

LOCATION: 12B Pymmes Brook Drive, Barnet, Herts, EN4 9RU

REFERENCE: B/00401/12

Received: 31 January 2012

Accepted: 31 January 2012

WARD(S): East Barnet

Expiry: 27 March 2012

Final Revisions:

APPLICANT: Mr & Mrs Graham Foskett

PROPOSAL: Two storey side and rear extensions. Single storey front extension with internal alterations.

RECOMMENDATION: Approve Subject to Conditions

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

195_EX_01, 195_EX_02, 195_EX_03, 195_EX-04, 195_EX_05, 195_EX_06, 195_EX_07, 195_EX_08, 195_EX_09, 195_SL_01, 195_PR_01, 195_PR_03, 195_PR_04, 195_PR_05, 195_PR_06, 195_PR_07, 195_PR_08, Design and Access Statement - January 2012 (date received 31-Jan-2012);

195_PR_02 Rev B (date received 25-Apr-2012).

Reason:

For the avoidance of doubt and in the interests of proper planning.

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 the surrounding area.

4. 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 first floor front elevation(s), of the extension(s) hereby approved.

Reason:

To safeguard the privacy and amenities of occupiers of adjoining residential properties.

5. The use of the extension 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.

6. The roof of the single storey front 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.

7. Before the building hereby permitted is occupied the proposed window(s) in the flank elevations of the property facing No.12a Pymmes Brook Drive 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 as indicated on Drawing No. 195_PR_07.

Reason:

To safeguard the privacy and amenities of occupiers of adjoining residential properties.

INFORMATIVE(S):

1. The reasons for this grant of planning permission or other planning related decision are as follows: -

i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (UDP) (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, D2, D5, H27.
Supplementary Design Guidance Note 5: Extensions to Houses

Core Strategy (Submission version) 2011:
Relevant policies: CS5

Development Management Policies (Submission version)2011:
Relevant Policies: DM01

ii) The proposal is acceptable for the following reason(s): - The proposed development is considered to have an acceptable impact on the character and appearance of the host property. The extensions are considered to have a limited visual impact on the street scene or general locality. The proposal is not considered to have a significantly adverse impact on the residential or visual amenities of the adjoining occupiers and would be in accordance with the aforementioned policies.

2. The applicant is advised that this grant of consent does not grant planning permission for the existing decking in the rear garden.

1. MATERIAL CONSIDERATIONS

NPPF 2012

The Mayor's London Plan: July 2011

7.4

Relevant Unitary Development Plan Policies: GBEnv1, D2, D5, H27. SDGN 5: Extensions to Houses.

Core Strategy (Submission version) 2011

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council submitted its LDF Core Strategy Submission Stage document in August 2011. Therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS5

Relevant Development Management Policies:

The Development Management Policies document provides the borough wide planning policies that implement the Core Strategy. These policies will be used for day-to-day decision making.

The Council submitted its LDF Development Management Policies Submission Stage document in September 2011. Therefore weight can be given to it as a material consideration in the determination of planning applications.

DM01

Relevant Planning History:

| | |
|----------------------------|--|
| Site Address: | Land between 12 & 13 Pymmes Brook Drive NEW BARNET Herts |
| Application Number: | N02536S |
| Application Type: | Full Application |

Decision: Approve with conditions
Decision Date: 16/06/1997
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Two detached houses.**

Site Address: Land between 12 & 13 Pymmes Brook Drive NEW BARNET Herts
Application Number: N02536R
Application Type: Full Application
Decision: Withdrawn
Decision Date: 30/12/1996
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Erection of a pair of 3 bedroom semi-detached houses.**

Site Address: 12B Pymmes Brook Drive, Barnet, Herts, EN4 9RU
Application Number: B/03000/11
Application Type: Full Application
Decision: Withdrawn
Decision Date: 05/12/2011
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Two storey front, side and rear extension. New front porch.**
Case Officer: Lisa Cheung

Consultations and Views Expressed:

Neighbours Consulted: 23
Neighbours Wishing To Speak: 2
Replies: 4

The objections raised may be summarised as follows:

- Plan is inaccurate and entirely misleading
- Plan suggests that the current property is positioned in a particular way
- Plan breaches SDGN 5, section 1.1
- Scale of the development is excessive
- Extension is not subordinate to the house
- Overly dominant
- Overdevelopment
- Loss of privacy
- Trees which currently provide a limited amount of privacy will be cut down
- When this property was originally built, concerns were raised about the level of runoff from the property. Concerned that with the proposed development it will result in further soil movement
- This property was originally constructed as affordable housing. By increasing the size and footprint of this property so dramatically it will take this property out of the affordable market
- Parking would be exacerbated and the turning circle would be more compromised
- Would double the footprint of the house

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site relates to a detached single family dwelling property located on the northeastern side of Pymmes Brook Drive. This road is a cul-de-sac, predominantly

residential in character, comprised of detached single family dwellings, similar in age and style.

The host property and neighbouring property No.12a are later additions to the road but are similar to other properties in terms of design and form.

The property is gable ended at both the front and back.

In recent years, the application site has increased in size as a result of the purchase of land adjacent to the property (at the rear of properties in Park Road). The site as enlarged is much larger than the other sites in Pymmes Brook Drive.

The property is only visible when at the head of the road given that it is set back some 14m from the cul-de-sac. The recently acquired land to the side is not currently visible from the road given the screening provided by existing trees, which are not protected under a Tree Preservation Order.

Levels rise from the front to the rear of the site and continue to rise which means that properties in Park Road to the north are at a higher level than those on Pymmes Brook Drive. Access from the house into what was the original rear garden is provided via a decked area which does not appear to benefit from planning permission and does not form part of this application.

Properties in this road have a staggered building line which is continued around to include both No.12a and No.12b. This means that 12a sits further back than 12b and also projects further rearwards than No.12b. As a result of the layout of the road, No.13 is located some 15m in from of No.12b but is angled away towards the northeast so that the front of No.12b faces the flank wall of No.13.

Proposal:

This application seeks planning permission for a two storey side and rear extension with a single storey front extension and associated internal alterations.

The current submission follows the submission of a previous application in 2011 which was withdrawn.

For ease, the extensions whilst linked will be described separately. Starting with the two storey side extension, the ground floor element would measure 3.7m wide and have a depth of 6.9m. The first floor element would be 3.7m wide, 6.9m deep and the ridge of the roof would continue across but would be hipped at the front, back and side. Windows and juliet balconies are proposed within the flank elevation of the extension facing the enlarged garden.

The ground floor element of the rear extension would have a staggered depth with a minimum depth of 2m for a width of 3.15m, set off the boundary with No.12a by 0.9m. The depth would then increase to 3m from the original rear wall, maintained for a width of 7.2m. The first floor element would have the same depth as the ground floor element, with the same width. The roof of the rear extension would be part gabled, thus continuing the ridge of the main roof rearwards, before joining with the pitched hipped roof (as described above).

The single storey front extension would have a maximum width of 6.4m, angled away from the property, set off the boundary with No.13 by 3m. It would have a height of 2.75m with a flat roof and would extend around across the front of the property to form a roof above the entrance lobby (this will not be enclosed).

Planning Considerations:

The proposed development is considered to be acceptable for the following reasons:

The extensions would in effect wrap around the side of the dwelling however in view of its location, set back from the road and out of view from the majority of the street, it is considered that the majority of the bulk of the extended property would be satisfactorily accommodated on this site. The two storey side and rear extension would not be visible from the street given the set back of the side extension and the angling of the property, as well as the proximity of No.12a and as such these extensions would have a limited impact on the character and appearance of the street scene. Despite the lack of subordination in respect of the rooflines, the set back of the extension as well its siting would be of a character and appearance reflective of that on the main house and would be compatible with the surrounding locality.

The elevations of the property would be significantly altered as a result of the proposal. However the property is not considered to be of special architectural interest which would restrict such extensions such as that proposed. These elevations would not be visible from the public highway nor, given the degree of mature vegetation on this site and neighbouring sites, readily so from adjoining dwellings. The proposed fenestration detailing is considered to be in keeping with the treatment of the existing property.

The front extension would be visible from the public highway however it is considered that given its modest height and its overall design, it would be an acceptable addition to the this property, in keeping with its proportions and scale.

In terms of residential amenity, the proposed development is not considered to have a significantly adverse impact on the residential or visual amenities of the neighbouring occupiers, namely No.12a and 13 Pymmes Brook Drive. A new window is to be inserted within the first floor front elevation of the existing property however no window is proposed within the first floor front elevation of the two storey side extension. The new window would face the flank of No.13, some 16m away and given this, is not considered to give rise to overlooking or the perception of being overlooked given its siting and also the positioning of the property in relation to No.13. It is noted that potentially having a window within the flank elevation to the front may well result in some overlooking and as such a window has not been proposed. A suitably worded condition has been attached to ensure no windows are inserted to safeguard the residential amenities of those living at No.13.

Whilst the extensions are significant, they have been designed to ensure that they will not be overbearing to the neighbouring occupiers. The two storey rear extension has a staggered depth with the closest part to the boundary with No.12a not extending any further rearwards than the rear wall of No.12a. Whilst the depth is increased, this part of the extension is some 4m off the boundary and would only extend 1m beyond the rear wall of No.12a. This projection would therefore not be noticeable when inside No.12a and even from the rear garden, it would not be unduly overbearing.

The front wall of the two storey side extension would be some 11.8m off the boundary with No.13. Given that the extension is to the north of No.13 along with the change in levels between these two sites and the existing trees along the boundary, this extension is not considered to be overbearing nor would it result in a loss of light. Objections have been raised with regards to the loss of the boundary screening and the impact that the resultant extension would have without the screening. The assessment of this scheme has been based on the current situation which is that of mature planting along the boundaries of this site. No permission would be required for the removal of this planting as the Local Planning Authority has not placed a Tree Preservation Order (TPO) on the trees on this site, given their condition nor do the existing trees form part of an approved landscaping scheme for when the host property and 12a were built. Further information submitted during the course of the application indicates which trees along the boundary are to be removed. Two Conifer trees are to be removed to allow for the construction of the extension. These are located to the front of the site, set in off the boundary with No.13 and in front of other existing Conifers along the boundary. These removals are considered to be acceptable and given the retention of other trees along the boundary will still allow for an acceptable level of screening between the properties. The LPA has considered the imposition of a condition requiring details of a landscaping scheme however this is not considered to be necessary to the development. Even if there was no or little planting along the boundaries, the extensions, whilst more visible would not be significantly harmful to the adjoining occupiers, given the set off from the boundaries and the positioning of the properties.

The two storey side extension would be visible from gardens of properties in Park Road however it is set away from the boundaries and at a lower level and as such would not be overbearing to the occupiers of these properties.

The front extension is of a modest height and set off the boundary with No.13 by 3m. It will therefore not be overbearing to those living at No.13.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Mainly dealt with in the planning appraisal. However the following comments can be made:

- Soil movement and any other structural issues are not material planning considerations
- The plans are considered to be an accurate reflection of the existing house as built on this site.

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

This application is considered to accord with council policies and guidance and is therefore recommended for approval subject to conditions.

SITE LOCATION PLAN: 12B Pymmes Brook Drive, Barnet, Herts, EN4 9RU

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