

LOCATION: 11 Edgeworth Avenue, London, NW4 4EX
REFERENCE: H/04155/13 **Received:** 12 September 2013
WARD(S): West Hendon **Accepted:** 12 September 2013
APPLICANT: Ms A Shyam **Expiry:** 07 November 2013
Final Revisions:

PROPOSAL: Retention of rear garden shed.

RECOMMENDATION: **Approve Subject to Conditions**

1 The development hereby permitted shall be carried out in accordance with the following approved plans: PL00, PL01 rev B.

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 use of the garden shed hereby permitted shall at all times be ancillary to and occupied in conjunction with the main building and shall not at any time be occupied as a separate unit.

Reason:

To ensure that the development does not prejudice the character of the locality and the 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

Design Guidance Note No 5 – Extensions to Houses

Supplementary Planning Document (SPD) - Sustainable Design and Construction

Supplementary Planning Document (SPD) - Residential Design Guidance

Relevant Planning History:

Application:	Planning	Number:	H/02436/13
Validated:	24/06/2013	Type:	HSE
Status:	DEC	Date:	17/09/2013
Summary:	APC	Case Officer:	Emily Benedek
Description:	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.

Application:	Planning	Number:	H/04121/11
Validated:	10/10/2011	Type:	HSE
Status:	DEC	Date:	09/01/2012
Summary:	APC	Case	Emily Benedek
		Officer:	
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: 14 Replies: 14
Neighbours Wishing To Speak: 2

The objections may be summarised as follows:

- Substantial building that does not look like a garden shed
- High quality build including major picture window not consistent with purpose for storage only
- Overlooking to neighbouring properties
- Environmental impacts including loss of trees and drainage given levelling off
- Application form inaccurate
- Plans inaccurate
- Height of building appears problematic
- Overdevelopment
- Shed could be used for living in or an office with possible toilet in the shed
- Building large and unsightly
- Close proximity to neighbouring properties
- Overhanging of roof to neighbouring property
- Water from rain falls onto neighbours fence

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 single storey shed measures 5.1 metres in depth, 5.1 metres in width and a maximum of 2.9 metres in height with a flat roof, although it only measures 2.35 metres in height immediately along the boundary with No 6 Edgeworth Crescent.

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, 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' states that extensions should normally be subordinate to the original house, respect the original building and should not be overly dominant.

The proposed shed is considered an acceptable addition to the property and would comply with the aforementioned policies. A condition has been recommended to ensure the proposal is used as ancillary to the dwelling at all times and not as a separate unit and as long as the outbuilding remains as ancillary accommodation its use is considered acceptable.

The land has been partially lowered in the rear garden however this is not considered to have a detrimental impact on neighbouring amenity or result in increased overlooking. As a result the shed only measure 2.3 metres in height adjoining the fence of the neighbouring property at No. 9 Edgewroth Avenue, but measures 2.9 metres in height overall. The size and siting of the shed is considered acceptable in accordance with Council guidance and does not result in an overly dominant feature in the rear garden or have an overbearing impact to the occupiers of the neighbouring residential properties. Guttering has been attached to the roof of the shed to ensure that all rainwater drains onto the application site and not neighbouring properties. The existing windows in the shed look directly onto the garden of the application site and therefore is not considered to result in overlooking to the occupiers of the neighbouring residential property.

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

Mostly addressed in the above report.

The trees are not protected by TPOs and therefore the Council has no control over their felling.

Drainage is not a material planning consideration and will be covered by Building Control.

The plans do not show the proposal to overhang onto any neighbouring property.

The Council accepts plans and application forms on the basis that they provide accurate information of the site and the proposal. There is no reason to believe that the information submitted is inaccurate.

4. EQUALITIES AND DIVERSITY ISSUES

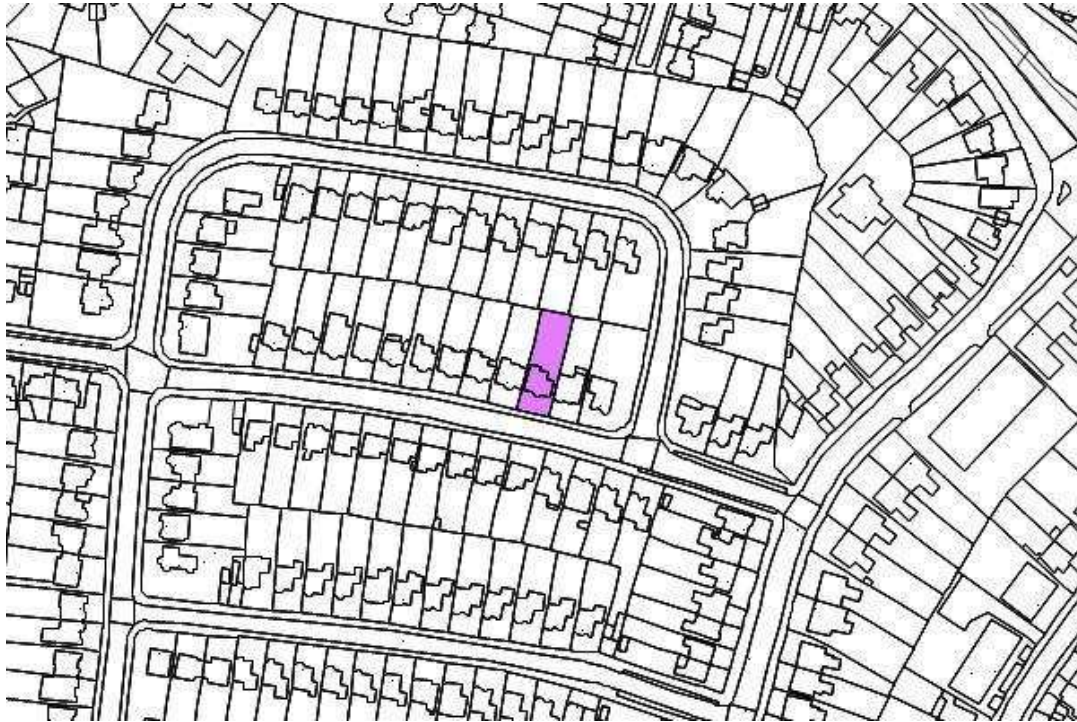
The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

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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