

<u>MEETING</u> WEST AREA PLANNING SUB-COMMITTEE
<u>DATE AND TIME</u> Thursday 01 December 2011 AT 7.00PM
<u>VENUE</u> HENDON TOWN HALL, THE BURROUGHS, HENDON NW4 4BG

TO: MEMBERS OF THE COMMITTEE (Quorum 3)

Chairman: Councillor Maureen Braun
Vice Chairman: Councillor Eva Greenspan

Councillors:

Jack Cohen	Melvin Cohen	Claire Farrier	Sury Khatri
John Marshall	Hugh Rayner	Gill Sergeant	Agnes Slocombe
Darrel Yawitch			

Ward Substitute Members:

Alex Brodkin	Tom Davey	Andrew Harper	Helena Hart
Geoffrey Johnson	Julie Johnson	Graham Old	Lord Palmer
Brian Schama	Mark Shooter	Reuben Thompstone	

You are requested to attend the above meeting for which an agenda is attached.
Aysen Giritli – Head of Governance

Governance Services contact: Paul Frost 020 8359 2205
Media Relations contact: Sue Cocker 020 8359 7039

To view agenda papers on the website: <http://committeepapers.barnet.gov.uk/democracy>

CORPORATE GOVERNANCE DIRECTORATE

ORDER OF BUSINESS

Item No.	Title of Report	Pages
1.	MINUTES	-
2.	ABSENCE OF MEMBERS	-
3.	DECLARATION OF MEMBERS' PERSONAL AND PREJUDICIAL INTERESTS	-
4.	PUBLIC QUESTION TIME (If any)	-
5.	MEMBERS' ITEMS (If any)	-
6.	Applications for Planning Permission and Consent under the Advertisements Regulations	1 – 55
7.	ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT	

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LONDON BOROUGH OF BARNET

West Area Planning Sub-Committee

Thursday 01 December 2011

Agenda Item No. 6

Report of the Assistant Director of Planning & 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:

Hendon Area Planning Team
North London Business Park
Oakleigh Road South
London
N11 1NP

Contact Officer: Mrs V Bell, 020 8359 4672

H/03788/11

Edgware

Page 1 – 6

6 Broadfields Avenue, Edgware, Middx, HA8 8PG

Single storey side extension. Roof extension including front dormer window to facilitate a loft conversion.

Approve Subject to Conditions

F/03597/11

Golders Green

Page 7 – 19

R/o 138 Clitterhouse Road, London, NW2 1DN

Erection of a two storey detached building together with an integral garage at the rear following demolition of existing shed and garage.

Approve Subject to Conditions

H/03403/11

Hale

Page 20 – 25

Flat 10, Linden Court, 1-3 Selvage Lane, London, NW7 3SR

Alteration to roof including dormer window to side and front elevation to facilitate a loft conversion for flat.

Approve Subject to Conditions

H/03657/11

Hale

Page 26 – 30

122 Warwick Avenue, Edgware, Middx, HA8 8UL

Retention of single storey building in rear garden.

Approve Subject to Conditions

H/03374/11

Hendon

Page 31 – 35

42 Tenterden Gardens, London, NW4 1TE

Two storey side extension and part single, part two-storey rear extensions.

Approve Subject to Conditions

H/03719/11

Hendon

Page 36 – 40

17 Downage, London, NW4 1AS

Part single part two storey rear extension. Roof extension including rooflights to the front, sides and rear elevations.

Approve Subject to Conditions

H/03732/11

Hendon

Page 41 – 46

3A Sunny Gardens Road, London, NW4 1SL

Retention of a single storey detached building in the rear garden.

Approve Subject to Conditions

H/03980/11

Hendon

Page 47 – 55

Winsford Court, 11 Tenterden Grove, London, NW4 1SX

Construction of new bin store to replace existing.

Approve Subject to Conditions

LOCATION: 6 Broadfields Avenue, Edgware, Middx, HA8 8PG
REFERENCE: H/03788/11

Received: 06 September 2011

Accepted: 12 September 2011

WARD(S): Edgware

Expiry: 07 November 2011

Final Revisions:

APPLICANT: Mr Yawitch

PROPOSAL: Single storey side extension. Roof extension including front dormer window to facilitate a loft conversion.

RECOMMENDATION: Approve Subject to Conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plans: BROA6/PL/1 rev A, (date received 12-Sep-2011). site location plan

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 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, other than those expressly authorised by this permission, shall be placed at any time in the flank elevation(s), of the extension(s) hereby approved, facing No.8 Broadfields 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, D1, D2, D5, H27.

Supplementary Design Guidance Note 5: Extensions to Houses

Core Strategy (Publication Stage) 2010:

Relevant policies: CS5

ii) The proposal is acceptable for the following reason(s): - The proposed development is considered to have an acceptable impact on the character and appearance of the property and would be in keeping with the established appearance of neighbouring properties along Broadfields Avenue. It is not considered to have an adverse impact on the residential or visual amenities of the neighbouring occupiers and would be in accordance with the aforementioned policies.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

PPS1

The Mayor's London Plan: July 2011

Various

Relevant Unitary Development Plan Policies:

GBEnv1, D1, D2, D5, H27.

Supplementary Design Guidance Note 5: Extensions to Houses

Core Strategy (Publication Stage) 2010

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 published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies:

CS5

Relevant Planning History:

Site Address: 6 Broadfields Avenue, Edgware, Middx, HA8 8PG
Application Number: H/03767/11
Application Type: Section 192
Decision: Lawful Development
Decision Date: 22/09/2011
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Single storey rear extension. Alterations to roof including dormer at rear and hip to gable facing number 8 Broadfields Avenue to facilitate a loft conversion.**
Case Officer: Lisa Cheung

Site Address: 6 Broadfields Avenue EDGWARE Middx
Application Number: W10079
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 09/02/1993
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Single-storey side and rear extensions.**

Consultations and Views Expressed:

Neighbours Consulted: 13 Replies: 0
Neighbours Wishing To Speak 0

Application reported to committee as the applicant is a Councillor.

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site relates to a detached single family dwelling located on the eastern side of Broadfields Avenue. This road is residential in character comprised of detached dwellings, many of which have been extended in order to increase the living accommodation.

The application site is located close to the junction of Broadfields Avenue with Hale Lane and The Rise.

Proposal:

This application seeks planning permission for a single storey side extension and roof extension including front dormer window to facilitate a loft conversion.

The proposed single storey side extension would be 2.15m wide, 13.35m deep and 3m high with a flat roof (which has a slight slope). It would extend along the boundary with No.8 Broadfields Avenue.

The proposed front dormer would measure 2m wide, 1.6m deep and 2m high with a pitched roof.

Planning Considerations:

The council is committed to protecting, and where possible enhancing the character of the borough's residential areas and retaining an attractive street scene. Extensions to houses, both individually and cumulatively can have a profound effect on the appearance of neighbourhoods and of the street scene and on the amenities enjoyed by the occupiers of adjoining properties. Extensions to properties should reflect the design of the original building, have regard to the character of the area and amenity enjoyed by the neighbours. This means making sure the extension does not disrupt the neighbours' enjoyment of their own home, garden or neighbourhood.

The proposed side extension and front dormer are considered to be acceptable additions to this property and would not detract from the character and appearance of the property. The side extension would involve replacing the existing detached garage which is currently set back behind the front wall of the property. To erect a single storey side extension which would extend along the length of the property and beyond the rear wall of the property by 4m would not result in a bulky or overbearing addition. The height of the extension would be modest at 3m and overall the extension would be a subordinate addition. During the site visit numerous examples of front dormers were noted, including adjacent property No.4, 16 and 18 Broadfields Avenue. The proposed front dormer has been sensitively designed so that it would not detract from the character of the property and would accord with council guidance in respect of extensions to houses.

In terms of amenity, the proposed extensions are not considered to have an adverse impact on the residential or visual amenities of the neighbouring occupiers. The single storey side extension would extend along the boundary with No.8 who has not extended to the rear however given that the existing garage extends along the side boundary to a depth of 2.3m, therefore seeing an increase of 1.7m as a result of the proposed extension and that there is currently heavy screening along this boundary, the extension is not considered to significantly alter the existing relationship between the properties nor result in an overbearing form of development.

The proposed front dormer is not considered to result in more overlooking than what may currently exist with the first floor windows to the front. The property faces the rear garden of 27 The Rise however there is a distance of approximately 28m between the front dormer and the rear garden and this distance is considered sufficient.

3. COMMENTS ON GROUNDS OF OBJECTIONS

No objections received.

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

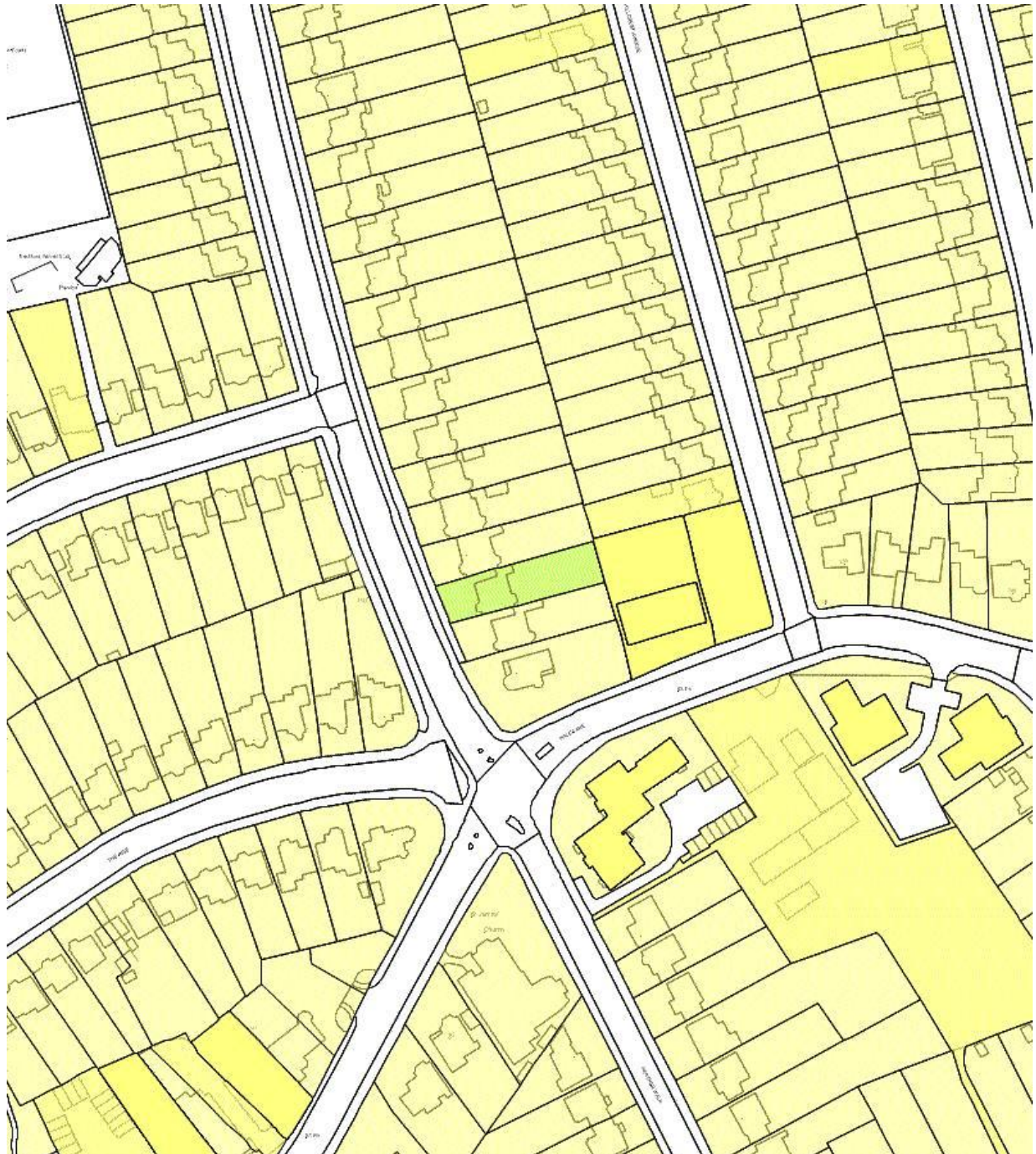
statutory equality responsibilities.

5. CONCLUSION

This application is considered to accord with council policies and guidance and is recommended for **approval** subject to conditions.

SITE LOCATION PLAN: 6 Broadfields Avenue, Edgware, Middx, HA8 8PG

REFERENCE: H/03788/11



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LOCATION: R/o 138 Clitterhouse Road, London, NW2 1DN
REFERENCE: F/03597/11 **Received:** 25 August 2011
Accepted: 25 August 2011
WARD(S): Golders Green **Expiry:** 20 October 2011
Final Revisions:
APPLICANT: Mr G Ampofo
PROPOSAL: Erection of a two storey detached building together with an integral garage at the rear following demolition of existing shed and garage.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; Design & Access Statement; 0290/00 A; 0290/01 A; 0290/02 A; 0290/03 A; 0290/04 A.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.
Reason:
To safeguard the visual amenities of the locality.
- 3 Before this development is commenced, details of the levels of the building(s), road(s) and footpath(s) in relation to adjoining land and highway(s) and any other changes proposed in the levels of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.
Reason:
To ensure that the work is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access and the amenities of adjoining occupiers and the health of any trees on the site.
- 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 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.
- 6 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.

- 7 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.

- 8 Before the development hereby permitted is occupied the parking garages shown on Plan 0290/02 A shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason:

To ensure that parking is provided in accordance with the council's standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area.

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any of Classes A, B, C, D and E of Schedule 2, Part 1 of that Order shall be carried out without the prior written permission of the Local Planning Authority.

Reason:

To ensure that the development does not prejudice the character of the locality and the enjoyment by existing and/or neighbouring occupiers of their properties.

- 10 The dwelling(s) shall achieve a Code Level 3 in accordance with the Code for Sustainable Homes Technical Guide (October 2008) (or such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a Final Code Certificate has been issued certifying that Code Level 3 has been achieved and this certificate has been submitted to and approved by the local planning authority.

Reason:

To ensure that the development is sustainable and complies with policy GSD of the adopted Unitary Development Plan (adopted 2006) and the adopted Sustainable Design and Construction Supplementary Planning Document (June 2007).

- 11 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, other than those expressly authorised by this permission, shall be placed at any time in the building approved 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 (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2, D3, D4, D5, D11, D13, H1, H2, H16, M4, M5, M11, M13, M14, CS2, CS8, CS13, IMP1 and IMP2.

Core Strategy (Publication Stage) 2010: CS4, CS5, DM01, DM06, DM14.

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.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

The determination of planning applications is made mindful of Central Government advice and the Development 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. The basic question is whether the proposal would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in the public interest.

Planning Policy Statement PPS 1 “Delivering Sustainable Development”, states at paragraph 3 that “At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone now and for future generations”. High quality inclusive design is identified as one of the key principles that should be applied to ensure that decisions taken on planning applications contribute to the delivery of sustainable development. Paragraph 13(iv) indicates that “Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted” and at para. 18 that “Planning should seek to maintain and improve the local environment.... through positive policies on issues such as design....” Further comment regarding “Design” is made at para’s 33-39.

Planning Policy Statement PPS3 “Housing” (2006), along with other Government housing policy and planning policy statements, provides the context for plan preparation in relation to housing development. Paragraphs 12-19 relate to the achievement of high quality housing. In para. 16 the matters to consider when addressing design quality include the extent to which the proposed development is well integrated with, and complements, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access. PPS3 advises at para. 49 that more intensive development is not always appropriate.

The implications of new development on transport are included within PPG13 “Transport” (2001). Paragraph 49 relates to car parking and in para. 52 it is stated that maximum parking standards should be designed to be used as part of a package of measures to promote sustainable transport choices.

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:

The statutory plan for the Borough is the Barnet UDP. This was adopted on 18 May 2006, replacing the original UDP adopted in 1991.

On 13 May 2009 the Secretary of State for Communities and Local Government issued a Direction "saving" 183 of the 234 policies within the UDP.

One overall theme that runs through the plan is 'sustainable development'. Policy GSD states that the Council will seek to ensure that development and growth within the borough is sustainable.

Relevant policies: GBEnv1, GBEnv2, D1, D2, D3, D4, D5, D11, D13, H1, H2, H16, M4, M5, M11, M13, M14, CS2, CS8, CS13, IMP1 and IMP2.

In June 2005 the Council published its "Three Strands Approach", setting out a vision and direction for future development, regeneration and planning within the Borough. The approach, which is based around the three strands of Protection, Enhancement and Growth, will protect Barnet's high quality suburbs and deliver new housing and successful sustainable communities whilst protecting employment opportunities. The second strand of the approach, "Enhancement", provides strong planning policy protection for preserving the character and openness of lower density suburbs and conservation areas. The Three Strands Approach will form the "spatial vision" that will underpin the Local Development Framework.

As part of its emerging Local Development Framework the Council has adopted (October 2006), following consultation, a Supplementary Planning Document relating to Planning Obligations. This highlights the legislation and Barnet's approach in requiring contributions from new development.

The Council has also adopted (June 2007), following public consultation, a Supplementary Planning Document "Sustainable Design and Construction". The SPD provides detailed guidance that supplements policies in the Unitary Development Plan, and sets out how sustainable development will be delivered in Barnet. Part 6 of the SPD relates to generic environmental requirements to ensure that new development within Barnet meets sufficiently high environmental and design standards.

On 21 February 2008, following public consultation, a Supplementary Planning

Document “Contributions to Education” was adopted by the Council. The SPD, which provides guidance and advice in relation to adopted planning policy to secure contributions towards education needs generated by new residential development, superseded an SPG approved in August 2000.

On 21 February 2008 the Council also adopted following public consultation, a Supplementary Planning Document “Contributions to Library Services”. The SPD covers the issues relating to the provision by the London Borough of Barnet of library and related cultural/learning facilities and the role of S106 planning obligations in achieving this. The SPD sets out the contributions that will have to be provided by developers for each proposed new unit of residential accommodation.

On 6 July 2009, following public consultation, the Council adopted a Supplementary Planning Document “Contributions to Health Facilities from Development”. The SPD provides detailed guidance that supplements policies in the Unitary Development Plan and sets out the Council’s approach to securing contributions for health facilities in order to address additional needs from new development.

Core Strategy (Publication Stage) 2010

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 published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant policies: CS4, CS5, DM01, DM06, DM14.

Relevant Planning History:

138 Clitterhouse Road, London, NW2 1DN

Application:	Planning	Number:	C/06104/B/03
Validated:	03/06/2003	Type:	192
Status:	DEC	Date:	12/09/2003
Summary:	ULW	Case Officer:	Laura Knight

Description: Loft conversion including rear dormer window.

138 Clitterhouse Road, London, NW2 1DN

Application:	Planning	Number:	C/06104/C/03
Validated:	09/07/2003	Type:	APF
Status:	DEC	Date:	15/08/2003
Summary:	APC	Case Officer:	Laura Knight
Description:	Single storey rear extension.		

138 Clitterhouse Road, London, NW2 1DN

Application:	Planning	Number:	C/06104/D/03
Validated:	23/10/2003	Type:	192
Status:	DEC	Date:	29/12/2003
Summary:	LW	Case Officer:	Laura Knight
Description:	Alterations to roof including hip to gable and rear dormer window to facilitate a loft conversion.		

138 Clitterhouse Road, London, NW2 1DN

Application:	Planning	Number:	C/06104/E/05
Validated:	14/03/2005	Type:	192
Status:	DEC	Date:	07/04/2005
Summary:	LW	Case Officer:	Laura Knight
Description:	Demolition and rebuilding of garage.		

R/o 138 Clitterhouse Road, London, NW2 1DN

Application:	Planning	Number:	C/06104/F/05
Validated:	14/10/2005	Type:	APF
Status:	DEC	Date:	09/12/2005
Summary:	REF	Case Officer:	Fabien Gaudin
Description:	Demolition of existing garage and erection of a single storey building to be used as residential unit.		

R/o 138 Clitterhouse Road, London, NW2 1DN

Application:	Planning	Number:	C/06104/G/08
Validated:	11/01/2008	Type:	APF
Status:	DEC	Date:	06/03/2008
Summary:	APC	Case Officer:	Fabien Gaudin
Description:	Erection of new garage following demolition of existing.		

R/o 138 Clitterhouse Road, London, NW2 1DN

Application:	Planning	Number:	F/03945/08
Validated:	22/10/2008	Type:	APF
Status:	APD	Date:	01/06/2009
Summary:	APC	Case Officer:	Junior C. Moka
Description:	Erection of a two storey house including rooms in the roof space and integral garage. Associated landscaping.		

Consultations and Views Expressed:

Neighbours Consulted: 40 Replies: 4

Neighbours Wishing To Speak 0

The objections raised may be summarised as follows:

- The development would set precedent in the area;
- Loss of hedgerow;
- Parking problems and highway concerns;
- Loss of light and privacy as a result of the development;
- Overdevelopment of the site.

Internal /Other Consultations:

Traffic & Development - No objection

Date of Site Notice: 08 September 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

There are rows of houses on one side of Brent Terrace with their rear yards facing the street. On the other side are the grounds of a school, the rear gardens of houses on Clitterhouse Road and a play area all set back behind a deep verge and screened by an attractive hedge and trees. At 138 Clitterhouse Road a drive cuts across the verge leading to a garage in the rear garden.

Proposal:

The proposal relates to the erection of a two storey detached building together with an integral garage at the rear following demolition of existing shed and garage. The proposed building would have an internal area of 68 sqm and outdoor amenity area of 24 sqm in the form of a front garden.

This application follows the appeal made against the decision of the Council in respect to planning application F/03945/08, dated 20 October 2008, which was refused dated 11 December 2008. This refused application was for the erection of a detached one bedroomed dwelling together with integral garage on land off Brent Terrace. It was allowed at appeal.

Planning Considerations:

The main issues are considered to be:

1. Whether harm would be caused to the character and appearance of the street scene along Brent Terrace;
2. The living conditions of future residents having regard to the provision of amenity space;
3. The living conditions of neighbours with regard to outlook;
4. Parking, Access and Vehicle Movements;
5. Whether the proposal would result in the community incurring extra educational costs that should be met by the developer;
6. Whether the proposal would increase pressures on the services provided by

- libraries incurring additional costs that should be met by the developer;
7. Whether the proposal would increase the demand for health care facilities incurring extra costs that should be met by the developer.

Proposed siting, character and appearance:

The Borough has an attractive and high quality environment that the Council wishes to protect and enhance. It is therefore considered necessary to carefully assess both the design and form of new development to ensure that it is compatible with the established character of an area that is defined by the type and size of buildings, the layout, intensity, and relationship with one another and their surroundings. Proposals involving the redevelopment of sites are required to reflect the particular character of the street in which the site is located and the scale and proportion of the buildings. The Council recognises that flat developments can make an important contribution to housing provision, in particular smaller units and that they can make more efficient use of urban land, however they normally involve an intensification of use creating more activity and can adversely affect the appearance of a street through, for example, the provision of car parking and refuse facilities, that can have an unacceptable impact on the established character of an area.

In considering view of the inspector which were... *"The size, position and design of the house, clad in timber boards, mean that it would not be unduly prominent or intrusive when seen from the street, set back and screened by the high hedge and planting in the garden. Although visible the new house would not significantly detract from the character and appearance of the street scene along Brent Terrace. As such I conclude that the development would be compliant with Policies GBEnv1, GBEnv2, D1, D2, D3, D7 and H16 of the Barnet Unitary Development Plan (UDP)."*

The Local Planning Authority doesn't consider that alteration to the position of the building now along the boundary to no. 136 (instead of the boundary to no. 140) warrant refusal as they still comply with the conclusions reached by the planning inspector.

Amenity of future occupiers:

The proposed units would provide adequate internal space and therefore comply with policies H16 of the Adopted UDP (2006) as well as the Policy 3.5 (table 3.3) of the London Plan July 2011.

Policy H16 of the Barnet Unitary Development Plan (May 2006) [UDP] states that new residential developments should harmonise with and respect the character of the area within which they are situated and should, among other matters, provide adequate levels of private garden or amenity space. UDP policy H18 sets out minimum amenity space standards.

To accord with Policy H18 the Council require private garden space for new dwellings comprising up to four habitable rooms of a minimum 40 sqm, which for houses should be provided in the form of rear gardens. The policy indicates that proposals in or near town centres may be exempt from this requirement if alternative amenities are provided.

The scheme would provide limited space to the front of the site. The amenity space proposed would fall below the level outlined in policy H18 of the UDP. However, the provision was be comparable with the standard required for a one bedroom flat. The 'usable amenity space' standards for flats:

- 5 square metres of space per habitable room.
- Rooms exceeding 20 square metres will be counted as two habitable rooms.

The Inspector views on this were... *"The garden is sufficiently wide to allow a driveway at the side of the new house and long enough to accommodate the house and leave small but adequate gardens for both houses, existing and proposed."*

Amenity of existing/future neighbouring occupiers:

One of the Councils key objectives is to improve the quality of life for people living in the Borough and therefore development that results in unacceptable harm to neighbours amenity is unlikely to be supported. Good neighbourliness is a yardstick against which proposals can be measured.

Unitary Development Plan Policies D5 seek, amongst other things, to ensure adequate outlook for occupiers adjoining new development, and that new residential developments should provide and preserve adequate residential amenity, however the policies, and the preamble in the preceding paragraphs, do not offer any guidance for assessment. It is therefore necessary for a judgement to be made by the decision maker with regard to this issue.

In considering view of the inspector which were... *"The houses on Clitterhouse Road would face the side wall of the new garages that would be about 3.65m high and clad in brick with vertical timber boarding above. The roof would slope away from the houses. The side wall would be a minimum of 12m away from the Clitterhouse Road houses. This distance, and the height and design of the development would mean that it would not be unduly prominent in the outlook from the rear of the Clitterhouse Road houses or their gardens. I conclude that the development would not significantly detract from the living conditions of neighbours with regard to outlook and would comply with UDP Policies D4, D5 and H16."*

It is not considered that alterations to the position of the building now along the boundary to no. 136 (instead of the boundary to no. 140) warrant refusal as they still comply with the conclusions reached by the planning inspector.

Parking, Access and Vehicle Movements

The proposal provides one car parking space for the new unit and one space for the existing unit. The two parking spaces at the rear of the site with turning points so vehicles can exit the site in a forward gear are considered to be acceptable of highways grounds. The parking provision would meet the parking standards set out in the UDP 2006.

Education needs generated by the development:

The scheme would provide residential units that are considered would generate an increased demand for educational facilities in the area. The method of calculating the likely demand resulting from new development is provided in the Council's Supplementary Planning Document "Contributions to Education" adopted in February 2008.

Circular 05/2005 supports the use of planning obligations to secure contributions towards the provision of educational facilities, provided that they are directly related to the development proposal, the need for them arises from its implementation, and they are related in scale and kind. It is considered that a financial contribution towards future education facilities is justified in terms of Circular 05/2005 and that a suitably worded legal agreement / undertaking could secure this.

To accord with UDP Policy CS8 and the SPD the proposed scheme of a new residential unit (one bedroom house) would require a contribution of £741 (calculated at the time of determining this application) and a monitoring fee of 5%.

Contributions to library services:

The increase in population resulting from development is expected to place serious pressures on libraries, which are already required to meet all the needs of Barnet's diverse community. Developer's contributions are therefore necessary to ensure service provision mitigates the impact of their development activity. The Council's adopted Supplementary Planning Document "Contributions to Library Services" sets out the Council's expectations of how developers will be able to contribute to the provision and delivery of a comprehensive and efficient library service, with the aim of opening up the world of learning to the whole community using all media to support peoples educational, cultural and information needs.

Circular 5/2005 "Planning Obligations" supports the use of developer's contributions to mitigate the impacts of new development, where it would give rise to a need for additional or expanded community infrastructure. It is considered that a financial contribution towards library services is justified in terms of Circular 05/2005 and that a suitably worded legal agreement / undertaking could secure this.

To accord with UDP Policy CS2 and the SPD the proposed scheme would require a contribution of £244 (calculated at the time of determining this application) and a monitoring fee of 5%.

Contributions to Health facilities:

The scheme would provide residential units that it is considered would generate an increased demand for health care facilities in the area. The Council's SPD "Contributions to Health Facilities from Development" adopted in July 2009 sets out capital contributions per residential unit.

Circular 05/2005 supports the use of planning obligations to secure contributions towards the provision of community infrastructure provided that they are directly

related to the development proposal, the need for them arises from its implementation, and they are related in scale and kind.

No information has been provided to demonstrate how the health care needs of the future occupiers of the development would be met by the submitted scheme, or how the proposal fits within NHS Barnet's long term plans to deliver primary care services on a "hub and spoke model" (para. 5.16 of the SPD).

It is considered that a financial contribution towards health care facilities is justified in terms of Circular 05/2005 and that a suitably worded legal agreement / undertaking could secure this.

To accord with UDP Policy CS13 and the SPD the proposed scheme would require a contribution of £802 (calculated at the time of determining this application) and a monitoring fee of 5%.

The Local Planning Authority acknowledges that the applicant did offer a Unilateral Undertaking to cover the financial contributions required as part of the appeal against F/03945/08. However, there is no record that payment has ever been received to cover this cost required. Mindful of this, total sum £1,876.35 (calculated at the time of determining this application) for education, library services & health facilities contributions and a monitoring fee of 5% are required to be secured by condition.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Considering the views of the Planning Inspectorate, these reasons of objections notes above are not considered sufficient to constitute a reason for refusal as the amendments are considered to have addressed these concerns.

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 complies with the requirements of PPS1 which states in part that, 'design which is inappropriate in its context, or which fails to take the opportunities available for improving character and quality of an area and the way it functions, should not be accepted'.

The Local Planning Authority takes the view that where a proposal requires planning permission the policies of the up-to-date Unitary Development Plan and the advice in the Supplementary Planning Guidance has been followed. The proposal has been considered against these factors.

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. This application is in keeping with Council Policies and Guidelines and is therefore recommended for **APPROVAL**.

SITE LOCATION PLAN: R/o 138 Clitterhouse Road, London, NW2 1DN

REFERENCE: F/03597/11



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LOCATION: Flat 10, Linden Court, 1-3 Selvage Lane, London, NW7 3SR
REFERENCE: H/03403/11 **Received:** 09 August 2011
Accepted: 19 September 2011
WARD(S): Hale **Expiry:** 14 November 2011
Final Revisions:

APPLICANT: Alko group
PROPOSAL: Alteration to roof including dormer window to side and front elevation to facilitate a loft conversion for flat.

RECOMMENDATION: Approve Subject to Conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, RDD07-01 (Amended Plan received 18/10/11), RDD07-02 (Amended Plan received 18/10/11), RDD07-03 (Amended Plan received 18/10/11), RDD07-04 (Amended Plan received 18/10/11), RDD07-05 (Amended Plan received 18/10/11), RDD07-06 (Amended Plan received 18/10/11), RDD07-07 (Amended Plan received 18/10/11).

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 Before the building hereby permitted is occupied the proposed window(s) in the third floor flank elevation facing 5 Selvage Lane 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.

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, D2 and H27 and Design Guidance Note No 5: Extensions to Houses, and:

Core Strategy (Publication Stage) 2010:

Relevant policies: CS5

ii) The proposal is acceptable for the following reason(s): - The proposed development would have an acceptable impact on the appearance of the property and the amenities of the neighbouring occupiers. It complies with all relevant council policy and design guidance.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

PPS1 - Delivering Sustainable Development
PPS3 - Housing

The Mayor's London Plan: July 2011

7.1, 7.2, 7.4, 7.6

Relevant Unitary Development Plan Policies:

GBEnv1, D1, D2, D5 and H27
Design Guidance Note No 5: Extensions to Houses

Core Strategy (Publication Stage) 2010

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 published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies:

CS5

Development Management Policies DPD (draft 2011)

DM01, DM02, DM14, DM15

Relevant Planning History:

There is no relevant planning history.

Consultations and Views Expressed:

Neighbours Consulted: 29 Replies: 7
Neighbours Wishing To Speak 4

The objections raised may be summarised as follows:

- Impact on traffic, access and parking
- Proposal would create an unbalanced look to the roof and therefore the whole building
- Scale and appearance, proposal would not be in keeping with other properties in Selvage Lane
- Loss of privacy as neighbours will be overlooked
- Scaffolding
- Health and safety issues
- Block at full capacity and any changes would put too much strain on services coming into the building
- Impact on property prices
- Proposal will give flats ugly and damaging outlook to whole street
- Freeholder issues
- Subsidence

Internal /Other Consultations:

N/A

Date of Site Notice:

N/A

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site relates to a three-storey block of flats located on the west side of Selvage Lane, close to junction with Hale Lane. The area is predominantly residential in character although the site is adjacent to the Harvester restaurant and the local shopping parade on Hale Lane.

Proposal:

The application seeks permission for 2 no. dormer windows to front and 1 no. dormer window to the side elevations to facilitate a loft conversion for Flat 10. The plans have been amended.

The proposed front dormer windows will measure 1.8 metres in width, 1.6 metres in height and 1.6 metres in depth. The proposed side dormer will measure 2 metres in width, 1.8 metres in height and 1.9 metres in depth.

Planning Considerations:

Policy Context

Barnets adopted Unitary Development Plan (UDP) requires new residential development to respect the character of an area and the local environment, which can be achieved through promoting high quality design and applying appropriate density and amenity space standards.

General Policy GBEEnv1 aims to maintain and improve the character and quality of the environment.

Policies D1 and D2 aims to ensure compatibility with the established character and architectural identity of existing and adjoining properties and the general location in terms of scale, design and impact on neighbouring properties. Established local character and townscape quality can be harmed by insensitive development, which is out of scale with and unrelated to the locality.

Part of policy D5 requires new development to safeguard outlook and light of neighbouring residential occupiers

Policy H27 states that extensions to houses should harmonise existing and neighbouring properties, maintain the appearance of the streetscene and have no significant adverse effect on the amenity of neighbouring occupiers. They should be in keeping with the scale, proportion, design and materials of existing and neighbouring houses.

The Council Guide "Extensions to house" was approved by the Planning and Environment Committee (The Local Planning Authority) on 9th January 2003. This leaflet in the form of supplementary planning guidance (SPG) sets out information for applicants to help them design an extension to their property which would receive favourable consideration by the local planning authority and was subject to separate consultation.

Included advice says:

Large areas of Barnet are characterised by relatively low -density suburban housing with an attractive mixture of semi-detached and detached houses. The Council is committed to protecting and where possible enhancing the character of the boroughs residential areas and retaining an attractive streetscene.

Harmony: extensions to buildings should be consistent in terms of form, scale and architectural style with the original building and area.

The extension should be in proportion both in its own right and in relationship to the original dwelling.

Appraisal

The application relates to Flat 10 Linden Court, a second floor flat located on the side closest to No 5 Selvage Lane. The application seeks to create additional floorspace to provide an additional bedroom, bathroom and a playroom to the existing unit.

The proposed front and side dormer windows are considered acceptable additions to the property and would meet the design considerations listed within the aforementioned guidance note. The plans have been amended to reduce the size of the side and front dormer windows so that they are subordinate features within the existing roof slope and would not overly dominate the front and side elevations. In addition the proposed rear dormer has been removed from the plans as there are several existing dormer windows on the rear elevation and it was considered that an additional rear dormer would result in an unacceptable level of clutter to this elevation. Although front dormer windows do not form part of the character of Selvage Lane, the application site is also read in the context of the neighbouring property at the Harvester and several other properties on Hale Lane where front dormers feature prominently. The property is well set back within the existing street scene and given the size and siting of the proposed dormer windows is not considered to have a detrimental impact on the character and appearance of the property or the surrounding area. Given the fact that the proposal would increase the existing floor space to Flat 10 and would not provide an additional separate unit, it will not have an adverse impact on traffic, access and parking in the immediate area or have a detrimental impact on neighbouring amenity.

A condition has been recommended that the window on the third floor flank elevation facing No 5 Selvage Lane is obscurely glazed. It is therefore considered that the proposal will not result in any overlooking or loss of privacy to the occupiers of the neighbouring residential properties.

3. COMMENTS ON GROUNDS OF OBJECTIONS

- Mostly addressed in the above report.
- Health and safety issues, scaffolding, impact on property prices, subsidence and matters relating to the freehold are not material planning considerations.

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 be consistent with Council policies and guidelines and can be accommodated without undue impact on the character or appearance of the locality or the residential amenities of occupiers of adjoining properties and are accordingly recommended for **APPROVAL**.

SITE LOCATION PLAN:
NW7 3SR

Flat 10, Linden Court, 1-3 Selvage Lane, London,

REFERENCE:

H/03403/11



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LOCATION: 122 Warwick Avenue, Edgware, Middx, HA8 8UL
REFERENCE: H/03657/11
Received: 25 August 2011
Accepted: 23 September 2011
Ward(S): Hale
Expiry: 18 November 2011
Final Revisions:

APPLICANT: Mrs Sandhya Bhargava
PROPOSAL: Retention of single storey building in rear garden.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Floor plan, Front View, Site location plan (all unnumbered) (date received 25-Aug-2011)
Rear View, Side View, Site plan (all unnumbered) (date received 23-Sep-2011).
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 3 The use of the outbuilding 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, D1, D2, D5, H27.
Supplementary Design Guidance Note 5: Extensions to Houses
Core Strategy (Publication Stage) 2010:
Relevant policies: CS5
 - ii) The proposal is acceptable for the following reason(s): -
The existing development is considered to be an acceptable and appropriate form of development which would be in keeping with the character and appearance of the surrounding locality. It is not considered to have an adverse impact on the amenities of the neighbouring occupiers and would be in accordance with the aforementioned policies.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

PPS1

The Mayor's London Plan: July 2011

Various

Relevant Unitary Development Plan Policies:

GBEnv1, D1, D2, D5, H27.

Supplementary Design Guidance Note 5: Extensions to Houses

Core Strategy (Publication Stage) 2010

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 published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies:

CS5

Relevant Planning History:

Site Address: 122 Warwick Avenue EDGWARE MIDDX
Application Number: W10334
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 09/03/1994
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Single storey front and rear extensions,dormer windows to side and rear.**

Consultations and Views Expressed:

Neighbours Consulted:	7	Replies: 3 (any other replies will be reported at the meeting)
Neighbours Wishing To Speak	1	

The objections raised may be summarised as follows:

- Loss of light
- Impact on the surrounding appearance
- Cramped development
- Have considerable impact in terms of noise and loss of light
- The loss of trees would also have an impact on the natural surroundings
- Structure is already in place
- Significantly affects the view from neighbouring gardens and the neighbours enjoyment of the garden
- Could have a detrimental effect on the value of neighbouring properties
- Windows are double glazed. Is this an indication that the structure functions as accommodation?
- There is a raised step to enable access to the front door of the structure
- The appearance would accommodate most of the rear garden
- The cluttering of a further outbuilding inappropriate and not in keeping with the neighbourhood.

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site relates to a semi-detached bungalow which is located on the eastern side of Warwick Avenue. This road is residential in character comprised of both bungalows and semi-detached single family dwellings.

The application property has been previously extended by way of a side/rear extension.

Proposal:

This application seeks retrospective planning permission for the erection of single storey building in rear garden.

The outbuilding as built and viewed during the site visit measures 3.9m wide, 2.7m deep and 3.3m high to a pitched roof. It is sited 0.5m off the boundary with 91 Kenilworth Road and .5m off the boundary with No.120 Warwick Avenue.

Planning Considerations:

The erection of ancillary detached buildings within residential curtilage can help to improve peoples quality of life. However any such development must be constrained by the general requirement to protect and enhance the character of the area and respect the amenities of neighbouring occupiers.

The outbuilding is considered to be acceptable in terms of its size and design. The outbuilding would play a subsidiary role which would have an acceptable impact on the character of the area and other forms of detached outbuildings were noted in the vicinity during the site visit, including No.124 Warwick Road and No. 91 Kenilworth Road. The size and siting of the outbuilding is considered to be appropriate with a

sufficient amount of rear garden retained to ensure that the outbuilding does not look unduly bulky or overbearing. Therefore to erect an outbuilding of this size in this siting is not considered to detract from the character and appearance of the locality not is it considered to be visually overbearing from neighbouring gardens.

In terms of the amenities of the neighbouring occupiers, the outbuilding is not considered to adversely impact upon the amenities of the neighbouring occupiers. The use of the building as a shed as indicated on the drawings is not dissimilar from the existing detached buildings in the area and the use is considered compatible with this residential area. The outbuilding is not considered to be overbearing when viewed from neighbouring gardens and given its size is not considered to lend itself to be used to such an extent as to cause undue levels of noise and disturbance. There are no windows in the side or rear of the building and two obscure glazed windows in the front elevation along with a door. It is therefore not considered to lead to undue levels of overlooking and subsequent loss of privacy. It is considered that the development would afford a suitable degree of amenity to the neighbouring occupiers.

To ensure that the use of the outbuilding remains ancillary to the enjoyment of the main dwelling house rather than to be used as a separate unit (which would be difficult given the size of the building) a suitably worded condition has been recommended.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Mainly considered in the planning appraisal. However the following comments can be made:

- Impacts on property prices are not a material planning consideration.
- No trees on this site were covered under a Tree Preservation Order and therefore their removal did not require consent.

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 outbuilding as built is considered to be an acceptable and appropriate form of development which would be in keeping with the character and appearance of the surrounding locality. It is not considered to have an adverse impact on the amenities of the neighbouring occupiers and would be in accordance with the aforementioned policies.

SITE LOCATION PLAN: 122 Warwick Avenue, Edgware, Middx, HA8 8UL

REFERENCE: H/03657/11



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LOCATION: 42 Tenterden Gardens, London, NW4 1TE
REFERENCE: H/03374/11 **Received:** 11 August 2011
WARD(S): Hendon **Accepted:** 11 August 2011
Final Revisions: **Expiry:** 06 October 2011
APPLICANT: Mr M Kahaner
PROPOSAL: Two storey side extension and part single, part two-storey rear extensions.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: site plan, TG/11/2/B and TG/11/1.
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 Before the building hereby permitted is occupied the proposed window(s) in the flank elevation facing the rear garden of Sundial House 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.
- 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 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.

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 and H27 and
Design guidance note 5: Extensions to houses, and:

Core Strategy (Publication Stage) 2010: CS5

ii) The proposal is acceptable for the following reason(s): - The proposed development would have an acceptable impact on the amenities of the neighbouring occupiers and the appearance of the property and the street scene. It complies with all relevant council policy and design guidance.

1. MATERIAL CONSIDERATIONS

Relevant Unitary Development Plan Policies:

GBEnv1, GBEnv2, D1, D2, D5 and H27 and
Design guidance note 5: Extensions to houses

Core Strategy (Publication Stage) 2010

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 published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS5
Development Management Policies: DM01

Relevant Planning History:

Application:	Planning	Number:	H/02515/08
Validated:	15/07/2008	Type:	192
Status:	DEC	Date:	08/09/2008
Summary:	LW	Case Officer:	Graham Robinson
Description:	Extensions to roof involving rear dormer with gable ends to facilitate a loft conversion.		

Consultations and Views Expressed:

Neighbours Consulted: 13 Replies: 4 (including 1 in support)

The objections raised may be summarised as follows:

- impact on parking
- overlooking/loss of privacy to the residents of Sundial House
- concern that flat roof will be used as a terrace
- loss of light
- loss of trees

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is a 2 storey single family detached dwelling house located on Tenterden Gardens.

It is bounded to the north by number 40 Tenterden gardens and to the south by Sundial House, which fronts onto Finchley Lane.

Proposal:

The applicant requests permission for ground and first floor side and rear extensions.

The 2 storey side extension would be set in from the side boundary by 1m and set back from the front of the house by 1m. It would have a subordinate pitched roof and would extend the full depth of the house and around to the rear.

On the side elevation of the extension there would be 2 doors and 2 non habitable room windows at ground floor and 2 non habitable room windows at first floor.

To the rear the ground floor extension would be 6.5m deep with a flat roof and would extend the full width of the house.

At first floor the rear extension would be sited on the side closest to the boundary with Sundial House and would be 2.5m deep with a subordinate pitched roof.

Planning Considerations:

Character and appearance

The side extensions, when viewed from the front of the house, would have a subordinate appearance and are in keeping with the character of the property and the street scene.

The new flank elevation of the property would also be acceptable in appearance terms. The roof of the extension has been set down from the main room and the minimal depth of the first floor rear extension means that this elevation would not appear overly bulky or overbearing when viewed from the garden of Sundial house adjacent to the site.

The ground floor rear extension, although deeper than usually considered acceptable, matches an existing extension at the adjacent property and would not appear out of character with its surrounding.

Overall the extensions would be in keeping with the size and scale of the property and represent good design.

Impact on the neighbouring occupiers

In terms of the issue of overlooking into the garden of Sundial House, there would be no more windows on the flank elevation of the proposed extension than there are on the existing wall and although these would be 1.5m closer to the boundary, all windows would be obscurely gazed and sited around 15m away from Sundial House itself. There would be no undue overlooking as a result of the proposal.

Concern has been raised over the potential use of the flat roof over the rear extension. A condition would prevent the use of this use as a balcony.

In terms of the impact on the adjacent property at number 40 Tenterden Gardens, the rear extension would extend no further into the garden than an existing extension at that property. There would be no loss of light to or outlook from the windows of that property.

Other issues

One site parking space would remain for the property. The proposal is acceptable in parking terms.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Mainly addressed above.

There are no protected trees on the site. The council are unfortunately unable to protect trees on neighbouring sites which may be damaged during construction.

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 proposed development complies with council policy and design guidance.

Approval is recommended.

SITE LOCATION PLAN: 42 Tenterden Gardens, London, NW4 1TE

REFERENCE: H/03374/11



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LOCATION: 17 Downage, London, NW4 1AS
REFERENCE: H/03719/11 **Received:** 01 September 2011
Accepted: 01 September 2011
WARD(S): Hendon **Expiry:** 27 October 2011
Final Revisions:
APPLICANT: Mr & Mrs Lousky
PROPOSAL: Part single part two storey rear extension. Roof extension including rooflights to the front, sides and rear elevations.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 07990515489/11/1701 revA, 07990515489/11/1703 and 07990515489/11/1702 revA.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 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.
- 3 The roof of the single storey rear 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.

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 and H27 and
Design guidance note 5: Extensions to houses, and:
Core Strategy (Publication Stage) 2010: CS5
 - ii) The proposal is acceptable for the following reason(s): - The proposed development would have an acceptable impact on the amenities of the neighbouring occupiers and the appearance of the property and the street scene. It complies with all relevant council policy and design guidance.

1. MATERIAL CONSIDERATIONS

Relevant Unitary Development Plan Policies:

GBEnv1, GBEnv2, D1, D2, D5 and H27 and
Design guidance note 5: Extensions to houses

Core Strategy (Publication Stage) 2010

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 published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS5
Development Management Policies: DM01

Relevant Planning History:

Application:	Planning	Number:	H/02971/11
Validated:	20/07/2011	Type:	HSE
Status:	WDN	Date:	01/09/2011
Summary:	WIT	Case Officer:	Matthew Corcoran
Description:	Two storey rear extension. Roof extension including rooflights.		

Consultations and Views Expressed:

Neighbours Consulted:	8	Replies:	4
Neighbours Wishing To Speak	3		

The objections raised may be summarised as follows:

- scale of extensions- visually intrusive
- loss of outlook
- sense of enclosure
- loss of light
- loss of privacy
- concern over size of garden building
- loss of trees

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is a 2 storey single family detached dwelling house.

Proposal:

The applicant requests permission for a ground and first floor rear extension and roof extensions including increasing the pitch, lowering of the main roof and raising of another part.

The ground floor rear extension would be 5m deep and would extend the full width of the house. It would have a flat roof.

The first floor rear extension would be 3m deep and would be set in from the flank wall of the property by 1m. It would, as amended, have a subordinate pitched roof.

The existing main roof of the house would be lowered by 0.5m and the existing lower roof to the left side would be raised to match. The pitch of the side, front and rear roof slopes would be increased from 39 degrees to 45 degrees to provide more room within the roof space.

History

The application is a resubmission of application H/02971/11 which was withdrawn in 2011. Amendments within this application include the lowering of the main roof, decrease in pitch and a reduction in depth and width of the first floor rear extension.

Planning Considerations:

The main issues within this application are the appearance of the extensions and their effect on the neighbouring occupiers.

Character and appearance

Houses within the immediate vicinity of the site do not conform to a single roof type; rather they show variety in roof pitch and roof height. Whilst most have hipped roofs many have been extended into the roof space and some do have crown roofs. The land rises towards the south and the height of houses rise accordingly.

In this context, it is considered that the roof alterations proposed would not appear out of place. Whilst there is an increase in pitch this is not dramatic and the roof has been lowered which reduces its bulk to an acceptable level, whilst still maintaining the natural slope of the houses down the road. The extensions are in keeping with the appearance of the property and the street scene and represent good design.

To the rear, the roof over the first floor extension has been lowered on request, which has reduced the overall bulk of the extensions. The scale of the extensions, given the size of the property and the existence of extensions on neighbouring houses, would be in keeping with the scale of the property and would not appear

over dominant, nor would they create an undue sense of enclosure from neighbouring properties or gardens. They are acceptable in appearance terms.

Impact on the neighbouring occupiers

In terms of the ground floor rear extension, it is the case that both adjacent neighbours have existing rear extensions. Given this and given that fact that the property is detached, this part of the proposal would not impact unduly on the light to or outlook from the rear windows of either adjacent property.

In terms of the first floor rear extensions, there would be a gap of 2m between the flank wall of the extension and the flank wall of number 19. The property at number 19 is also set slightly further into the rear garden than the subject property. As such, there would be no undue impact on the amenities of the occupiers of this property as a result of this part of the proposal.

There would be a gap of 2.5m between the site property and number 15. Again number 15 is set further into the garden than the subject property and, as such, there would be no undue impacts on the residential amenities of the occupiers.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Mainly addressed above. There are no protected trees on the site. It is presumed that the garden building was built under permitted development.

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 proposed development complies with council policy and design guidance.

Approval is recommended.

SITE LOCATION PLAN: 17 Downage, London, NW4 1AS

REFERENCE: H/03719/11



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LOCATION: 3A Sunny Gardens Road, London, NW4 1SL
REFERENCE: H/03732/11 **Received:** 02 September 2011
Accepted: 20 September 2011
WARD(S): Hendon **Expiry:** 15 November 2011
Final Revisions:
APPLICANT: Dr J J Goldsteine
PROPOSAL: Retention of a single storey detached building in the rear garden.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 6070.01, 6070.02, e-mail from agent dated 20/10/2011
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 3A Sunny Gardens Road.
Reason:
To safeguard the living conditions of neighbouring occupiers and the character of the locality.

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 London Plan (Consolidated with Alterations since 2004) and the Adopted Barnet Unitary Development Plan (UDP) (2006).
In particular the following policies are relevant:
Adopted Barnet Unitary Development Plan (2006): GBEnv1 (Character), D1, D2 (Built Environment / Character), D5, and H27 (Extensions to Houses and Detached Buildings), and Supplementary Design Guidance 5: Extensions to Houses and:
Core Strategy (Publication Stage) 2010: CS5
 - ii) The proposal is acceptable for the following reason(s): -
The proposal is acceptable in terms of design, scale and size and is not considered to be detrimental to the character and appearance of the property and streetscene, or the visual and residential amenities of neighbouring occupiers.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

PPS1: Delivering Sustainable Development

The Mayor's London Plan: 5.4, 7.6

Relevant Unitary Development Plan Policies: GBEnv1, GBEnv2, D1, D2, D5, H27

Supplementary Design Guidance 5: Extensions to Houses

Core Strategy (Publication Stage) 2010

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 published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS5

Relevant Development Management Policies: DM01

Relevant Planning History:

Site Address: 3 Sunny Gardens Road NW4
Application Number: W07345
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 14/09/1983
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Conversion to three self-contained flats, car parking for two cars and an external staircase.**

Case Officer:

Site Address: 3 SUNNY GARDENS ROAD LONDON NW4 1SL
Application Number: W07345C/03
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 06/05/2003
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Construction of vehicular crossover and hardstanding.**
Case Officer: Sally Fraser

Consultations and Views Expressed:

Neighbours Consulted:	15	Replies: 3
Neighbours Wishing To Speak	0	

The application has been referred to the West Area Sub- Committee at the request of Councillor Braun.

The objections raised may be summarised as follows:

- Concern over the use of the outbuilding.
- Has proper front door with letterbox and windows, would be used as a dwelling
- Overlooking
- Loss of light
- In breach of lease, applicant did not consult residents prior to doing work

Internal /Other Consultations:

N/A

2. PLANNING APPRAISAL

Site Description and Surroundings:

The site property is a ground floor flat within a mid-terraced building on the west side of Sunny Gardens Road.

Proposal:

The proposal is for the retention of existing outbuilding. The outbuilding is 5.95 deep, 5.17 wide, and 3.9m high with a hipped roof. The outbuilding would be used for a study and gym.

Planning Considerations:

Policy Context

General Policy GBEEnv1 aims to maintain and improve the character and quality of the environment.

Policies D1 and D2 aims to ensure compatibility with the established character and architectural identity of existing and adjoining properties and the general location in terms of scale, design and impact on neighbouring properties. Established local character and townscape quality can be harmed by insensitive development, which is out of scale with and unrelated to the locality.

Part of policy D5 requires new development to safeguard outlook and light of neighbouring residential occupiers

Policy H27 states that extensions to houses should harmonise existing and neighbouring properties, maintain the appearance of the streetscene and have no significant adverse effect on the amenity of neighbouring occupiers. They should be in keeping with the scale, proportion, design and materials of existing and neighbouring houses.

The Council Guide "Extensions to house" was approved in March 2010. This leaflet in the form of supplementary planning guidance (SPG) sets out information for applicants to help them design an extension to their property which would receive favourable consideration by the local planning authority and was subject to separate consultation.

Included advice says:

Large areas of Barnet are characterised by relatively low -density suburban housing with an attractive mixture of semi-detached and detached houses. The Council is committed to protecting and where possible enhancing the character of the boroughs residential areas and retaining an attractive streetscene.

Harmony: extensions to buildings should be consistent in terms of form, scale and architectural style with the original building and area.

The extension should be in proportion both in its own right and in relationship to the original dwelling.

In relation specifically to outbuildings it states that they:

- they should not unduly over-shadow neighbouring properties
- they should not be too large or significantly reduce the size of a garden to become out of character with the area
- they should not unduly affect outlook from an adjoining property's habitable rooms or principal garden areas
- their design and materials should be in harmony with the surrounding area.

The impact on the character and appearance of the streetscene and general locality.

The building is a brick outbuilding with tiled roof. It is sited 1.1m from the boundary with no.1, and 0.75m from the boundary with no.5. The building has a hipped roof which is pitched away from all boundaries.

The outbuilding is a red brick structure, and it is considered that this is acceptable in an area of a mixture of buildings. Whilst it is appreciated that the height of the building at 3.9m is relatively high, given that the roof is hipped it is not considered that this is excessive. It should be noted that land slopes west towards Sunningfields Road and the impact of the building would largely be screened from this direction by existing outbuildings.

The use of the building as a study and gym is considered appropriate within this residential area providing that it is incidental to the ground floor flat. A condition is proposed ensuring this.

It is not considered that the outbuilding would materially harm the character and appearance of the general locality.

The impact on the neighbouring amenity

The outbuilding is sited approximately 0.6m from the rear boundary with no.16 and no.18 Sunningfields Road. It is noted that there are existing outbuildings at no.16 and no.18 that are sited close to the boundary, approximately at eaves level to the existing outbuilding on site. Therefore only the roof of the outbuilding would be perceptible from these properties, and it is not considered that this would harm the

living conditions of the occupiers of these properties.

The outbuilding is sited away from both side boundaries. Whilst there are low fences, taking into account the size and use of the building it is not considered that it would harm the enjoyment of the gardens of any neighbouring property. Moreover, it is not considered that the building appears overbearing as viewed from neighbouring gardens. It is considered that the outbuilding has an acceptable impact on the visual and residential amenities of neighbouring occupiers.

3 COMMENTS ON GROUNDS OF OBJECTIONS

- Concern over the use of the outbuilding. - *This is considered to be acceptable and could be controlled by condition.*
- Has proper front door with letterbox and windows, would be used as a dwelling - *The fact that the property has a door and windows in itself does not make the outbuilding unacceptable. The use could be controlled by condition.*
- Overlooking - *It is not considered that any of the windows result in a harmful level of overlooking to the neighbouring properties or the flats above the site property.*
- Loss of light - *It is not considered that the outbuilding results in a material loss of light to neighbouring properties.*
- In breach of lease - *This is not a planning matter.*

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 application is recommended for **APPROVAL**.

SITE LOCATION PLAN: 3A Sunny Gardens Road, London, NW4 1SL

REFERENCE: H/03732/11



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LOCATION: Winsford Court, 11 Tenterden Grove, London, NW4 1SX
REFERENCE: H/03980/11 **Received:** 26 September 2011
Accepted: 27 September 2011
WARD(S): Hendon **Expiry:** 22 November 2011
Final Revisions:

APPLICANT: Avocado Developments Ltd
PROPOSAL: Construction of new bin store to replace existing.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: F564/P100, 09023 01.03 Rev. F, 09023 01 Rev. B, Design & Access Statement, 09023 02 Revision D, 09023 01.01.
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.

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 consultation draft replacement London Plan 2009 and the Adopted Barnet Unitary Development Plan (2006).
In particular the following polices are relevant:
Adopted Barnet Unitary Development Plan (2006): GSD,GBEnv1, GBnv2, GParking, ENV13, D1, D2, D3, D4, D5, D6, D9, H16.
National Planning Policy Guidance/ Statements:
PPS1

The Mayor's London Plan: 5.3, 7.4, 7.6

Core Strategy (Publication Stage) 2010:CS5

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

The development as altered and retained would have an acceptable impact on the character and appearance of the streetscene and general locality and on the visual and residential amenities of neighbouring occupiers.

- 2 The applicant is advised that the proposed works should be carried out within 2 months of this grant of permission. Failure to do this will result in enforcement action being considered.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

PPS1: Delivering Sustainable Development

The Mayor's London Plan: July 2011: 5.3, 7.4, 7.6

Relevant Unitary Development Plan Policies: GBEEnv1, GBEEnv2, D1, D2, D5, D6, D9, H16.

Core Strategy (Publication Stage) 2010

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 published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS5

Relevant Development Management Policies: DM01, DM02.

Relevant Planning History:

Site Address: Lido & Winsford, Tenterden Grove, London, NW4 1SX
Application Number: H/01642/10
Application Type: Conditions Application
Decision: Approve
Decision Date: 22/06/2010
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Submission of details of Conditions 4 (Levels), 5 (Materials), 16 (Education. Libraries/ Monitoring SPDs) pursuant to planning permission H/00111/09 dated 04/03/09.**
Case Officer: Graham Robinson

Site Address: LIDO & WINSFORD, TENTERDEN GROVE, LONDON, NW4 1SX
Application Number: H/02083/08
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 05/08/2008
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Demolition of existing dwelling and construction of two-storey building (plus basement and rooms in roofspace) for 6 self-contained units with associated amenity space and parking.**
Case Officer: Emily Benedek

Site Address: Winsford Court, 11 Tenterden Grove, London, NW4 1SX
Application Number: H/02157/11
Application Type: Conditions Application
Decision: Approve
Decision Date: 17/08/2011
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Submission of details of Conditions Nos.3 (Visibility); No.5 (Materials - Details); No.6 (Means of Enclosure); No.9 (Landscaping - Details); No.16 (Screening - Details) pursuant to planning permission Ref: H/00111/09 dated: 4/3/2009.**
Case Officer: Graham Robinson

H/00111/09 - Demolition of existing dwelling and construction of two-storey building with roof terrace (plus basement and rooms in roofspace) with gym in basement, for 5 self-contained units with associated amenity space and parking. Amendment to application reference H/02083/08 previously approved on 05/08/2008 to reduce number of units from 6 to 5, alterations to internal layout, increase to rear projection at ground floor level, alterations to elevations with timber banding being replaced by reconstituted stone. - Approved - 04/03/2009.

H/02083/08 - Demolition of existing dwelling and construction of two-storey building (plus basement and rooms in roofspace) for 6 self-contained units with associated amenity space and parking. – Approved – 29/07/2008

Consultations and Views Expressed:

Neighbours Consulted: 28 Replies: 3
Neighbours Wishing To Speak 1

The consultation period for this application expires on 27/10/2011. Any further comments will be referred to the West Area Planning Sub- Committee.

The objections raised may be summarised as follows:

- Refuse store is an eyesore which spoils the appearance of the development. It does not need to be higher than bin height, and there should be alternative locations available.
- Height of fence
- Encourages rodents

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

PPS1: Delivering Sustainable Development

The Mayor's London Plan: July 2011: 5.3, 7.4, 7.6

Relevant Unitary Development Plan Policies: GBEnv1, GBEnv2, D1, D2, D5, D6, D9, H16.

Core Strategy (Publication Stage) 2010

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 published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS5

Relevant Development Management Policies: DM01, DM02.

Relevant Planning History:

Site Address: Lido & Winsford, Tenterden Grove, London, NW4 1SX
Application Number: H/01642/10
Application Type: Conditions Application
Decision: Approve
Decision Date: 22/06/2010
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Submission of details of Conditions 4 (Levels), 5 (Materials), 16 (Education. Libraries/ Monitoring SPDs) pursuant to planning permission H/00111/09 dated 04/03/09.**
Case Officer: Graham Robinson

Site Address: LIDO & WINSFORD, TENTERDEN GROVE, LONDON, NW4 1SX
Application Number: H/02083/08
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 05/08/2008
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Demolition of existing dwelling and construction of two-storey building (plus basement and rooms in roofspace) for 6 self-contained units with associated amenity space and parking.**
Case Officer: Emily Benedek

Site Address: Winsford Court, 11 Tenterden Grove, London, NW4 1SX
Application Number: H/02157/11
Application Type: Conditions Application
Decision: Approve

Decision Date: 17/08/2011
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Submission of details of Conditions Nos.3 (Visibility); No.5 (Materials - Details); No.6 (Means of Enclosure); No.9 (Landscaping - Details); No.16 (Screening - Details) pursuant to planning permission Ref: H/00111/09 dated: 4/3/2009.**
Case Officer: Graham Robinson

H/00111/09 - Demolition of existing dwelling and construction of two-storey building with roof terrace (plus basement and rooms in roofspace) with gym in basement, for 5 self-contained units with associated amenity space and parking. Amendment to application reference H/02083/08 previously approved on 05/08/2008 to reduce number of units from 6 to 5, alterations to internal layout, increase to rear projection at ground floor level, alterations to elevations with timber banding being replaced by reconstituted stone. - Approved - 04/03/2009.

H/02083/08 - Demolition of existing dwelling and construction of two-storey building (plus basement and rooms in roofspace) for 6 self-contained units with associated amenity space and parking. – Approved – 29/07/2008

Consultations and Views Expressed:

Neighbours Consulted:	28	Replies:	3
Neighbours Wishing To Speak	1		

The consultation period for this application expires on 27/10/2011. Any further comments will be referred to the West Area Planning Sub- Committee.

The objections raised may be summarised as follows:

- Refuse store is an eyesore which spoils the appearance of the development. It does not need to be higher than bin height, and there should be alternative locations available.
- Height of fence
- Encourages rodents

Internal /Other Consultations:

N/A

Date of Site Notice: 06 October 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site relates to a pair of semi detached houses located on the north side of Tenterden Grove which is predominantly residential in character. The area is characterised by large semi detached and detached single family dwelling houses,

although directly to the west of the site is Raymead, a three-storey block of 9 no. self-contained units. The land slopes upwards across the site from south to north.

Proposal:

The proposal is for the construction of a new bin store to replace existing.

On the originally approved plans under application reference H/00111/09, the proposed refuse store was to be sited centrally on the site frontage to Tenterden Grove. It has been constructed in a location adjacent to the boundary with Hazelwood, to the east of the site, with a slightly higher roof than approved.

The proposed new replacement bin store would be sited between 1m and 1.4m from the boundary with Hazelwood, and would be enclosed by timber panels 2.2m in height. A timber fence including trellis would remain to the boundary.

Planning Considerations:

The main issues are considered to be:

- *Whether the retention and alterations to the bin store would harm neighbouring amenity*
- *Whether the retention and alterations to the bin store would harm the character and appearance of the locality and streetscene*

Policy context

Policy D1 – High Quality Design

All new development should represent high quality design and should be in keeping with the council's objectives of sustainable development and ensuring community safety.

Policy D2 – Character

The council will encourage development proposals which are based on an understanding of local characteristics, preserve or enhance local character and respect the appearance, scale, bulk, height and pattern of surrounding buildings, surrounding street and movement patterns and the overall character and quality of the area.

Policy D3 – Spaces

The size, shape, position and detailing of spaces created within or around new buildings should enhance the development of which they are part, and should be in keeping with the overall character and quality of the area.

Policy D4 – Over-development

New development should respect the constraints of the site to accommodate development and should not result in over-development.

Policy D5 – Outlook

New developments should be designed to allow for adequate daylight, sunlight,

privacy and outlook for adjoining and potential occupiers and users.

Policy D6 – Street Interest

To ensure attractive, safe and, where appropriate, vibrant streets, new development should provide visual interest, particularly at street level. Blank walls overlooking streets will be resisted and new development should provide windows to such elevations.

Policy D9 – Designing Out Crime

The council will require all new development to be designed to provide safety and security in the environment and reduce opportunities for crime and the fear of crime. Particular regard shall be given to:

- Ensuring that public areas are overlooked by buildings;
- Increasing natural surveillance in public areas at different times by promoting a mix of land uses in an area;
- Ensuring that main entrances are visible from the street or other public places;
- Ensuring that streets and paths are well and appropriately lit;
- Ensuring that buildings, landscaping and planting do not create dark or secluded areas; and
- Creating clear boundaries between public and private space.

Policy H16 – Residential Development – Character

New residential developments should harmonise with and respect the character of the area within which they are situated and should:

- Be well laid out in terms of access, car parking and landscaping;
- Provide and preserve adequate daylight, outlook and residential amenity;
- Provide a safe and secure residential environment;
- Maintain privacy and prevent overlooking; and
- Provide adequate levels of private garden or amenity space.

Whether the replacement bin store would harm the character and appearance of the locality and streetscene

The site forms a transition between flats and houses within the locality. Whilst it is appreciated that the gardens prior to the development were open, a refuse store in the front garden was part of the terms of the original planning approval under reference H/00111/09. The refuse store would be sited further from the boundary with Hazelwood than the existing and would have a height of 2.2m.

Refuse stores are common features within flatted developments. Providing they are appropriately designed there is no reason why they should be harmful in planning terms. The applicant is proposing to make some reductions to the size and height of the store constructed on site.

The bin store is visible within the streetscene. In the context of overall development and neighbouring residential houses it is not considered that it appears unduly obtrusive.

Whether the retention and alterations to the bin store would harm neighbouring amenity

The new bin store on site would be sited further away from the boundary with Hazelwood than that existing. There is a timber fence sited between the store and Hazelwood. In this way the refuse store would largely be screened by this fence when viewed from Hazelwood. It is not considered that there would be any undue impact from the use of the area as a refuse store, it is considered that residents should not be subject to undue noise or odour disturbance if refuse is appropriately stored within bins.

It is not considered that the proposed bin store would materially harm the visual or residential amenities of any neighbouring occupier.

3. COMMENTS ON GROUNDS OF OBJECTIONS

- Refuse store is an eyesore which spoils the appearance of the development. It does not need to be higher than bin height, and there should be alternative locations available. - *Addressed in main report. It is not considered that such a reduction would be justified.*
- Height of fence - This is as approved under the terms of planning application H/00111/09
- Encourages rodents - *This would be an environmental health matter, if refuse is appropriately stored there should be no reason why this would be caused.*

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 application is recommended for **APPROVAL**.

SITE LOCATION PLAN:
NW4 1SX

Winsford Court, 11 Tenterden Grove, London,

REFERENCE:

H/03980/11



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