

LOCATION: 11 Edgeworth Avenue, London, NW4 4EX

REFERENCE: H/02436/13

Received: 13 June 2013

Accepted: 24 June 2013

WARD(S): West Hendon

Expiry: 19 August 2013

Final Revisions:

APPLICANT: c/o studio V architects

PROPOSAL: Single storey extension to front, side and rear. Double storey extension to side and rear. Roof extension with dormer to side and rear to facilitate loft conversion. (AMENDED PLANS)

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: PL01, PL02 rev C, PL03 rev C, PL04 rev D, PL05 rev F, PL06 rev G, PL07 rev H, PL08 rev F.

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 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).

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 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).

- 5 Before the building hereby permitted is occupied the proposed window(s) in the first floor flank elevation facing No 9 Edgeworth Avenue 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.

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).

- 6 Notwithstanding the provisions of any development order made under Section

59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no windows, other than those expressly authorised by this permission, shall be placed at any time in the first and second floor flank elevation(s), of the extension(s) hereby approved, facing Nos 9 and 13 Edgeworth Avenue.

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 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.
- 2 The ground floor works must be carried out within 3 months of the date of this permission otherwise the Council will consider taking enforcement action.

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 Governments 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

Design Guidance Note No 5 – Extensions to Houses

The Council guide 'Extension to Houses' was approved by the Planning and Environment Committee (The Local Planning Authority) in March 2010. This 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 the subject of separate public consultation.

Included advice states that large areas of Barnet are characterised by relatively low density suburban housing with an attractive mixture of terrace, semi detached and detached houses. The Council is committed to protecting, and where possible enhancing the character of the borough's residential areas and retaining an attractive street scene.

In respect to amenity, extensions should not be overbearing or unduly obtrusive and care should be taken to ensure that they do not result in harmful loss of outlook, appear overbearing, or cause an increased sense of enclosure to adjoining properties. They should not reduce light to neighbouring windows to habitable rooms or cause significant overshadowing, and should not look out of place, overbearing or intrusive when viewed from surrounding areas.

The Council adopted a Supplementary Planning Document (SPD) "Sustainable Design and Construction" (June 2007), following public consultation. This SPD provides detailed guidance that supplements policies in the adopted Local 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.

The Council is currently consulting on 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 (consultation draft November 2012) and Sustainable Design and Construction SPD (consultation draft November 2012) are now material considerations.

Relevant Planning History:

Application:	Planning	Number:	H/04121/11
Validated:	10/10/2011	Type:	HSE
Status:	DEC	Date:	09/01/2012
Summary:	APC	Case Officer:	Emily Benedek

Description: Single storey front extensions. Part single, part two-storey side and rear extension. Extension to roof including 1no dormer to rear and 1no side dormer to facilitate a loft conversion. Alterations to fenestration throughout including new front door.

Consultations and Views Expressed:

Neighbours Consulted:	5	Replies:	10
Neighbours Wishing To Speak	2		

At the time of writing the report the neighbour consultation period had not yet expired. Any additional representations received will be reported at the meeting.

The objections may be summarised as follows:

- Ground floor widened reducing gap with neighbouring property
- First floor widened by extra metre
- Depth of ground floor extended by 35cm
- Proposal creates oversized house not in keeping with character of the road
- Sense of enclosure and overshadowing to neighbours
- Loss of light
- Inaccurate plans
- Loss of outlook

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site relates to a detached single family dwelling house located on the north side of Edgeworth Avenue which is predominantly residential in character. The immediate area is characterised by detached single family dwelling houses.

Dimensions:

The application seeks permission for a single storey extension to the front, side and rear, first floor extension to the side and rear and a roof extension including side and rear dormer windows to facilitate a loft conversion. The plans have been amended with regards to the appearance of the front elevation and the roof over the proposed ground floor side and rear extension.

The proposed ground floor side and rear extension will measure 4 metres in depth

on the side closest to No. 13 and 2.75 metres on the opposing side. The proposed ground floor extension will measure 10.75 metres in width and a maximum of 3.4 metres in height with a crown pitched roof.

The proposed front porch will measure 0.9 metres in depth, 3.7 metres in width and 3.5 metres in height; whilst the play room will measure 0.9 metres in depth, 3.6 metres in width and 3.5 metres in height.

The proposed first floor side extension will measure 1.1 metres in width, 9.6 metres in depth and 8.3 metres in height with a pitched roof. The proposed first floor rear extension will measure 0.8 metres in depth on the side closest to No 19 for a width of 1.4 metres and will then project a further 0.8 metres in depth for a width of 6.25 metres.

The proposed side dormer window will measure 2.1 metres in width, 1.8 metres in height and 2.65 metres in depth. The proposed rear dormer will measure 1.9 metres in width, 1.65 metres height and 2.4 metres in depth.

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 draft 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.

Planning permission was granted in 2012 (application reference H/04121/11) for a 'single storey front extensions. Part single, part two-storey side and rear extension. Extension to roof including 1no dormer to rear and 1no side dormer to facilitate a loft conversion. Alterations to fenestration throughout including new front door.' The original application misrepresented the relationship between No 9 and 11 Edgeworth Avenue showing the former 0.5 metres further away from the boundary than it actually is. However, application site has been accurately depicted on the plans and is shown to measure the same width in the previously approved and proposed plans.

The plans have been amended with regards to the proposed ground floor rear extension to reduce the depth by 0.35 metres so that it projects no further than the previously approved scheme. Although the building works have already commenced with regards to the exterior walls of the ground floor extension, an informative has been attached to ensure the ground floor works are carried out within 3 months of the date of this permission otherwise the Council will consider taking enforcement action. The proposed plans are identical to the previously approved scheme with regards to the ground floor side extension however, the flat roof has been replaced with a pitched roof that will measure only 2.6 metres in height to the eaves and slope away from the neighbours at No 9. In addition, a 2 metre high fence is proposed along the boundaries with the neighbouring properties. As amended, the proposed ground floor side and rear extensions are not considered to have an overbearing impact on the residential and visual amenities of the occupiers of the neighbouring properties including loss of light and outlook.

The difference between the consented scheme and the proposed scheme are:

- the conversion of the garage into a habitable room
- alterations to the appearance of the roof of the ground floor front and rear extensions
- alterations to the fenestration of the ground floor rear extension

Although the depth of the proposed ground floor front extension remains as existing, the submitted plans showed a continuous single storey front extension that would incorporate the hall, study and playroom. However, this was not considered to be in keeping with the character and appearance of the street scene and the plans have subsequently been amended to show a separate hall, bay window and play room. The proposed first floor side and rear extension and loft conversion including side and rear dormer windows are identical to the previously approved scheme and therefore considered to have an acceptable impact on neighbouring amenity.

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. 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.

3. COMMENTS ON GROUNDS OF OBJECTIONS

The objections have been addressed in the above report.

4. EQUALITIES AND DIVERSITY ISSUES

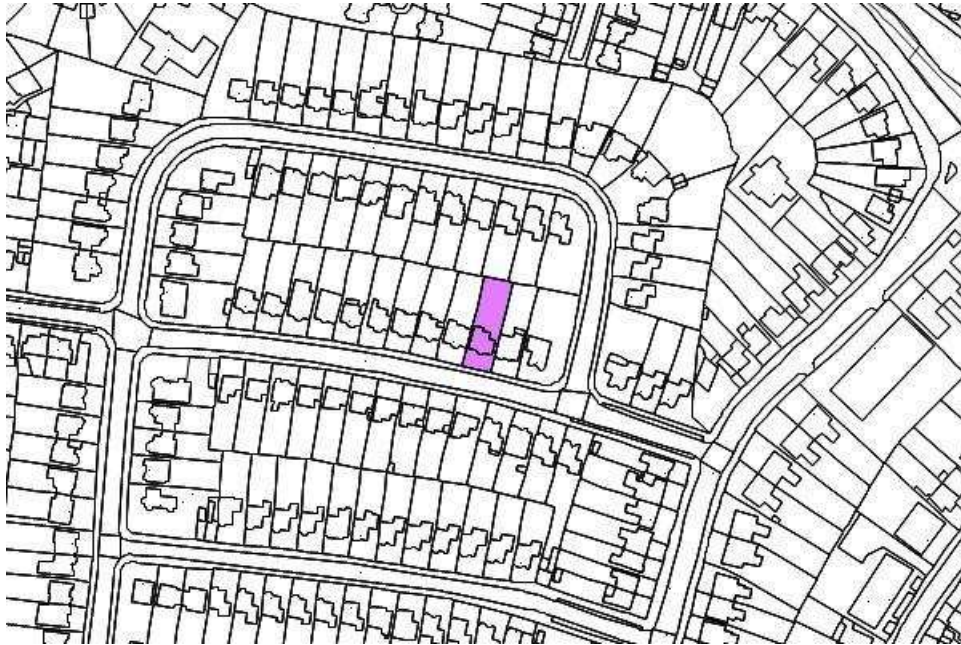
The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

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: 11 Edgeworth Avenue, London, NW4 4EX

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