

LOCATION: 34 Village Road, London, N3 1TJ
REFERENCE: F/00819/12 **Received:** 02 March 2012
Accepted: 02 March 2012
WARD(S): Finchley Church End **Expiry:** 27 April 2012
Final Revisions:
APPLICANT: Mr O Samme
PROPOSAL: Single storey rear extension. Insertion of window at ground floor side elevation to match existing. Extension to roof including insertion of rooflight and rear dormer to facilitate a loft conversion.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Design & Access Statement, Sustainability Checklist, Site Location Plan, Drawing No. 98/2/1 (Existing Floor Plans), Drawing No. 98/2/2 (Location Plan & Existing Elevations), Drawing No. 98/2/3 (Existing Sections), Drawing No. 98/2/4 (Proposed Floor Plans), Drawing No. 98/2/5 Rev B (Proposed Elevations), Drawing No. 98/2/7 Rev A (Proposed Front Elevation), Drawing No. 98/2/6 (Proposed Sections) Drawing No. TH1 Trees and Hedges
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 The rooflights hereby approved shall be of a "conservation" type of maximum dimensions 460mm x 610mm (with a central, vertical glazing bar), set flush in the roof.
Reason:
To safeguard the character and appearance of the Conservation Area.

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, GBEnv4, D1, D2, D3, D5, HC1, HC5, H27;

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

Development Management Policies (Submission version)2011:
Relevant Policies: DM01, DM14, DM15

ii) The proposal is acceptable for the following reason(s): -
Having taken all material considerations into account, the proposal would not detrimentally impact on the qualities of the building and protect the character of this part of the Finchley Garden Village Conservation Area. The design, size and siting of the alterations are such that, as conditioned, they preserve the amenities of the occupiers of the neighbouring properties and the character and appearance of the individual properties street scene, conservation area, and area of special character.

1. MATERIAL CONSIDERATIONS

National Planning Policy Framework 2012

The determination of planning applications is made mindful of Central Government advice and the Development 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 basic question is whether the proposal would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in the public interest.

'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 NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

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 Unitary Development Plan Policies:

GBEnv1, GBEnv2, GBEnv4, D1, D2, D3, D5, D13, HC1, H27.

Core Strategy (Submission version) 2011

Barnet's emerging Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents

(DPD). Until the Local Plan is complete, 183 policies within the adopted Unitary Development Plan (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.

Barnet's Local Plan is at an advanced stage following submission in August / September 2011. The National Planning Policy Framework (NPPF) (para 216) sets out the weight that can be given to emerging policies as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS5

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.

Barnet's Local Plan is at an advanced stage following submission in August / September 2011. Therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Development Management Policies:

DM01, DM02, DM14, DM15

Relevant Planning History:

Site Address: 34 Village Road LONDON N3

Application Number: C13347

Application Type: Full Application

Decision: Approve with conditions

Decision Date: 17/12/1998

Appeal Decision: No Appeal Decision Applies

Appeal Decision Date: No Appeal Decision Date exists

Proposal: **Single storey rear extension. Loftconversion with dormer window to rear, rooflight to side and rooflight to side offront gable. New window in side elevation.**

Case Officer:

Consultations and Views Expressed:

Neighbours Consulted: 6 Replies:4

Neighbours Wishing To Speak 1

The objections raised may be summarised as follows:

1. Object as everyone on the road objects. This neighbour has been unsupportive so does not deserve our support for their application.

2. The Velux window at the front of the property would have a negative effect on the conservation area.
3. will destroy the character of the property.
4. the new window on the side elevation will overlook the garden and glazed side door resulting in a loss of privacy
5. The window on the flank elevation of the window will overlook the the rear garden and will result in a loss of privacy
6. the Velux on the side would clearly be seen from the green and would have a negative effect on the conservation area.
7. The Velux window on the front will harm the character of the conservation area and set a precedent.
8. Loss of privacy due to ground floor side window. The applicant has not stated the size of the window. the velux window at the front and sidewill set a precedent. The new manhole will would be visible and cause disturbance.

Internal /Other Consultations:

Finchley Conservation Area Advisory Committee
Object to velux roof light on side elevation.

Conservation and Design: No objection due to limited visibility of proposed rooflight (it is noted that this does not set a precedent in the conservation area).

Date of Site Notice: 15 March 2012

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is a semi-detached dwelling on Village Road which is a conservation area.

Proposal:

The application seeks permission for a single storey rear extension. Insertion of window at ground floor side elevation to match existing. Extension to roof including insertion of rooflight and rear dormer to facilitate a loft conversion.

The same alterations were approved in 1998 (see planning history above).

Planning Considerations:

The proposed rear extension would be 2.8 metres deep and would have a pitched roof that replicates the angles and style of the main roof of the house. The single storey rear extension will have a window on the flank elevation facing number 33 Village Road approximately 3.6 metres away from the boundary. It is therefore considered that the proposed single storey rear extension and flank window will not have any significant effect on neighbouring amenities.

The proposed dormer would meet the requirements of Design Guidance 5. Its fine finish would ensure that it result in an attractive addition to the roof. The proposed

side rooflight is not considered to be particularly prominent on the street scene or affect neighbouring amenities. The proposed rooflight on the front gable would be recessed 1.4 metres from the front wall of the house. Front rooflights can have a detrimental impact on the streetscene and it is noted that they are not a common feature on Village Road. However, it is considered that in this case, the rooflight would not be easily visible from the street because it would be located within a recessed area between the two gables of the pair of semi-detached houses.

The rooflights are of a conservation type which is considered acceptable.

The proposal would not detrimentally impact on the qualities of the building and protect the character of the group of houses of which it forms part and the Village Road Conservation Area. It would preserve the amenities of the occupiers of the neighbouring properties and the character and appearance of the individual property, street scene and conservation area.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Addressed in the main body of the report.

4. EQUALITIES AND DIVERSITY ISSUES

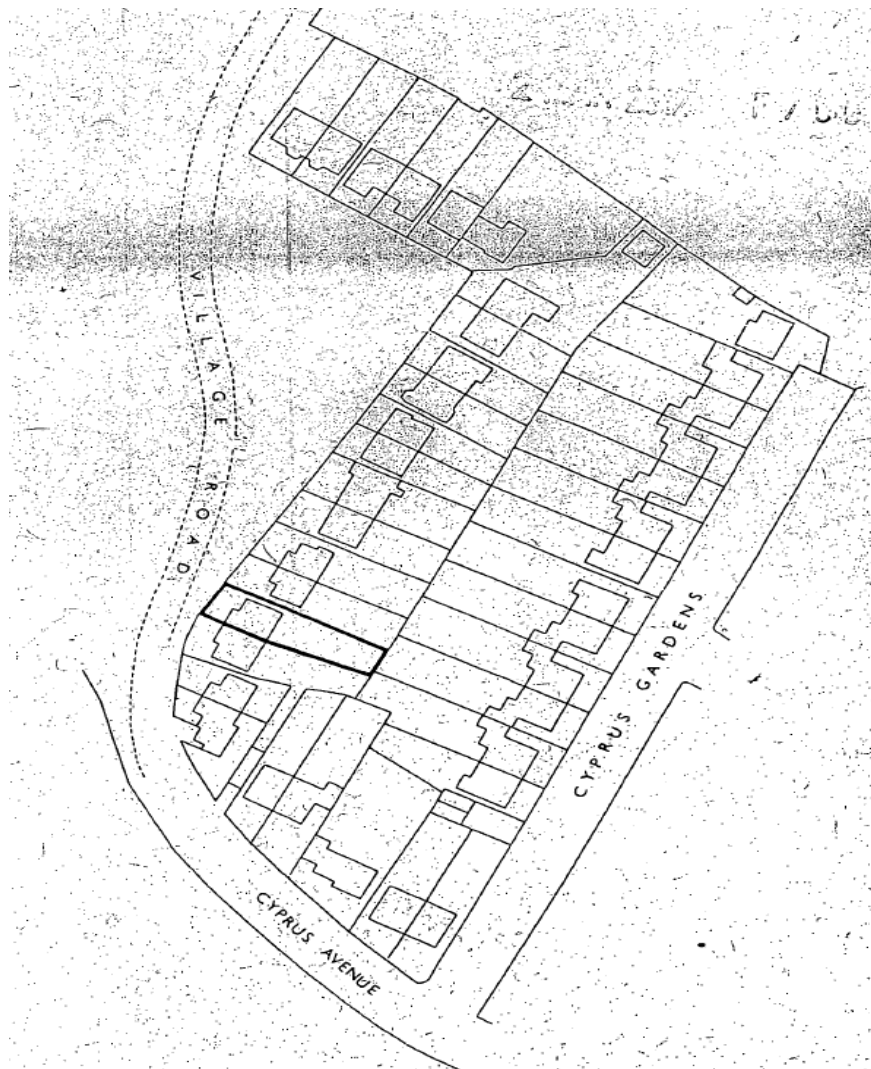
The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

The application is recommended for **Approval**.

SITE LOCATION PLAN: 34 Village Road, London, N3 1TJ

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