

LOCATION: 46 Ravensdale Avenue, London, N12 9HT

REFERENCE: F/01877/13

Received: 09 May 2013

Accepted: 04 June 2013

WARD(S): Woodhouse

Expiry: 30 July 2013

Final Revisions:

APPLICANT: Mr S NJAN

PROPOSAL: Retention of single storey side extension.

RECOMMENDATION: APPROVE SUBJECT TO CONDITIONS

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

Site Location Plan; 01- Site Plan; 02- Pre-Existing Ground Floor Plan; 03- Pre-Existing First and Roof Plan; 04- Pre-Existing Elevations; 05- Current Existing Ground Floor Plan; 06- Current Existing First Floor Plan; 07- Current Existing Roof Plan; 08- Current Existing Elevation; 09- Current Existing Side Elevation; 12- Current Existing Section AA
Design and Access Statement

Reason:

For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

2. 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.

Reason:

To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking in accordance with policy DM01 of the Adopted Barnet Development Management Policies DPD (2012).

3. 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 side elevation of the extension(s) hereby approved.

Reason:

To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with policy DM01 of the Adopted Barnet Development Management Policies DPD (2012).

INFORMATIVE(S):

1. In accordance with paragraphs 186 and 187 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. The Local Planning Authority has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The Local Planning Authority has negotiated with the applicant / agent where necessary during the application process to ensure that the proposed development is in accordance with the Council's relevant policies and guidance.

1. MATERIAL CONSIDERATIONS

National Planning Policy Framework

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The 'National Planning Policy Framework' (NPPF) was published on 27 March 2012. This is a key part of the Government's reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that "good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people". The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would "significantly and demonstrably" outweigh the benefits.

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 and is recognised in the NPPF as part of the development plan.

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.

The Mayor's Housing Supplementary Planning Guidance (November 2012) provides guidance on how to implement the housing policies in the London Plan.

Relevant Local Plan (2012) Policies

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Both DPDs were adopted on 11 September 2012.

Relevant Core Strategy DPD (2012): Policies CS NPPF, CS1, CS5.

Relevant Development Management DPD (2012): Policies DM01, DM02.

Supplementary Planning Documents and Guidance

The Council has adopted the following two supporting planning documents to implement the Core Strategy and Development Management Policies DPDs. These are now material considerations:

The Residential Design Guidance SPD (2013) and Sustainable Design and Construction SPD (2013).

Relevant Planning History:

Application:	Planning	Number:	F/00482/12
Validated:	27/02/2012	Type:	192
Status:	DEC	Date:	24/04/2012
Summary:	Lawful	Case Officer:	Erica Mason
Description:	Alterations to roof to form end gable, rear dormer and insertion of two rooflights in front roofslope.		

Application:	Planning	Number:	F/03143/12
Validated:	14/08/2012	Type:	HSE
Status:	DEC	Date:	05/10/2012
Summary:	Refused	Case Officer:	Neetal Rajput
Description:	Single storey side extension. Part single, part two storey rear extension following demolition of existing conservatory and partial demolition of existing garage. Front porch extension.		

Reason for refusal:

The single storey side extension, by reason of its height, size, siting and design, results in an overbearing and overdominating feature, visually detrimental to the character and appearance of the existing street scene and general locality, contrary to policies GBEnv1, GBEnv2, D1, D2 & H27 of the Barnet Adopted Unitary Development Plan (2006) and policy DM01 of the Local Plan Development Management Development Plan Document (Adopted) 2012 and Design Guidance Note No 5 – Extensions to Houses.

Application:	Planning	Number:	F/04814/11
Validated:	06/12/2011	Type:	HSE
Status:	DEC	Date:	31/01/2012
Summary:	Approved	Case Officer:	Neetal Rajput
Description:	Single storey side extension including new integral garage following partial demolition of existing rear garage. Part single, part two storey rear extension.		

Consultations and Views Expressed:

Neighbours Consulted:	13
Replies:	9
Neighbours Wishing To Speak	0

The objections raised may be summarised as follows:

- significant loss of light
- proposal overbearing and obtrusive
- design and access statement inaccurate and misleading

- concerns about height of extension
- overdevelopment of site
- out of character
- extension causes significant harm to neighbours
- too high
- undesirable precedent
- extension should not be given consent retrospectively
- distress caused to neighbours

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is a semi-detached residential dwelling located on the southern side of Ravensdale Avenue within the Woodhouse ward. Ravensdale Avenue is part of a residential street where a number of properties have had alterations.

Planning history and current proposal:

Planning permission F/04814/11 was granted in January 2012 for "Single storey side extension. Part single, part two storey rear extension following demolition of existing conservatory and partial demolition of existing garage. Front porch extension." The height of the proposed side extension was 2.7m.

Planning permission F/03143/12 was refused in October 2012 for "Single storey side extension. Part single, part two storey rear extension following demolition of existing conservatory and partial demolition of existing garage. Front porch extension." The height of the proposed side extension was 3.4m

This application seeks consent for the retention of the single storey side extension. The height of side extension at the front of the site has been reduced to 2.9m to match the height of the porch. This is 0.2m taller than the originally approved extension.

It should be noted that other properties in the immediate vicinity have garages of similar heights.

Planning Considerations:

The main issues in this case are considered to be covered under **two** main areas:

- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality
- Whether harm would be caused to the living conditions of neighbouring residents;

The Council's approach to extensions as set out in Policy DM01 is to minimise their impact on the local environment and to ensure that occupiers of new developments as well as neighbouring occupiers enjoy a high standard of amenity. Policy DM01 states that all development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers. Policy DM02 states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and make a positive

contribution to the borough. The development standards set out in Policy DM02 are regarded as key for Barnet to deliver the highest standards of urban design.

The Council's SPD 'Residential Design Guidance' states that extensions should normally be subordinate to the original house, respect the original building and should not be overly dominant. The Council's Design Guidance Note 5 on Extensions to Houses advises that extensions should normally be consistent in regard to the form, scale and architectural style of the original building which can be achieved through respecting the proportions of the existing house and using an appropriate roof form.

The proposal would comply with the abovementioned policies and Council Design Guidance on Extensions to Houses and would be a proportionate addition to the dwellinghouse. It would have an acceptable impact on the character and appearance of the streetscene, site property, general locality and the residential amenity of neighbouring occupiers.

Consent was given in January 2012 under reference F/04814/11 for "Single storey side extension including new integral garage following partial demolition of existing rear garage. Part single, part two storey rear extension.". The single storey side extension element was not constructed in line with the approved plans, showing a height of 3.4m rather than the approved 2.7m height.

A planning application under reference F/03143/12 was submitted to gain consent for the taller side extension, however, this was refused in October 2012 as it was considered that the height, size, siting and design resulted in an overbearing and overdominating feature, visually detrimental to the character and appearance of the existing street scene and general locality.

Under this application the front of the side extension has been reduced in height, in line with the height of the existing porch feature and closer to the height of the approved side extension at the application site. It should be noted that other properties in the immediate vicinity have permission for similar works and have built them, including Nos. 38 and 40 Ravensdale Avenue.

3. COMMENTS ON GROUNDS OF OBJECTIONS

The side extension is now similar in height to the previously approved extension at the application site having been reduced at the front in line with the porch feature. As such, there is no objection to this application.

4. EQUALITIES AND DIVERSITY ISSUES

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

5. CONCLUSION

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, this proposal complies with the Adopted Local Plan 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 therefore recommended for **APPROVAL**.

SITE LOCATION PLAN: 46 Ravensdale Avenue, London, N12 9HT

REFERENCE: F/01877/13



Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2013. All rights reserved. Ordnance Survey Licence number LA100017674.