

**LOCATION:** 5 Grantham Close, Edgware, Middx, HA8 8DL  
**REFERENCE:** H/04122/13 **Received:** 12 September 2013  
**Accepted:** 12 September 2013  
**WARD(S):** Edgware **Expiry:** 07 November 2013

**Final Revisions:**

**APPLICANT:** Mr N Mehta  
**PROPOSAL:** Single storey rear extension following demolition of existing single storey rear extension. Two storey side extension and removal of chimney stack. New brick wall and gate to side garden.

**RECOMMENDATION: Approve Subject to Conditions**

1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site plan; 102.EX1.01 RevB; 102 EX1.02 RevA; 102.SD10.01 RevC; 102.SD10.02 RevA; 102.SD10.03 RevA; John Cromar's arboricultural report on the impact on trees 6th September 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 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 A scheme of hard and soft landscaping, including details of existing trees to be retained, new shrubs and the replacement tree to be planted to replace the existing lime tree shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.

Reason:

To ensure a satisfactory appearance to the development in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and 7.21 of the London Plan 2011 and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012).

5 All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

Reason:

To ensure a satisfactory appearance to the development in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD

(2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

- 6 All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

Reason:

To ensure a satisfactory appearance to the development in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

- 7 No site works or works on this development shall be commenced before temporary tree protection has been erected around existing tree(s) in accordance with details to be submitted and approved in writing by the Local Planning Authority. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas.

Reason:

To safeguard the health of existing tree(s) which represent an important amenity feature in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

- 8 Works shall be carried out in accordance with John Cromar's report on the impact on trees dated 6th September 2013.

Reason:

To safeguard the health of existing trees which represent an important amenity feature in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

- 9 The species, size and siting of the replacement tree(s) shall be agreed in writing by the Local Planning Authority and the tree(s) shall be planted within 6 months (or as otherwise agreed in writing) of the commencement of the approved treatment (either wholly or in part). The replacement tree(s) shall be maintained and/or replaced as necessary until new trees are established in growth.

Reason:

To maintain the visual amenities of the area in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and 7.21 of the London Plan 2011.

#### **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

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 :**

**101809 - 5 Grantham Close, Edgware, Middx, HA8 8DL**

**Case Reference: H/04122/13**

<b>Application:</b>	Planning	<b>Number:</b>	H/04122/13
<b>Validated:</b>	12/09/2013	<b>Type:</b>	HSE
<b>Status:</b>	REG	<b>Date:</b>	
<b>Summary:</b>	DEL	<b>Case Officer:</b>	Elizabeth Thomas
<b>Description:</b>	Single storey rear extension following demolition of existing single storey rear extension. Two storey side extension and removal of chimney stack. New brick wall and gate to side garden. (Amended Description).		

Consultations and Views Expressed:

Neighbours Consulted: 5                      Replies: 2 (1 letter 11 signatures)  
Neighbours Wishing To Speak 0

- Scale and appearance on Grantham Close.
- All properties are 5 bedroom detached houses with frontages in accord.
- Conservation Area and loss of trees must be taken into account.
- Raised roof of new rear extension will be unacceptable.
- Upset structure and cause further subsidence when foundations are being dug.
- Loss of light.
- Green frontage and rural feel will be taken away.
- Unacceptable disruption will be caused by numerous large lorries continuously backwards and forwards to service this massive building works which would have a detrimental effect of the lives of the neighbours.
- Loss of privacy during construction. Temporary high screen to be put in place while demolition and extension are taking place.

## **2. PLANNING APPRAISAL**

Site Description and Surroundings:

The application site is a detached single family dwellinghouse located in the Edgware ward. The property is within a residential cul-de-sac. The site backs on to greenbelt land and a number of TPOs exist on site.

Dimensions:

The application relates to the replacement of an existing single storey rear extension, the proposal will re-position the extension bringing it further from the boundary with no.3 Grantham Close by 0.7m and will extend out an additional 0.8m.

The proposal also incorporates a two storey side extension, the extension will be set back from the front building line by 1.4m at ground and first floor level. The extension

will have a width of 3.4m with the roof set down from the ridgeline of the main dwellinghouse.

### 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 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 Residential Design 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 proposals would comply with the aforementioned policies and Council Residential Design Guidance 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.

Residential Design Guidance indicates that first floor side extensions should usually be set in by 1m from the side boundary and maintain a distance of 2m from neighbouring building lines. Given the width of the site a distance greater than 2m will be retained.

In terms of the impact on neighbouring residents, it is considered that the additional depth and height of the rear extension, given its distance from the boundary would not result in a loss of light or appear overbearing to the neighbouring residents.

## Trees matters

There are TPO trees within the site, the agent's have submitted an arboricultural report and have indicated the RPA of the trees on site, it is considered that with suitable tree protection measures including tree protective fencing the proposal will not result in harm to the protected tree.

The proposal seeks to remove an existing tree to the rear of the site, the tree is in a poor state and it is considered that its removal subject to a suitable replacement is acceptable.

New shrubs are proposed at the front boundary of the property, this will be secured through landscaping conditions.

### **3. COMMENTS ON GROUNDS OF OBJECTIONS**

All planning related matters are considered to be covered in the above appraisal. Issues of subsidence are not planning related matters.

### **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:**           **5 Grantham Close, Edgware, Middx, HA8 8DL**

**REFERENCE:**                   **H/04122/13**

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