

LOCATION: Site At Rear Of 2 To 20 Formerly Known As Rylstone, Holders Hill Crescent, London, NW4 1ND
REFERENCE: F/05998/13 **Received:** 19 December 2013
WARD(S): Finchley Church End **Accepted:** 13 January 2014
Expiry: 10 March 2014

Final Revisions:

APPLICANT: Ms J Caro
PROPOSAL: Erection of single storey garage.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan (date received 19-Dec-2013); Drawing no. C12794-503A.; Drawing no. C12794-504A (date received 10-Jan-2014).
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 dwelling.
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 use of the detached outbuilding hereby permitted shall at all times be ancillary to and occupied in conjunction with the main building, known as Rylestone, and shall not at any time be occupied as a separate unit or for any other use.
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).
- 5 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).

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	Number:	F/01157/13
Validated:	27/03/2013	Type:	APF
Status:	DEC	Date:	22/05/2013
Summary:	REF	Case Officer:	Denisse Celi
Description:	Two storey outbuilding to the front to provide garage/storage.		

Application:	Planning	Number:	F/02840/13
Validated:	11/07/2013	Type:	APF
Status:	DEC	Date:	05/09/2013
Summary:	REF	Case Officer:	James Stone
Description:	Demolition of existing garage and erection of two storey outbuilding to be used as garage at ground floor and storage at first floor.		

Application:	Planning	Number:	F/04254/11
Validated:	20/10/2011	Type:	APF
Status:	DEC	Date:	13/01/2012
Summary:	APC	Case Officer:	Elizabeth Thomas
Description:	Demolition of existing house and garage and erection of a three storey detached dwellinghouse with new detached garage and refuse and cycle storage.		

Application:	Planning	Number:	F/05998/13
Validated:	13/01/2014	Type:	HSE
Status:	REG	Date:	
Summary:	DEL	Case Officer:	Denisse Celi
Description:	Erection of single storey garage to rear.		

Consultations and Views Expressed:

Neighbours Consulted: 12 Replies: 5
Neighbours Wishing To Speak 0

Objections received can be summarised as follows:

- Overbearing/ Obtrusive
- Could potentially be used as a business rather than domestic/ residential
- Out-of-character
- Further disruption
- Diminishes quality of life
- Object to any activity which prolongs constriction and impact to neighbours
- Structure larger and closer to properties than originally approved.
- Noise/ disturbance
- Scale and appearance
- Overdevelopment adding to bulk and scale to already large property.

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is a detached dwelling at the rear of Holders Hill Crescent within the Finchley Church End ward; it is within close proximity to Hasmorean High School.

Planning permission was granted for 'Demolition of existing house and garage and erection of a three storey detached dwellinghouse with new detached garage and refuse and cycle storage' under application reference F/04254/11.

The application site can be accessed via a private road off Holders Hill Crescent. The property sits alone on a plot of land and has been named 'Rylstone'.

It should be noted that two applications for the erection of a two storey outbuilding, in the same location on the site as this application, were refused under ref: F/01157/13 and F/02840/13.

Dimensions:

As part of the original approval for the demolition and erection of the dwelling, a single storey garage was also approved under application F/04254/11.

The applicant seeks planning permission for the erection of a single storey garage which is larger in footprint than that approved covering an area of 30sqm.

The proposed outbuilding would accommodate a garage/ workshop at ground floor and would be sited on the boundary with Hasmorean School. It would have a width of 5 metres along the northern boundary and a length of 6.3 metres at the western boundary with the school. The proposed outbuilding would have a maximum height of 2.5 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 outbuilding has been significantly amended since the refusals for the two storey outbuilding. The proposed outbuilding is considered to be modest in height and bulk and its design is considered acceptable. Due to the distance from neighbouring occupiers and the modest height, there is not considered to be significant impact on the amenities of neighbouring occupiers such as overlooking and overbearing structure. Similarly, due to the distance between nearby residential properties, the outbuilding is not considered to cause noise or disturbance to the detriment of these occupiers.

Furthermore, the reduced height of the building and its design is sympathetic to the established character of the area. In terms of access, the proposal would leave adequate space for a car to pass by.

A condition has been added to ensure that the outbuilding is used as ancillary to the main dwelling and for the enjoyment of the occupiers only. Moreover, with regards to the proposed materials, a condition has been added to ensure that the materials match those of the property as built. The approved materials for the main dwelling were white render, single ply membrane roof and dark grey aluminium. The applicant in the form has specified similar materials.

The proposal would comply with the abovementioned policies and Council's 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.

3. COMMENTS ON GROUNDS OF OBJECTIONS

It is considered that the report above has addressed the comments submitted by objectors.

4. EQUALITIES AND DIVERSITY ISSUES

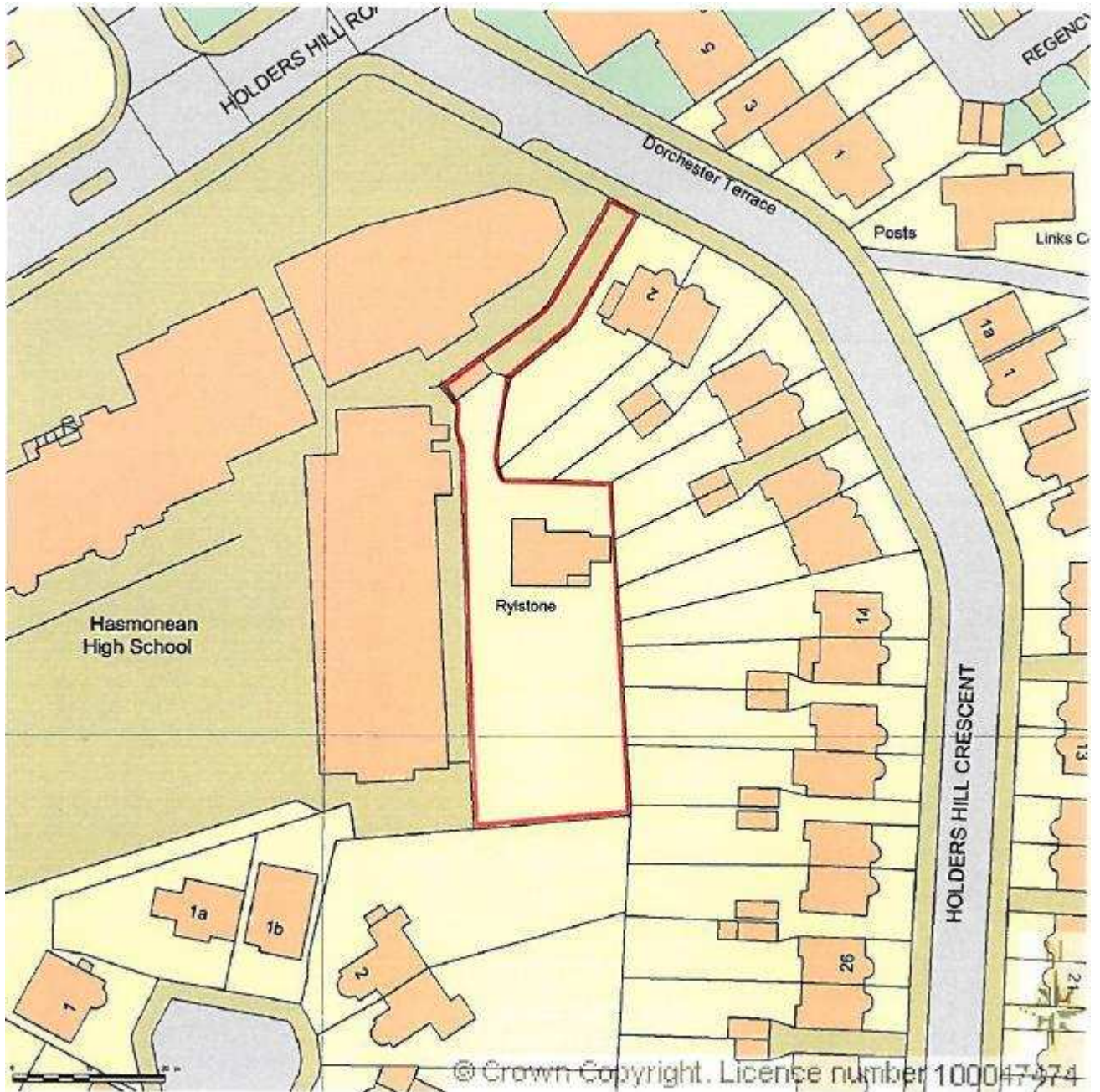
The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

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: Site At Rear Of 2 To 20 Formerly Known As Rylstone, Holders Hill Crescent, London, NW4 1ND

REFERENCE: F/05998/13



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