

LOCATION: Ground Floor Flat, 6 Manor View, London, N3 2SS
REFERENCE: F/00088/14 **Received:** 07 January 2014
WARD(S): Finchley Church End **Accepted:** 10 January 2014
Expiry: 07 March 2014

Final Revisions:

APPLICANT: Mr M Robinson
PROPOSAL: Single storey rear extension.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Design & Access Statement, Site Location Plan, Drawing Nos. 2011/C005/01 Rev A and 2011/C005/02 Rev A.
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 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 flank elevation, of the extension hereby approved, facing the neighbouring properties.
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. 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 Government's 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
Sustainable Design & Construction SPD

Relevant Planning History:

Site history for current landparcel :

250686 - Ground Floor Flat, 6 Manor View, London, N3 2SS

Case Reference: **F/00088/14**

Planning applications picked up in spatial search

Site Address: 6 MANOR VIEW LONDON N3
Application Number: C02956
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 23/09/1970
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **conversion to two self-contained flats**
Case Officer:

Consultations and Views Expressed:

Neighbours Consulted: 13 Replies: 6
Neighbours Wishing To Speak 2

The objections raised may be summarised as follows:

The extension will block the man hole and sewer and this could cause flooding.

The development will be overbearing and obtrusive

Proposal will lead to loss of light

The development will be out of character with the established houses

The applicant's design and access statement has failed to mention the previous extension.

Internal /Other Consultations:

Thames Water - With regards to sewerage infrastructure capacity, we would not have any objection

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is a ground floor flat of a two storey semi detached property located on the eastern side of Manor View which is predominately residential in character.

Proposal:

The application seeks permission for a single storey rear extension.

The proposed single storey rear extension will have a maximum depth of 2.9 metres, extends the full width of the property and will have a height of 3 metres with a flat roof.

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 proposal has been amended to reduce the depth of the rear extension by 0.75 metres and the proposal is now considered to be an acceptable addition to the property and would not be detrimental to the character and appearance of the host property and general locality.

The proposed extension will extend beyond the rear wall by 5.9 metres following demolition of the existing single storey rear extension.

The proposed rear extension will extend beyond the existing extension of neighbouring property No.8 Manor View by 2.75 metres and concerns have been raised that the extension will result in a loss of light to the window on the side elevation of the neighbouring property No. 8. However the window on the flank elevation is a north east facing window and is a secondary kitchen window. It is therefore considered that the proposed extension would not be detrimental to the amenities of this neighbouring property.

The extension will be sited 1 metre away from the boundary of the neighbouring property No. 4 Manor View and will not project beyond the rear wall of this neighbouring property. This is not considered to affect the amenities of the neighbouring properties.

The proposals would comply with the aforementioned policies and Council 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

The extension will block the sewer and cause flooding - The council have consulted Thames Water who have raised no objection with regards to sewerage infrastructure.

The extension will be overbearing - The extension projects beyond the extension by 2.75 metres and this is not considered to be detrimental to neighbouring amenities

The extension will be out of character with the area - The extension will have been reduced in depth and is now considered to be in keeping with the character of the area

The

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:
2SS

Ground Floor Flat, 6 Manor View, London, N3

REFERENCE:

F/00088/14



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