

LOCATION: 14 Cavendish Road, Barnet, Herts, EN5 4DZ
REFERENCE: B/03292/13 **Received:** 26 July 2013
WARD(S): High Barnet **Accepted:** 26 July 2013
Expiry: 20 September 2013

Final Revisions:

APPLICANT: Mr & Mrs Hill

PROPOSAL: Part single, part two storey side/rear extension including alterations to the front porch. Roof extension including side and a rear dormer windows and a rooflight 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 Location Plan 01 (Rev B), Block Plan 02 (Rev A), Design & Access Statement, 2013/01-3/3 (Rev C), 11/01-1/05 (Rev L)

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 first floor and second floor dormer window(s) in the northern flank elevation facing no. 16 Cavendish Road 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 northern flank elevation, of the extension(s) hereby approved, facing no. 16 Cavendish Road.

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.
 - ii) In this case, no formal pre-application advice was sought prior to submission of the application however amended drawings were submitted by the applicant which resulted in the scheme being made acceptable.

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

The Council's Residential Design Guidance SPD 2013 and Sustainable Design and Construction SPD 2012 are now material considerations.

Relevant Planning History:

**Site history for current land parcel :
68045 - 14 Cavendish Road, Barnet, Herts, EN5 4DZ
Case Reference: B/03292/13**

Planning applications picked up in spatial search

Site Address: 14 Cavendish Road Barnet
Application Number: N03067
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 10/01/1972
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **single storey rear extension**
Case Officer:

Site Address: 14 Cavendish Road Barnet Herts
Application Number: N03067A
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 01/07/1974
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Front porch.**
Case Officer:

Site Address: 14 Cavendish Road, Barnet, Herts, EN5 4DZ
Application Number: B/01105/13
Application Type: Householder
Decision: Not yet decided
Decision Date: Not yet decided
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Part single, part two-storey side and rear extension. Extension to roof including side and rear dormer window to facilitate a loft conversion.**
Case Officer: Ciaran Regan

Site Address: 14 Cavendish Road, Barnet, Herts, EN5 4DZ
Application Number: B/03292/13
Application Type: Householder
Decision: Not yet decided
Decision Date: Not yet decided
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Part single, part two storey side/rear extension including alterations to the front porch. Roof extension including side and a rear dormer windows and a rooflight to facilitate a loft conversion.**
Case Officer: Malachy McGovern

Consultations and Views Expressed:

Neighbours Consulted: 17 Replies: 11

Neighbours Wishing To Speak 1

The objections can be summarised as follows:

1. Out of character with the surrounding area
2. Loss of light
3. Overlooking and loss of privacy
4. Risk of structural damage
5. Out of scale and appearance with neighbouring properties
6. Boundary walls compromised
7. Further pressure on parking

The scheme has been revised on three occasions with the final proposal having a side and rear dormer of different design and reduced size, and a side extension with a set-back of 50cm from the front building line. The final proposal is considered below.

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site comprises a two-storey, semi-detached dwelling house located on the eastern side of Cavendish Road.

The neighbouring property no. 12 Cavendish Road benefits from a two storey side extension with hipped roof form similar to that being proposed by the applicant.

The property is not a Listed Building and is not located within a Conservation Area.

Dimensions:

The proposed two-storey side addition would be 2.5 metres at ground level, and would run the entire depth of the main building with an additional 3 metre rear projection incorporated into the ground floor rear addition. At first floor level, the side addition would be 1.5 metres wide so as to leave a 1 metre gap from the neighbouring boundary.

The proposed ground floor rear extension would be the full width of the resultant building and approximately 3 metres deep with a flat roof.

The proposed side dormer would be approximately 1.9 metres wide and 1.4 metres high. The proposed rear dormer would be 2.4 metres wide and 1.7 metres high. Both additions would be positioned centrally within their respective roof slopes.

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 Residential Design Guidance SPD 2013 states that extensions should normally be subordinate to the original house, respect the original building and should not be overly dominant.

The proposals would comply with the aforementioned policies and Council Design Guidance on Extensions to Houses and would be a proportionate addition to the dwelling house. It would have an acceptable impact on the character and appearance of the street scene, site property, general locality and the residential amenity of neighbouring occupiers.

Design:

The proposed side extension would be less than half the width of the original house, set in approximately 1 metre from the neighbouring boundary at first floor level and set back 50 cm from the front building line at first floor level to match the adjoining semi. The addition would have a matching hipped roof set 0.4m below the ridge of the main building. The extension is of an appropriate scale and form and is acceptable in design terms.

The proposed ground floor rear extension would be the full width of the resultant house and 3 metres deep incorporating the ground floor side element. The extension would rise to a maximum height of 2.8 metres with a flat roof which is acceptable.

The proposed side dormer and rear dormers would be proportionate additions which would sit comfortably within the roof slopes, being approximately half the height and width of the roof plane. The additions would be of an appropriate scale and form and are acceptable in design terms.

The applicant has not indicated the choice of external materials however materials to match the existing building can be secured by condition.

Neighbouring Amenity:

It is not considered that the proposed extensions would cause any material reduction in light or outlook given the marginal scale and separation distance from neighbouring properties. The proposed first floor side addition would be set in one metre from the neighbouring dwelling no. 16 at first floor level and a 2 metre gap would remain between the properties. The proposed ground floor rear extension would be a similar height as the addition to the adjoining semi which is acceptable.

The proposed first floor flank window and flank dormer window should be obscure glazed to overcome any privacy concerns and this can be secured by condition.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Generally addressed above however it is advised that concerns regarding potential construction damage to neighbouring properties or encroachment of development are private civil matters and not planning matters which can be considered by the Council.

It is not considered that the proposal would have any adverse impact on street parking as suggested as there would be no intensification of the existing residential use.

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: 14 Cavendish Road, Barnet, Herts, EN5 4DZ

REFERENCE: B/03292/13



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