amenity or appear overbearing to the neighbouring properties.

The proposed dormer window is considered to be an acceptable addition to the dwelling house, as it meets the criteria set out in the Council's Design Guidance Note No. 5 - Extensions to Houses, which suggests that "dormer windows should be subordinate features in the roof and should not occupy more than half width or depth of the roof slope". It is considered that the dormer window conforms to these guidance notes.

The internal 'stacking' arrangements within the property are also acceptable, and it is not considered that this will cause any loss of amenity to future occupiers of the flats

The Council's Highways Team have no objections to the scheme on highways grounds and are therefore satisfied that the proposed parking scheme is acceptable.

There are also no objections to the principle of converting the property into 3 flats on the site, and it is not considered that this will harm the amenities of neighbouring properties or the character of the surrounding area.

Conditions have been recommended that seek to further protect the amenities of the neighbours such as obscure glazing to new side and front windows and a condition preventing other side windows being inserted into the flank walls. Conditions have also been recommended that seek to protect the character and appearance of the existing buildings through a matching materials condition.

It is considered that the application will not give rise to any loss of amenity to any neighbouring property, or harm the appearance of the building, the surrounding area and the character of the street scene.

3. COMMENTS ON GROUNDS OF OBJECTIONS

The objections received can be summarised into the following groups:

1. Parking is already constrained in the area.
2. The proposals will cause loss of privacy and restrict light to neighbouring properties.
3. The proposals would be out of character with the area.
4. Three flats represent overdevelopment of the site, and should only be for two self contained flats.
5. The amount of refuse storage proposed is unacceptable.
6. The applicants have not built their previous consent.
7. 7. There are no documents available on the website.

Point 1 has been addressed by the Highways Group which have confirmed that the proposals are acceptable on highways grounds, including the amount of proposed parking.

In relation to points 2 and 3 it is considered that the division of the property into flats would not cause any demonstrable harm to the character of the area or the amenities of adjoining occupiers and it is considered that, as conditioned, the proposals would be acceptable. It is also considered that the proposed extensions conform to the council's design guidance note and therefore it is not considered that any significant loss of amenity to neighbouring properties will be generated by the development.

In response to point 4, the proposed accommodation conforms to the Council's policies and guidance notes on the amount of space needed for self contained flats, and therefore the application is considered to be acceptable on these grounds.

In response to point 5, it is considered that the amount of refuse storage proposed is acceptable.

In response to point 6, it is not unusual for applications to expire and for applicants to apply for an extension of time. The application could not be refused on this basis.

In response to point 7, the documents are available online under reference F/03696/08 which was the original application.

4. EQUALITIES AND DIVERSITY ISSUES

The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

The proposal meets the requirements of the UDP and would be in keeping with Council Policies and Design Guidance that seek to preserve the amenities of neighbouring occupiers and will not prejudice highway safety or convenience. The size and design of the proposed extensions are in keeping with the existing building and with the area.

It is therefore recommended that the application be **APPROVED**.

SITE LOCATION PLAN: 21 Woodside Grove, London, N12 8QT

REFERENCE: F/04097/11



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LOCATION: 10 Friary Way, London, N12 9PH

REFERENCE: F/04506/11

Received: 04 November 2011

Accepted: 23 November 2011

WARD(S): Woodhouse

Expiry: 18 January 2012

Final Revisions:

APPLICANT: Mr A Rusta

PROPOSAL: Formation of basement level. Demolition of existing garage to provide part single, part two-storey side extension. Single storey rear extension. Alterations to roof including rear dormer window and roof lights to front, side and rear elevations to facilitate a loft conversion. New roof to front elevation over front entrance and side extension. Increased depth of existing raised terrace and new steps.

RECOMMENDATION: Approve Subject to Conditions

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 390511.

Reason:

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

2. This development must be begun within three years from the date of this permission.

Reason:

To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.

3. The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s) unless otherwise agreed in writing by the local planning authority.

Reason:

To safeguard the visual amenities of the building and the surrounding area.

4. The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area, without the benefit of the grant of further specific permission in writing from the Local Planning Authority.

Reason:

To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.

5. Before the building hereby permitted is occupied the proposed window(s) in the side elevation facing 8 Friary Way shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To safeguard the privacy and amenities of occupiers of adjoining residential properties.

6. The use of the extension hereby permitted shall at all times be ancillary to and occupied in conjunction with the main building and shall not at any time be occupied as a separate unit.

Reason:

To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties.

7. Before the development hereby permitted is occupied the proposed parking space in the forecourt of the property shall be retained and shall be used only as agreed and not be used for any purpose other than the parking and turning of vehicles in connection with approved development.

Reason:

To ensure that the free flow of traffic and highway and pedestrian safety on the adjoining highway is not prejudiced in accordance with Policies M8 and M14 of the London Borough of Barnet Adopted Unitary Development Plan 2006.

INFORMATIVE(S):

1. The reasons for this grant of planning permission or other planning related decision are as follows: -

i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (UDP) (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2, D5, H27.

Design Guidance Note 5- Extensions to Houses.

Core Strategy (Submission version) 2011:

Relevant policies: CS5

Development Management Policies (Submission version)2011:

Relevant Policies: DM01, DM02.

ii) The proposal is acceptable for the following reason(s): -

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, this proposal complies

with the Adopted Barnet UDP policies and would be in keeping with the character and appearance of the surrounding area. It is not considered to have a detrimental impact on the residential amenities of neighbouring occupiers.

2. Any highway approval as part of the planning process for the alteration to the existing crossovers or new crossovers will be subject to detailed survey by the Crossover Team in Environment and Operations Directorate as part of the application for crossover under Highways Act 1980. Removal or relocation of any existing street furniture or alteration to road markings or Controlled Parking Bays would be subject to public consultations and would be done at the applicant's expense, under a rechargeable works agreement, by the Council's term contractor for Highway Works.

In the case where a highway tree is present in the vicinity of the proposed access road or a crossover for the development the final approval would be subject to the detailed assessment carried out by the Highways Crossover Team as part of the crossover application. The outcome of this assessment cannot be prejudged. Information on application for a crossover could be obtained from London Borough of Barnet, Crossover Team, Environment and Operations Directorate, NLBP, Building 4, 2nd Floor, Oakleigh Road South,

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:
PPS1

The Mayor's London Plan: July 2011

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

Relevant Unitary Development Plan Policies:

GBEnv1, GBEnv2, D1, D2, D5, H27.

Design Guidance Note 5- Extensions to Houses.

Core Strategy (Submission version) 2011

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other

factors that make places attractive and distinctive as well as sustainable and successful.

The Council submitted its LDF Core Strategy Submission Stage document in August 2011. Therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies:
CS5

The Development Management Policies document provides the borough wide planning policies that implement the Core Strategy. These policies will be used for day-to-day decision making.

The Council submitted its LDF Development Management Policies Submission Stage document in September 2011. Therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Development Management Policies:
DM01, DM02.

Relevant Planning History:
None relevant.

Consultations and Views Expressed:

Neighbours Consulted: 7
Neighbours Wishing To 3
Speak

Replies: 8 (2 comments)

The objections raised may be summarised as follows:

- Out of keeping with the special character of the area in terms of both architectural detail and size.
- Scale of proposal would triple the property in size and would result in a house which is out of proportion.
- Higher density occupation on small road along with associated cars/parking problems, increase in noise and pollution, additional rubbish bins and extra strain on drainage system.
- Double storey side extension in a modern building with materials which would clash incongruously.
- Ruin harmony of the street view.
- Severe disruption to neighbourhood during building works.
- Rear extension leaves no gap to the boundary.
- Sewage.
- Take away garage and part of a driveway in a road increasingly congested by cars parked on the street.
- Loss of amenity: loss of privacy, increased sense of enclosure, reduction in daylight, loss of views.
- Not appropriate to a semi-detached property.
- Loss of symmetry with neighbouring property.

Internal /Other Consultations:

- Traffic and Development (F&GG) - No objections.

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application property is a semi detached dwelling located in the Woodhouse ward. The property is in a predominately residential location and does not fall within a conservation area.

Proposal:

The application relates to the formation of basement level. Demolition of existing garage to provide part single, part two-storey side extension. Single storey rear extension. Alterations to roof including rear dormer window and roof lights to front, side and rear elevations to facilitate a loft conversion. New roof over existing front entrance extending over the side extension. Increased depth of existing raised terrace and new steps.

Planning Considerations:

Since the initial submission, the proposal has been amended removing the front extension from the application, setting the first floor side extension back from the front building line to 0.8m and reducing the height of the roof over the proposed side extension.

The proposed two storey side extension and ground and lower ground floor rear extension would comply with Council Policies that seek to preserve the character of areas and individual properties. The design, size, height and siting of the extension is such that it would not have a detrimental impact on the character of either the host property or the surrounding area. The site is considered large enough to accommodate the extension without resulting in overdevelopment. The proposed extensions have been designed to harmonise with the host property.

The design of the two storey side element of the extension is such that it would not look out of scale or unduly bulky and would appear as a subordinate feature. The roof of the extension will be pitched and set lower than the main roof, therefore being appreciably below the ridge of the main roof of the property. Both the ground and first floor of the side extension have been set in from the boundary by 1m, this is in compliance with council guidance

The first floor of the side extension will be set 0.8m from the front building line further ensuring that the proposal appears as a subordinate addition to the host property and reduces the visual impact on the streetscene.

Extensions will not be permitted if they do not have regard for the amenities of the neighbours. The ground floor element of the rear extension will measure 3.5m deep along the boundary with 12 Friary Way. This complies with council guidance that indicates that 'single storey rear extensions to the original house projecting up to a maximum of 3.5 metres in depth along the boundary with a property will normally be acceptable.' The neighbouring property has an extension of approximately 2m deep extension which further mitigates any concerns of a loss of amenity to neighbouring residential occupiers.

In relation to the neighbouring property no.8 Friary Way the ground floor rear extension which integrates into the proposed side extension will not result in any loss of amenity due to the depth and height of the extension and the distance maintained between the two properties.

The proposed side extension is not considered to result in any harm to the neighbouring residential occupiers. At ground floor level the side extension is set further away from the neighbouring property no.8 than the existing garage element which runs along the boundary to the full depth of the property, therefore the ground floor element of the proposal will not result in any changes to amenity issues than currently exist. At first floor level a distance of 1m is maintained between the extension and the common boundary, and whilst it is acknowledged that there are first floor side windows in the neighbouring property given the distance between these and the proposed extension and the fact that none of the windows are principal windows of a habitable room it is not considered that the proposal is harmful to the neighbouring residents. The windows in the side elevation of the proposed extension will serve the stairway and a condition has been imposed on the application to ensure these are obscure glazed to further mitigate any concerns of a loss of amenity to the neighbouring property. The proposed increase in the raised terrace is considered to be acceptable and does not give rise to any appreciable loss of amenity.

The proposed basement will follow the extended footprint of the property and would not result in any loss of amenity to the neighbouring properties.

The roof over the front entrance and side extension is considered to be an acceptable addition that would not interrupt the character of the host property or the character of the surrounding properties to an unacceptable degree.

The application also comprises of extensions to the roof by virtue of a rear dormer window and rooflight windows in the rear and front roof slopes. The proposed dormer complies with council guidance that indicates that dormers should occupy half the width and half the depth of the original roof slope and be centrally located leaving clear roof slope above and below. The rear dormer will not result in any direct overlooking to the surrounding properties.

The proposed development respects the proportions of the existing house. It is not considered that the extension is overbearing or unduly obtrusive and therefore there would not be any significant impact on privacy, loss of light, loss of outlook or overbearing in relation to neighbouring properties. As such, policies in Barnet's UDP would be complied with, in particular D2 in respecting its character and appearance, D5 in '*allowing for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users*' and H27 as it has no significant effect on the amenity of neighbouring occupiers.

The traffic and development team have reviewed the application and consider the proposal acceptable on highways grounds subject to conditions and informatives.

3. COMMENTS ON GROUNDS OF OBJECTIONS

All planning related matters are considered to be covered in the above appraisal.

4. EQUALITIES AND DIVERSITY ISSUES

The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, this proposal complies with the Adopted Barnet UDP policies and would be in keeping with the character and appearance of the surrounding area. It is not considered to have a detrimental impact on the residential amenities of neighbouring occupiers. The application is recommended for **APPROVAL**.

SITE LOCATION PLAN: 10 Friary Way, London, N12 9PH

REFERENCE: F/04506/11



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