

LOCATION: 8 Tretawn Gardens, London, NW7 4NR

REFERENCE: H/02235/13

Received: 05 June 2013

Accepted: 07 June 2013

WARD(S): Mill Hill

Expiry: 02 August 2013

Final Revisions:

APPLICANT: Mr Anstey

PROPOSAL: Two storey rear and first floor side extension. Conversion of garage into habitable space and associated front extension to garage including insertion of 1no. window to match existing. Extension to roof including 5no. rooflights, 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: 305 (10)01, 305 (10)02 rev C, 305 (10)03 rev C.

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 This work must be begun not later than three years from the date of this consent.

Reason:

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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

Reason:

To safeguard the visual amenities of the building and surrounding area in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

4 Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no windows, other than those expressly authorised by this permission, shall be placed at any time in the flank elevation of the extension(s) hereby approved, facing 6 Tretawn Gardens.

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).

5 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).

INFORMATIVE(S):

- 1 i) 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 London Plan is recognised in the NPPF as part of the development plan.

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."

NPPF retains 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.

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 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 11th 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 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) are now material considerations.

Relevant Planning History:

Site history for current landparcel :
27899 - 8 Tretawn Gardens, London, NW7 4NR
Case Reference: H/02235/13

Application:	Planning	Number:	H/02235/13
Validated:	07/06/2013	Type:	HSE
Status:	REG	Date:	
Summary:	DEL	Case Officer:	Elizabeth Thomas
Description:	Two storey rear and first floor side extension. Conversion of garage into habitable space and associated front extension to garage including insertion of 1no. window to match existing. Extension to roof including 5no. rooflights, to facilitate a loft conversion.		
Application:	Planning	Number:	W/00937/C/00
Validated:	20/12/1999	Type:	APF
Status:	WDN	Date:	04/07/2000
Summary:	WIT	Case Officer:	
Description:	Ground floor front and ground and first floor side and rear extensions and increase in height of existing roof.		
Application:	Planning	Number:	W/00937/D/00
Validated:	05/06/2000	Type:	APF
Status:	DEC	Date:	11/07/2000
Summary:	REF	Case Officer:	Lesley Feldman
Description:	Two-storey side, single storey front and rear extension, rear roof extension, balcony to front elevation.		
Application:	Planning	Number:	W/00937/E/05
Validated:	15/02/2005	Type:	APF
Status:	DEC	Date:	13/04/2005
Summary:	APC	Case Officer:	
Description:	Single storey front extension and new front porch. Conversion of garage into a habitable room. First floor side and rear extension.		

Consultations and Views Expressed:

Neighbours Consulted: 8 Replies: 5
Neighbours Wishing To Speak 0

- New roof appears to encroach over the boundary.
- Size and design results in an unsympathetic and incongruous addition which fails to harmonise with the character of the property and surrounding area.
- Rear extension and first floor openings will result in overlooking and loss of privacy.
- No consideration for existing trees and their root protection area.
- Infilling will affect the rhythm of the detached housing.

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application property is a detached single family dwellinghouse located in the Mill Hill ward. The area is predominately residential in character. The property does not fall within a conservation area.

Proposal:

The application relates to part single, part two storey side and rear extensions, a single storey front extension and extensions to the roof to include the provision of rooflights in the side and rear elevations.

At the rear, the extension at ground floor would be 1.5m in depth on the side adjacent to no. 10 (in line with the extension currently being built at no. 10) and 3.3m deep on the side adjacent to no. 6, which would be 3.3m beyond the rear elevation of that property.

The existing garage would be demolished and replaced with a full depth ground floor extension. This would also project 1.3m to the front of the property bringing it in line with the bay window.

At first floor the extension to the side would be 1.5m in width, in line with the main front wall and set off the boundary with no. 6 by 1m.

At first floor the extension would project a maximum of 2.1m. It would be in line with the extension currently being built at no. 10. It would project 1.9m to the rear of no. 6 at a distance of 1.7m from the flank wall (chimney breast) of that property.

The overall height of the roof over the extensions would be 0.5m higher than the existing but the pitch remains the same.

Planning Considerations:

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

- The living conditions of neighbouring residents;
- Whether harm would be caused to the character and appearance of the area and street scene, having regard to the size and siting of the proposal.

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 of the Development Management Policies (Adopted) 2012 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 that development makes a positive contribution to the borough. The development standards set out in Policy DM02: Development Standards are regarded as key for Barnet to deliver the highest standards of urban design.

The Council's adopted 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 proposals are similar to those recently approved at no. 10 Tretawn Gardens, the adjoining property.

The plans have been amended to ensure that a gap of 1m is maintained between the flank walls (chimney breast) of the application property and no. 6. Council guidelines state that normally a minimum of 2m should be maintained between flank walls at first floor level to preserve the appearance of the street and avoid a terracing effect. In this case however, 1m gaps are characteristic of properties in this part of the street and similar extensions have been approved to other properties. It is considered that the extensions are proportionate additions to the property, would relate satisfactorily to the neighbouring properties and would be in keeping with the character and appearance of the streetscene.

To the rear, the proposals have been amended to reduce the depth of the extension in relation to no. 6 and bring the first floor further from the common boundary. It is considered that these amendments overcome concerns that officers had about the potential impact on that property.

The extensions would be in line with the extensions being built at no.10. It is considered therefore that the extensions would not be detrimental to the residential amenities of the occupiers of the adjoining properties.

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

3. COMMENTS ON GROUNDS OF OBJECTIONS

- New roof appears to encroach over the boundary- *plans have been amended to set the first floor further from the boundary.*
- Size and design results in an unsympathetic and incongruous addition which fails to harmonise with the character of the property and surrounding area - *as amended, the proposals are considered to be acceptable.*
- Rear extension and first floor openings will result in overlooking and loss of privacy - *no windows are proposed on the flank elevations other than rooflights - any overlooking from the rear elevation windows would not be significantly greater than existing.*
- No consideration for existing trees and their root protection area - *there are no protected trees in the garden.*
- Infilling will affect the rhythm of the detached housing - *as amended, it is considered that the proposals maintain the appearance of the streetscene in this part of Tretawn Gardens.*

4. EQUALITIES AND DIVERSITY ISSUES

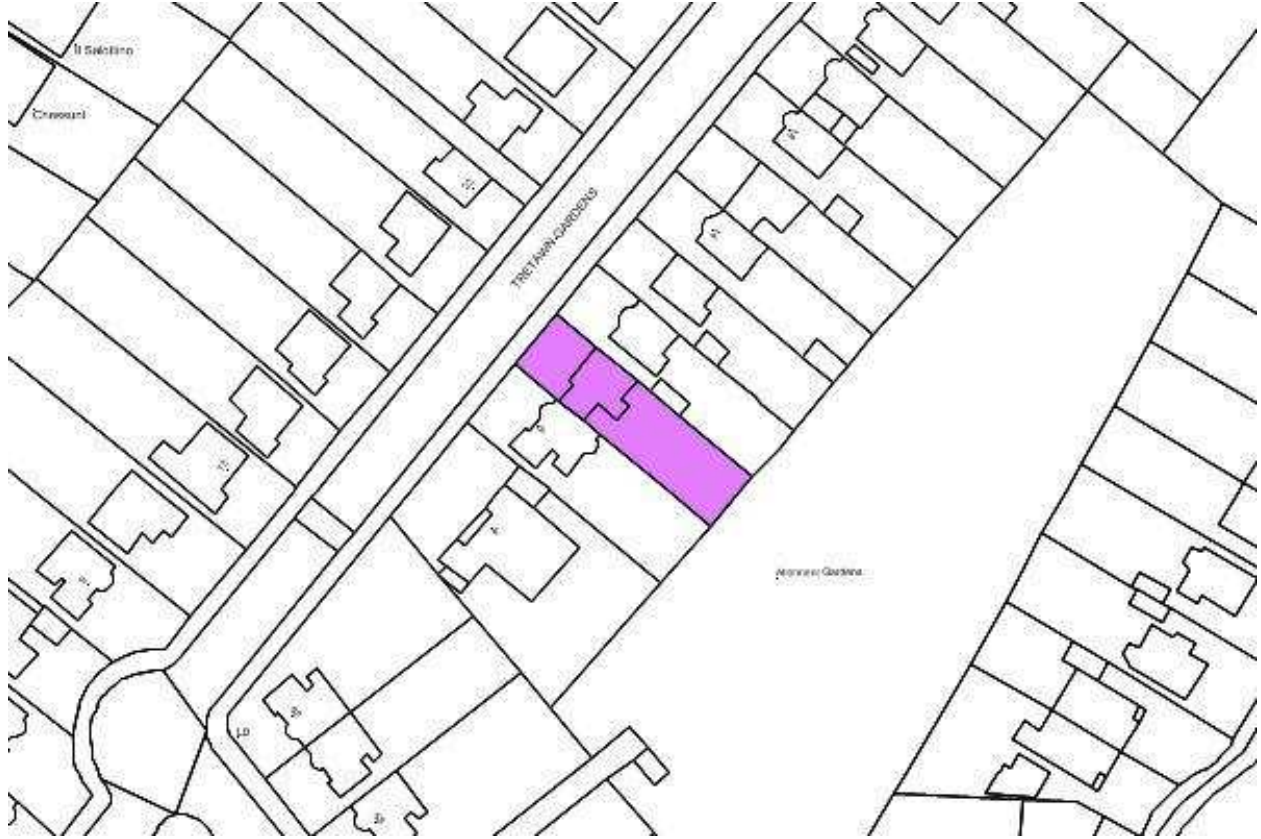
The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, this proposal complies with the Adopted Barnet Local Plan policies and guidance 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: 8 Tretawn Gardens, London, NW7 4NR

REFERENCE: H/02235/13



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