

**LOCATION:** 9 Torrington Park, London, N12 9TB  
**REFERENCE:** F/03329/13      **Received:** 29 July 2013  
   **Accepted:** 29 July 2013  
**WARD(S):** Woodhouse                                      **Expiry:** 23 September 2013

**Final  
Revisions:**

**APPLICANT:** Mr Bhella

**PROPOSAL:** Extension to roof including hip to gable, 2 x no. rear dormer windows with roof light to front elevation 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: Site Plan Drawing no. TP/09/01 Rev B; Existing First Floor Plan Drawing no. TP/09/ Rev A; Existing Ground Floor Plan Drawing no. TP/09/ Rev A; Existing Side Elevation Drawing no. TP/09/ Rev A; Existing Front and Rear Elevations Drawing no. TP/11/ Rev A; Proposed First Floor Plan Drawing no. TP/09/ Rev A (date received 29-July-2013); Proposed Loft Floor Plan Drawing no. TP/09/ Rev B; Proposed Front and Rear Elevations Drawing no. TP/11/ Rev A; Proposed Side Elevation Drawing no. TP/09/ Rev A (date received 29-Aug-2013).

**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 extension including rear dormers, hip to gable and window to side elevation shall be demolished and all materials resulting from the demolition shall be removed within three months of the date of failure to meet either requirement (i), or any one of the requirements set out in (ii) to (v) below:

(i) within three months of the date of this decision, the new window as built in the flank elevation facing Michelle Court, Torrington Park 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.

(ii) details of obscure glazing shall be submitted for the written approval of the local planning authority and the details shall include a timetable for its implementation.

(iii) if within three months of the date of this decision the local planning authority refuse to approve the details or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.

(iv) if an appeal is made in pursuance of (iii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State.

(v) the approved details shall have been carried out and completed in accordance with the approved timetable.

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).

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 elevations, of the extensions hereby approved, facing Michelle Court, Torrington Park.

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.

### **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

Residential Design Guidance SPD (April 2013)

Sustainable Design and Construction SPD (April 2013)

The Residential Design Guidance 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.

#### Relevant Planning History:

**Application:** Planning  
**Validated:** 29/07/2013  
**Status:** REG  
**Summary:** DEL

**Number:** F/03329/13  
**Type:** HSE  
**Date:**  
**Case Officer:** Denisse Celi

**Description:** Extension to roof including hip to gable, 2 x no. rear dormer windows with roof light to front elevation to facilitate a loft conversion.

### Consultations and Views Expressed:

Neighbours Consulted: 36                      Replies: 6  
Neighbours Wishing To Speak 0

Objections received can be summarised as follows:

- Affect privacy of Michelle Court (adjacent block of flats).
- Loss of light
- Overbearing extension
- Out of proportion
- Invasion of privacy by new side window

## **2. PLANNING APPRAISAL**

### Site Description and Surroundings:

The site property is a two storey semi detached property located on the southern side of Torrington Park which is predominately residential in character. The property is not listed nor does it lie in a Conservation Area.

### Dimensions:

The applicant seeks planning permission for a roof extension involving hip to gable and two rear dormers a front rooflight and the insertion of a window to the flank wall.

At the time of the site visit, the development had already been completed.

A gable end at the front of the recessed side wing has been formed in brick to enlarge the loft space.

The dormers at the rear cover the width of the dwelling. The dormer above the projecting wing has a height of 2.5 metres and the dormer on the recessed roofslope has a height of 2.1 metres.

### 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 guidance 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 neighbouring property no. 11 benefits from a similar roof extension and therefore the proposal, although large is considered to respect the established character. Similarly, there are other examples of large roof extensions in the vicinity.

In addition, the hip to gable is considered to have restored the balance between the two semis and is a positive contribution to the streetscene. The gable end of the side wing at the front is set back from the principal elevation and therefore it is not considered to be detrimental to the appearance of the streetscene.

With regards to the bulk of the roof extension, as specified although this is in excess of the recommendation as set within the Residential Design Guidance, it is not considered that the extension has caused a significant loss of light to the flank windows of Michelle Court. Furthermore, there is a distance of approximately 3 metres between the flank walls of the host property and Michelle Court which is considered to be adequate.

The new side window at the flank wall was clear glazed at the time of the site visit and it is considered that this has caused loss of privacy and direct overlooking to the windows of some flats at Michelle Court. The Council considers that this can be overcome by a condition requesting that within 3 months of this approval, this window should be obscured glazed and fixed shut to prevent mutual overlooking and loss of privacy.

The proposal complies with the abovementioned policies and Council's Residential Design Guidance and would be a proportionate addition to the dwellinghouse. It has 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**

It is considered that the comments raised by objectors have been addressed in the report above.

### **4. EQUALITIES AND DIVERSITY ISSUES**

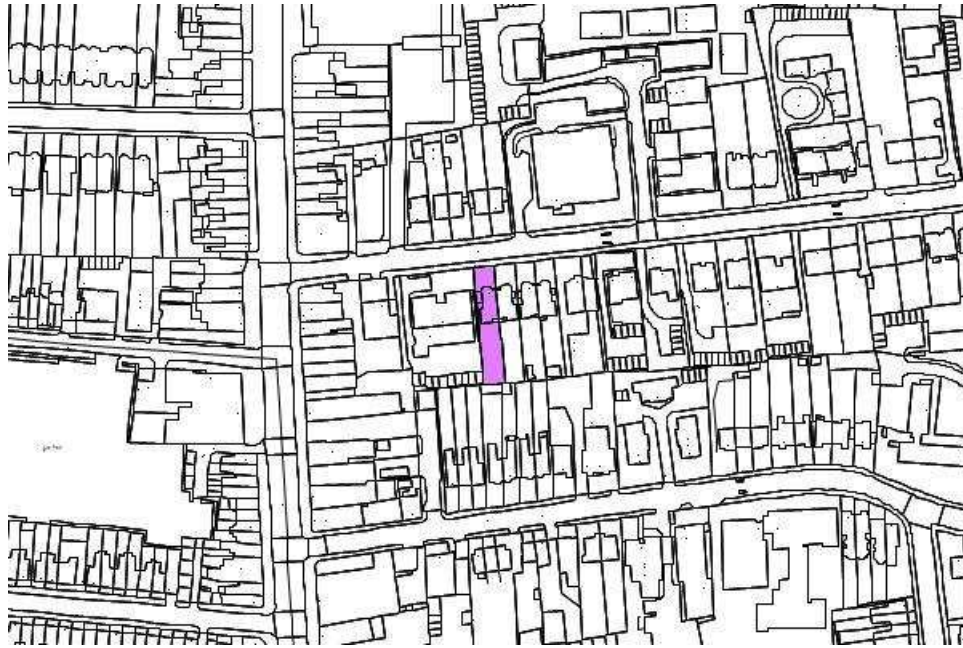
The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

## 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: 9 Torrington Park, London, N12 9TB**

**REFERENCE: F/03329/13**



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