

LOCATION: 14 Ridge Hill, London, NW11 8PS

REFERENCE: F/00528/14

Received: 31 January 2014

Accepted: 11 February 2014

WARD(S): Childs Hill

Expiry: 08 April 2014

Final Revisions:

APPLICANT: Mr & Mrs M Bordon

PROPOSAL: New basement level including 1no. light well. New hard-standing to provide 1no. front off-street parking and new crossover. First floor rear extension.

RECOMMENDATION: APPROVE SUBJECT TO CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location, Drawing Number 01 and 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. 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 elevations, 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).

5. The use of the basement 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 in accordance with policy DM01 of the Adopted Barnet Development Management Policies DPD (2012).

6. Before the building hereby permitted is occupied the proposed window(s) in the first floor side elevation facing 16 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).

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.

- 2 If the proposal is carried out it will be necessary for a new crossovers to be constructed by the highways Authority. Any new crossovers or amendments to existing crossovers will be subject to detailed survey assessment as part of the application for crossover under the Highways Act 1980 and would be carried out at the applicant's expense. The applicant should submit a vehicle crossover application to London Borough of Barnet, NLBP, Building 4, 2nd Floor, Oakleigh Road South, London N11 1NP. Any required re location of street furniture including lamp columns affected by the proposed crossover or required or modifications to parking bays and road markings, would be carried out at the applicant's expense.

Any necessary re location of lighting column(s) affected by the proposal may not just relate to the lighting column directly in front of the applicants property. Amendments may also be required to other lighting columns along the road to ensure adequate street lighting coverage is maintained along Ridge Hill.

The proposed vehicular crossover will involve alterations to the existing on-street parking bays. Alterations to on-street parking bays will be subject to a statutory consultation. The Council cannot prejudge the outcome of the consultation process.

The applicant is advised that following the outcome of the detailed crossover inspection the position and size of the proposed crossover may need to be amended.

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 (DAD). Both DPDs were adopted on 11th September 2012

Relevant Core Strategy DAD (2012): Policies CS NPPF, CS1, CS5.

Relevant Development Management DAD (2012): Policies DM01, DM02.

Supplementary Planning Documents and Guidance

Residential Design Guidance SPD

Relevant Planning History:

Application:	Planning	Number:	F/03244/13
Validated:	23/07/2013	Type:	PAH
Status:	DEC	Date:	20/08/2013
Summary:	PANR	Case Officer:	Prior Approvals Officer
Description:	Single storey rear extension with a proposed depth of 5.2 metres, eaves height of 3 metres and maximum height of 4 metres.		

Consultations and Views Expressed:

Neighbours Consulted: 15 Replies: 9
Neighbours Wishing To Speak 3

Summary of objections raised:

- Concerns raised in relation to the basement level causing subsidence as the property is located on a hill.
- The proposed first floor extension will lead to a loss of privacy of a neighbouring garden.

Internal/ Other Consultations

Highways department - No objection

2. PLANNING APPRAISAL

Site Description and Surroundings:

The site property is a two storey semi detached property located on the north eastern side of Ridge Hill which is residential in character.

Dimensions:

The application seeks permission for a new basement level including 1no. light well. New hardstanding to provide 1no. front off-street parking and new crossover. First floor rear extension.

The proposed basement will have a depth of 8 metres and a width of 7 metres.

The proposed first floor rear extension will have a maximum depth of 3 metres, a width of 4.5 metres and a height of 6.2 metres with a hipped 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 Council's SPD 'Residential Design Guidance' states that "the council seeks to ensure that basement development does not harm the established architectural character of buildings and surrounding areas, including gardens and nearby trees, and that no adverse impact is caused to the amenity of neighbouring properties."

The proposed first floor rear extension is stepped with a depth of between 2-3m. Due to the stepping of the adjoining properties the proposed extension will project marginally beyond the first floor rear wall of the neighbouring property No.12 Ridge Hill. The extension would be sited 3 metres from the of the neighbouring property No. 12 Ridge Hill and 2.5 metres from the boundary of No.16 Ridge Hill. It is therefore considered on balance that the proposed first floor element is considered to be acceptable and would not be detrimental to the amenities of the neighbouring properties.

The proposed basement area will have a depth of 8 metres and will be located under the original house a light well will extend out to the side of the property adjacent to No. 12 the proposed lightwell would be covered with a grill. The proposed basement is permitted development and therefore does not require the benefit of planning permission. Therefore the only matter for consideration is the impact of the proposed lightwell. Due to the increase in levels from the street to the front of the house the proposed light well will not be visible from the street. This is considered to be acceptable and would not be detrimental to the character and appearance of the host property and general locality. The proposal will not result in any changes to the garden level and as such the proposal is not considered to be detrimental to the amenities of the neighbouring properties.

The proposed new hard standing will provide 1no. off street parking space. The proposal will be similar in appearance to the neighbouring property No. 16 Ridge Hill and as such the proposed hardstanding is considered to be in keeping with the character and appearance of the street scene and would not be detrimental to 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

Concerns raised in relation to the basement level causing damage to the foundations of the property - This is not a material planning consideration.

The proposed first floor extension will lead to a loss of privacy of a neighbouring garden - The first floor rear extension will marginally extend beyond the rear wall of the closest neighbouring property and this is not considered to be detrimental to the neighbouring residential amenities.

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.

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