

LOCATION: 49 Chiddingfold, London, N12 7EX

REFERENCE: B/03381/13

Received: 01 August 2013

Accepted: 31 July 2013

WARD(S): Totteridge

Expiry: 25 September 2013

Final Revisions:

APPLICANT: Mr Paul Alterman

PROPOSAL: Demolition of an existing two-storey detached dwelling followed by the creation of 2 semi-detached two-storey dwellinghouses with rooms in the roof space.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Nos. 1390.P.01, 1390.P.03 and 1390.P.04 received 31 July 2013 and 1390.P.05 Rev E, 1390.P.06 Rev E and 1390.P.02 Rev D received 05 November 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 Before this development is commenced, details of the levels of the building(s), road(s) and footpath(s) in relation to adjoining land and highway(s) and any other changes proposed in the levels of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the safety and amenities of users of the site, the amenities of the area and the health of any trees or vegetation in accordance with policies

DM01 and DM04 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF, CS1, CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.4, 7.5, 7.6 and 7.21 of the London Plan 2011.

- 4 Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed 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) and 1.1, 7.4, 7.5 and 7.6 of the London Plan 2011.

- 5 Before the development hereby permitted is brought into use or occupied the site shall be enclosed except at the permitted points of access in accordance with details submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that the proposed development does not prejudice the appearance of the locality and/or the amenities of occupiers of adjoining residential properties and to confine access to the permitted points in the interest of the flow of traffic and conditions of general safety on the adjoining highway in accordance with policies DM01, DM03, DM17 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

- 6 A scheme of hard and soft landscaping, including details of existing trees to be retained, 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).

- 7 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.

- 8 Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

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.

- 9 No development shall take place until a 'Demolition & Construction Method Statement' has been submitted to, and approved in writing by, the Local Planning Authority. The Statement shall provide for: access to the site; the parking of vehicles for site operatives and visitors; hours of construction, including deliveries, loading and unloading of plant and materials; the storage of plant and materials used in the construction of the development; the erection of any means of temporary enclosure or security hoarding and measures to prevent mud and debris being carried on to the public highway and ways to minimise pollution. Throughout the construction period the detailed measures contained within the approved Statement shall be strictly adhered to.

Reason:

In the interests of highway safety and good air quality in accordance with Policy DM17 and DM04 of the Adopted Barnet Development Management Policies DPD (2012) and policy 5.21 of the London Plan (2011).

- 10 Before the dwellings hereby permitted are first occupied the proposed windows in the flank elevations at first floor level 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).

- 11 Before the development hereby permitted is occupied, details of the sub-division of the amenity area(s) shall be submitted to and approved in writing by the Local Planning Authority, implemented and retained as such on site thereafter.

Reason:

To ensure that the development does not prejudice the amenity of future

occupiers or the character of the area in accordance with policies DM01 and DM02 of the Adopted Barnet Development Management Policies DPD (2012).

- 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any of Classes A to F of Part 1 to Schedule 2 of that Order shall be carried out within the curtilage of the dwellings hereby approved.

Reason:

To safeguard the amenities of neighbouring occupiers and the general locality in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012).

- 13 Before development hereby permitted is occupied, turning space and parking spaces shall be provided and marked out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and that area shall not thereafter be used for any purpose other than the parking and turning of vehicles.

Reason:

To ensure that parking and associated works are provided in accordance with the council's standards in the interests of pedestrian and highway safety and the free flow of traffic in accordance with policies DM17 of the Adopted Barnet Development Management Policies DPD (2012) and 6.1, 6.2 and 6.3 of the London Plan 2011.

- 14 The dwelling(s) shall achieve a Code Level 3 in accordance with the Code for Sustainable Homes Technical Guide (October 2008) (or such national measure of sustainability for house design that replaces that scheme) and achieve full Lifetime Homes credits. No dwelling shall be occupied until evidence that the Lifetime Homes credits have been achieved and a Final Code Certificate has been issued certifying that Code Level 3 has been achieved and this certificate has been submitted to and approved by the local planning authority.

Reason:

To ensure that the development is sustainable and complies with policy DM02 of the Adopted Barnet Development Management Policies DPD (2012), the adopted Sustainable Design and Construction Supplementary Planning Document (June 2007) and policies 5.2 and 5.3 of the London Plan (2011).

INFORMATIVE(S):

- 1 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 Community Infrastructure Levy (CIL) applies to all 'chargeable development'. This is defined as development of one or more additional units, and / or an increase to existing floor space of more than 100 sq m. Details of how the calculations work are provided in guidance documents on the Planning Portal at www.planningportal.gov.uk/cil.

The Mayor of London adopted a CIL charge on 1st April 2013 setting a rate of £36.04 per sq m on all forms of development in Barnet except for education and health developments which are exempt from this charge. Your planning application has been assessed at this time as liable for a £7,943.22 payment under Mayoral CIL.

The London Borough of Barnet adopted a CIL charge on 1st May 2013 setting a rate of £135 per sq m on residential and retail development in its area of authority. All other uses and ancillary car parking are exempt from this charge. Your planning application has therefore been assessed at this time as liable for a £29,754 payment under Barnet CIL.

Liability for CIL will be recorded to the register of Local Land Charges as a legal charge upon your site payable should you commence development. Receipts of the Mayoral CIL charge are collected by the London Borough of Barnet on behalf of the Mayor of London; receipts are passed across to Transport for London to support Crossrail, London's highest infrastructure priority.

You will be sent a 'Liability Notice' that provides full details of the charge and to whom it has been apportioned for payment. If you wish to identify named parties other than the applicant for this permission as the liable party for paying this levy, please submit to the Council an 'Assumption of Liability' notice, which is also available from the Planning Portal website.

The Community Infrastructure Levy becomes payable upon commencement of development. You are required to submit a 'Notice of Commencement' to the Council's CIL Team prior to commencing on site, and failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet other statutory requirements relating to CIL, such requirements will all be set out in the Liability Notice you will receive. You may wish to seek professional planning advice to ensure that you comply fully with the requirements of CIL Regulations.

If you have a specific question or matter you need to discuss with the CIL

team, or you fail to receive a 'Liability Notice' from the Council within 1 month of this grant of planning permission, please email us: cil@barnet.gov.uk.

- 3 Any development or conversion which necessitates the removal, changing, or creation of an address or addresses must be officially registered by the Council through the formal 'Street Naming and Numbering' process.

The Council of the London Borough of Barnet is the Street Naming and Numbering Authority and is the only organisation that can create or change addresses within its boundaries. Applications are the responsibility of the developer or householder who wish to have an address created or amended.

Occupiers of properties which have not been formally registered can face a multitude of issues such as problems with deliveries, rejection of banking / insurance applications, problems accessing key council services and most importantly delays in an emergency situation.

Further details and the application form can be downloaded from: <http://www.barnet.gov.uk/naming-and-numbering-applic-form.pdf> or requested from the Street Naming and Numbering Team via email: street.naming@barnet.gov.uk or by telephoning: 0208 359 7294.

- 4 Applicants and agents are encouraged to sign up to the Considerate Contractors Scheme (www.ccscheme.org.uk) whereby general standards of work are raised and the condition and safety of the Borough's streets and pavements are improved.
- 5 Applicants and agents are advised that this development should be designed to achieve an average water consumption target of 105 litres per head per day as calculated according to the Code for Sustainable Homes.
- 6 The applicant is advised that if the development is carried out it will be necessary for a crossover to be formed on the footway by the Highway Authority at the applicant's expense and you may obtain an estimate for this work from the Highways Group, Building 4, North London Business Park, London, N11 1NP (telephone 020 8359 3018).

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 Government's reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The National Planning Policy Framework (NPPF) published on 27 March 2012 is a material consideration in planning decisions. Paragraph 2 states that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 14 identifies a presumption in favour of sustainable development.

Twelve core land-use planning principles that under-pin both plan-making and decision-taking are set out in para. 17. These include:

- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs;
- Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions;

Good design is recognised in para. 56 as a key aspect of sustainable development, it is indivisible from good planning, and should contribute positively to making places better for people.

In para. 58 it is stated that planning decisions should, amongst other things, ensure that developments;

- Add to the quality of the area,
- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation,
- Are visually attractive as a result of good architecture and appropriate landscaping.

Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

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.

Core Strategy (Adoption version) 2012:

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Significant weight should be given to the 16 policies in the CS in the determination of planning applications.

Relevant Core Strategy Policies: CS NPPF, CS1, CS4, CS5, CS9, CS10, CS11 and CS15

Development Management Policies (Adopted) 2012:

The Development Management Policies document provides the borough wide planning policies that implement the Core Strategy. These policies are used for day-to-day decision making. Significant weight should be given to the policies in this document in the determination of planning applications.

Relevant Development Management Policies (Adoption version) 2012: DM01, DM02, DM07, DM08 and DM17

Relevant Supplementary Planning Documents/Guidance

In terms of design and sustainability the Council have adopted the Supplementary Planning Document 'Sustainable Construction and Design' (April 2013) and 'Residential Design Standards' (April 2013). The sustainable construction SPD emphasises the importance of a sustainable approach to construction and updates the Council's amenity standards and room sizes amongst other factors when assessing applications for new development or extensions to existing buildings; the residential design SPD stresses the importance of achieving a high quality design and appearance for development. Both documents should be regarded as a material consideration in the determination of planning applications.

Relevant Planning History:

F/00073/13/ENQ- Demolition of existing detached dwelling- construction of two new detached dwellings. (Category D)- Pre-application advice received.

Consultations and Views Expressed:

Neighbours Consulted: 42 Replies: 5 replies were received under the initial consultation and 4 were received under the re-consultation

Neighbours Wishing To Speak 1

The 5 objections raised on the originally submitted scheme may be summarised as follows:

- The proposal would result in an adverse impact on parking and traffic in the area
- The proposed scale and appearance of the scheme would have an adverse impact on the surrounding area and neighbouring properties
- The two-storey proposal would result in the loss of light, an overlooking impact and the loss of privacy especially with the creation of rooms in the roof space
- The scheme would harm the symmetry of this part of Chiddingfold
- The proposal would represent a form of cramped development
- The conclusions of the design and access statement are incorrect
- The proposed bays are square and not semi-circular as per the neighbouring property
- The proposed dwellings will be set further back from the existing situation thereby spoiling the existing contours
- The increase in vehicles entering and leaving the site will increase the risk to children going to school during term time
- Trees and shrubs in the rear garden of the site will have to be removed to accommodate the proposal and in this regard the proposal is considered to harm the urban setting
- Access to houses immediately adjacent to the site will be difficult during construction of the proposal
- The construction of the scheme would result in additional noise and dirt in the area
- The proposal would be built to the shared rear boundary with properties along Southover

Revised drawings were received by the Council on 5th November 2013 and 4 objections raised on these plans may be summarised as follows:

- The development is too close to the rear fence of 106 Southover and the second floor windows will be overlooking the garden of this property thereby depriving the occupiers of this property of privacy
- The site is not large enough to accommodate the minimum of 4 cars and possibly more that will be associated with the proposed properties
- By adding the colour green to the revised scheme the applicant has sought to make the project more attractive, however the fundamental faults with the proposed building very much still apply
- The second property will be entirely screened behind the fencing at the boundary of the public footpath. This is detrimental to the street scene and conflicts with the setting in Chiddingfold and Woodside Park, which has large properties set in large gardens
- The amended plans show that the proposed garage for one of the properties has been removed indicating that the properties will have sufficient parking in their respective driveways. This is ill conceived and will result in an increased need for street parking where there is already limited space available.
- The revised plans have not addressed the issues associated with safety affecting the public footpath. The plans state that the existing vehicular

access will be retained meaning that access to both driveways will be via the dropped kerb in front of the garage at No. 49- the new plans also indicate that the new development will be in line with No, 46 rather than recessed away as per the original submission. This would result in limited access to the properties and space available for off street parking. There are clearly space and safety issues associated with cars driving in and out of the new houses resulting in significant risk to pedestrians

- There are no turning spaces available for cars so they will have to reverse in and out of the driveways
- The proposal to plant two silver birches will narrow the driveway and obscure vision for the driver reversing in and out of the entrance
- The proposed hedging will present even further restrictions to space
- The road system in Chiddingfold is inadequate to cope with an increase of vehicles given the houses do not have individual garages or drives. It is clear that the existing plot does not allow for appropriate car parking space which would harm the urban setting and would be a health and safety risk to pedestrians
- No other dwellings in the neighbouring roads have been demolished to create two inferior properties and there is an objection to demolish a large, sound attractive property which would be detrimental to the street scene and the urban setting of Woodside Park and Chiddingfold
- Overall the revised plans show only cosmetic alterations- the development is not well designed or appropriate to the street scene.

Internal /Other Consultations:

- Cllr Coleman objected to the original scheme on the grounds that there would be a loss of garden space and the introduction of semi-detached properties in the area thereby harming the character of the Woodside Park Garden Suburb.
- The Totteridge Residents Association raised objections to the scheme on the grounds that the proposal would adversely affect parking in the area, would create inadequate gardens for each of the new properties and would introduce a pair of semidetached dwellings in a street defined by detached dwellings.
- The Council's Highways officer considered the scheme acceptable of parking and highways grounds

Date of Site Notice: 08 August 2013

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site consists of a two-storey detached dwelling located on a modest sized triangular plot at the head of the cul-de-sac of Chiddingfold. This road is predominantly residential in character, comprised of a mixture of semi-detached and detached dwellings. The neighbouring property No. 46 Chiddingfold to the east is a large detached dwelling which has been extended considerably giving a frontage width of 14.2m. Levels in the area are such that the application site is at a higher

level than No. 47 to the south and lower than the neighbouring properties in Southover to the west.

Proposal:

This application seeks permission for the demolition of the existing dwelling and the erection of a pair of no. 4-bed semi-detached houses with associated garden space and car parking. The scheme has been amended and it is the amended scheme that is under consideration. The revised proposal would measure a width of 15.5m with a ridge height of 9m matching that of the existing building. The depth of the building would measure 12m at ground floor including the bay window and 11.1m at first floor level. The pair of houses would be designed to appear similar to No. 46 Chiddingfold; the proposed roof of the pair of semis would be pitched in nature with a crown measuring 1.4m in depth and 2 no. small dormers set well into the roof along the rear. The proposal would include circular bay windows on one side on each of the houses across both floors. The proposed dwellings would measure 5.8m from the front boundary which increases to 10.8m to the front from the eastern-most point of the proposal. The rear of the plot tapers to a pinch point measuring 5.4m from the rear of the proposed dwellings, however, the proposal includes dividing the part of the plot into two to provide adequate garden space for both dwellings. Each of the proposed dwellings would be capable of accommodating 2 no. car parking spaces each.

Planning Considerations:

– Principle of development

The proposed demolition of the existing dwelling and its replacement with a pair of 4-bed semi-detached dwellings is considered acceptable in principle given the size of the plot, the no. of bedrooms proposed and the re-using of the existing site for development.

– Character and appearance

Policy DM01 states that all development should represent high quality design and that development proposals should be based on an understanding of local characteristics. Proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets. The Council's Residential Design Guide SPD (2013) details the various design aspects of development and that standards expected by the Council. In addition to this Policy DM08 states that development should provide where appropriate a mix of dwelling types whereby for market housing, homes with 4 bedrooms are the highest priority.

The area is suburban in character with gaps between properties forming a key feature of the street. In addition to this there is a general degree of uniformity between the houses along this part of Chiddingfold. The street is characterised by predominantly detached properties, however, contains several pairs of

semi-detached properties further up the road along the eastern side (even nos. 26-36 Chiddingfold). In this regard the Chiddingfold is characterised by a mixture of properties. The scheme would replace a detached house with a pair of semi-detached properties of a similar scale, design and proportion to the detached dwelling next door thereby providing a sense of symmetry at the cul-de-sac end of Chiddingfold.

The scheme would be set back 0.6m from that of the existing property and would retain a gap of 2.8m between the flank wall of the proposal and the neighbour at No. 46. This part of Chiddingfold does not contain an established building line and in this regard the level of setback proposed is considered acceptable especially when viewed from further down the road. It is accepted the proposal would involve some infilling of the open vistas to the west of the site, however the scheme retains a sufficient amount of space on either side of the proposed semis consistent with other houses along the street and in particular retains space between the site and No. 46 with views through to the trees along the rear. In this regard the relationship of the proposal with the surrounding area is considered acceptable.

Overall in terms of its design, character and appearance the proposal is considered acceptable and complies with the Council's relevant policies and guidance.

- *Impact on neighbouring properties*

The neighbouring properties most likely to be affected by the proposal are Nos. 47 Chiddingfold to the southwest and 46 Chiddingfold to the northeast and the properties along Southover to the west of the site, in particular Nos. 104 and 106. The proposal would measure 5.2m from the flank wall of No. 46 at first floor level and would extend 2.9m beyond the rear of that neighbour. No. 46 does not contain any windows serving habitable rooms along the flank elevation facing the proposal and given the distance between this neighbour and the site the proposal is considered acceptable in terms of its impact on the neighbour.

The proposal would be closer to No. 47 Chiddingfold to the south than the existing property, however, the scheme retains a sufficient distance of 7.6m from the boundary wall of No 47 including a 2.6m wide public footpath running between the properties linking Chiddingfold to Southover. In addition to this the proposal does not extend beyond the rear wall of No.47 and would contain only obscure glazed bathroom windows facing the rear gardens of properties of Southover to the west. In this regard there is considered to be no significant harm in terms of an overlooking or overbearing impact or an invasion of privacy from the scheme and in this regard the proposal is considered acceptable and policy compliant.

The rear of properties 104-114 Southover share the side boundary of the application site. At first floor level the proposal would measure a minimum of 3.2m from the shared boundary with No. 104 and 106 Southover. Whilst the proposal would be closer to the neighbouring properties than the existing property, at present there is dense and well established hedging measuring several metres in height which provides screening between the properties. In addition to this the application proposes some further screening within the site of which details will be required through condition. In terms of any overbearing or overshadowing impact from the

proposal onto the properties along Southover, the scheme is considered acceptable given the distance from the first floor of the proposed dwelling to the west to the rear wall of No. 104 Southover of 25m and 24m to that of No. 108 Southover. Furthermore the proposal would sit at a lower level than the properties along Southover and the hipped roof design would assist in reducing any potential impact on these properties. Finally, the proposal would sit at an angle to No. 104 thereby splaying away from the garden of this neighbour from the rear to the front of the new dwelling thereby further reducing the potential impact on this neighbour. In this regard the proposal is considered acceptable and complies with the Council's relevant policies and guidance.

- *Internal layout, configuration and amenity space provision*

Each of the proposed dwellings would provide 185sqm of gross internal space excluding the dormer additions and bay windows, thereby complying with the Council's SPD requirement of 107sqm for two-storey houses with 4 bedrooms for up to 6 people. All 4 of the proposed bedrooms would meet the 12sqm threshold for a double room and the living/kitchen area for each of the dwellings complies with the 31sqm threshold for accommodation for up to 6 people. One of the proposed dwellings will contain 233.4sqm of garden space and the other will contain 332.8 sqm thereby complying with the Council's requirement of 107sqm for a two storey house with up 7 people. In addition to this the space is considered of a useable and sufficient quality. In terms of its layout, room size, configuration and amenity space provision the proposal is considered acceptable and complies with the Council's relevant policies and guidance.

- *Impact on highways*

Concerns were raised over the impact of the proposal on highways and traffic, particularly due to the proximity of the proposal near a footpath with high pedestrian flow. At present the site is served by an existing dropped crossing and the proposal would utilise this with off street parking for both dwellings accessed from this point. Therefore the access would not be any closer to the footpath/alley way than the existing situation such as to warrant refusal of the application. In addition to this given the nature of the proposal as two dwellings, there would not be significantly more vehicles entering and leaving the site than the existing situation. The scheme provides 2 no. parking spaces for one of the dwellings and 1 no. parking space for the other dwelling; although the 3 no. spaces for 2 x 4 bed dwellings would meet the minimum requirement of 1.5-2 spaces for each dwelling, the scheme should provide at least 2 spaces for each dwelling. The Council's highways engineer has advised that the site is capable of accommodating the required number of spaces and as such a condition detailing the parking layout is recommended. Furthermore, a condition requiring a construction method statement detailing site and vehicle safety is recommended were the application to be approved. In terms of its impact on highways and traffic the proposal is considered acceptable and complies with the Council's relevant policies and guidance.

- *Refuse storage and recycling*

The proposal demonstrates the provision of adequate storage of refuse and

recycling facilities and in this regard the proposal is considered acceptable and complies with the Council's relevant policies and guidance.

- Other matters

The Council's Community Infrastructure Levy came into effect on 1 May 2013 at a rate of £135 per square meter in addition to the current Mayoral CIL charge of £36.04 per square meter. As such the proposal would be liable for a combined CIL charge of £37,697.22.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Addressed in main 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, the proposed development would have an acceptable impact on the character and appearance of the application site and the general street scene. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. This application is therefore acceptable and compliant with the Adopted Barnet Local Plan policies and guidance, providing an additional family home without adversely affecting the character and appearance of the application site and surrounding area. As such the application is recommended for approval.

SITE LOCATION PLAN: 49 Chiddingfold, London, N12 7EX

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