

**LOCATION:** 27 Woodcroft Avenue, London, NW7 2AH

**REFERENCE:** H/00027/12

**Received:** 03 January 2012

**Accepted:** 07 February 2012

**WARD(S):** Hale

**Expiry:** 03 April 2012

**Final Revisions:**

**APPLICANT:** Mr D Ogun

**PROPOSAL:** Retention of a single storey outbuilding in the rear garden.

**RECOMMENDATION: Approve Subject to Conditions**

1 The development hereby permitted shall be carried out in accordance with the following approved plans: site plan, WD/001A, WD/002A, WD/003A and WD/004A.

Reason:

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

2 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.

**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 (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2, D5 and H27 and

Design guidance note 5: Extensions to houses

Core Strategy (Submission version) 2011: CS5

Development Management Policies (Submission version)2011: DM01

ii) The proposal is acceptable for the following reason(s): - The outbuilding has an acceptable impact on the appearance of the area and the amenities of the neighbouring occupiers. It complies with all relevant council policy and design guidance.

## **1. MATERIAL CONSIDERATIONS**

National Planning Policy

National Planning Policy Framework

Relevant Unitary Development Plan Policies:

GBEnv1, GBEnv2, D1, D2, D5 and H27 and

## Design guidance note 5: Extensions to houses

### 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

#### Relevant Planning History:

None

#### Consultations and Views Expressed:

Neighbours Consulted:	5	Replies:	3
Neighbours Wishing To Speak	1		

The objections raised may be summarised as follows:

1. appearance- intended use
  - unsympathetic choice of materials
  - loss of privacy
  - position of rainwater ducting
  - visible from Woodcroft Park

## **2. PLANNING APPRAISAL**

### Site Description and Surroundings:

The application site is a 2 storey single family detached dwelling house.

An outbuilding has been erected in the rear garden, which requires planning permission and for which planning permission was not sought before its erection.

### Proposal:

The applicant requests permission for the retention of the outbuilding.

The outbuilding is 2.7m high to the top of the parapet wall, 6m wide and 3m deep. It is located towards the end of the garden, which is relatively long at 28m.

It is sited approximately 100mm from the boundary with the adjoining property at number 29 and has 2 windows and a door in the front elevation facing the houses.

### Planning Considerations:

The outbuilding would not have required planning permission had it been 0.2m lower in height. Additionally, the gardens of properties along Woodcroft Avenue are relatively long and the outbuilding is located at the very end, comprising significantly less than half of the overall garden area- the area an outbuilding is allowed to cover under permitted development. Although the building is visible from the park it does not impact on the openness of the park and is considered acceptable in appearance terms.

There is a high fence on the shared boundary with number 29, although the garden of number 29 is set somewhat lower. Therefore, although the building would be visible from both the rear windows and the garden of number 29, given that the building is located some 30m away, it is not considered to be overbearing or to form an obtrusive form of development and does not result in a loss of privacy for the occupiers.

There are windows and a door in the front elevation and concern has been raised that the building could be used as an additional dwelling. A condition on the decision notice would ensure that the building could only be used ancillary to the main house.

The outbuilding is constructed of brick. The materials used are of an acceptable standard and in compliance with Design guidance note 5: Extensions to houses

## **3. COMMENTS ON GROUNDS OF OBJECTIONS**

Addressed above. The position of the rainwater ducting is not a planning matter.

## **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.

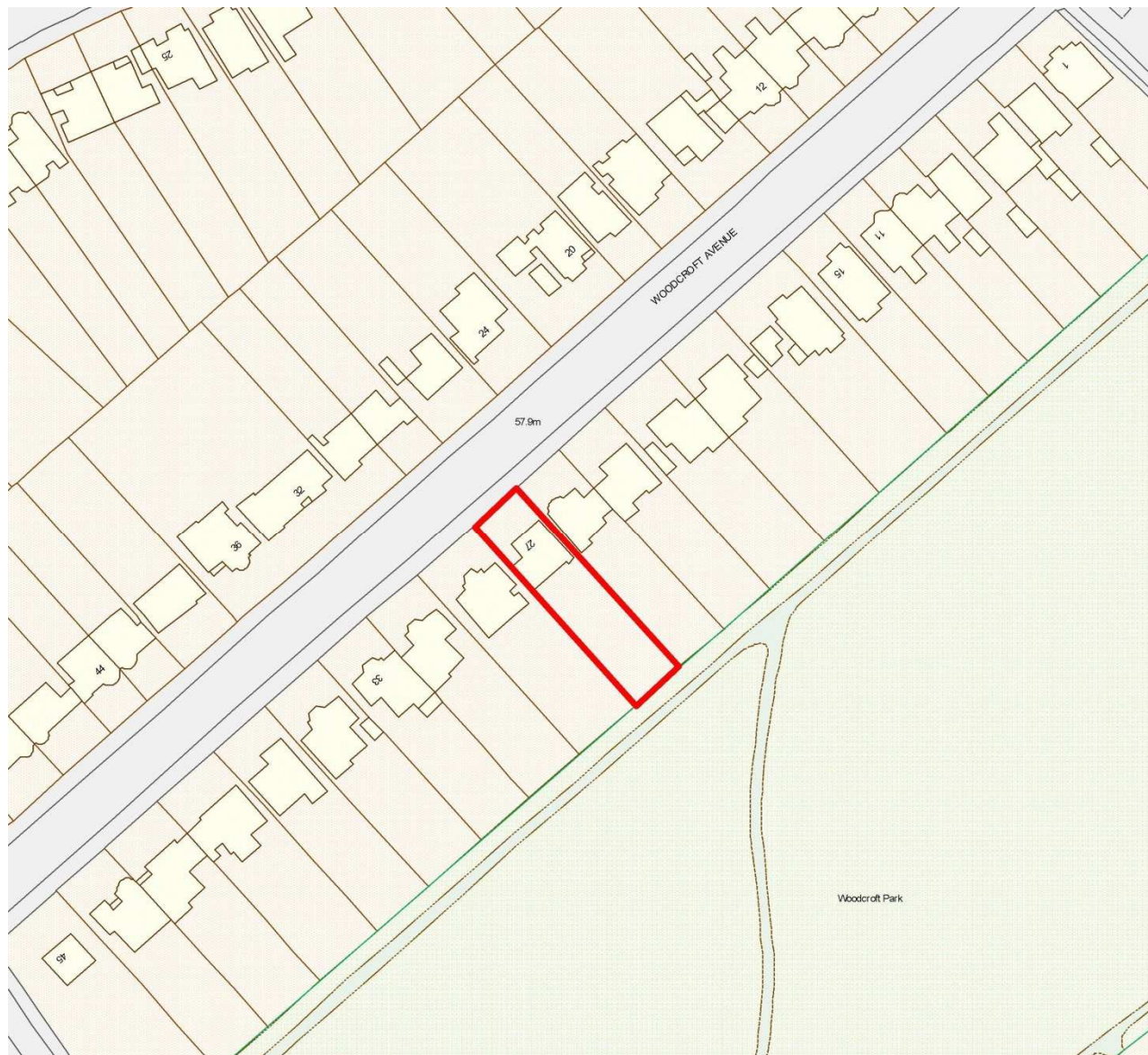
## **5. CONCLUSION**

The development complies with council policy and design guidance.

**Approval** is recommended.

**SITE LOCATION PLAN: 27 Woodcroft Avenue, London, NW7 2AH**

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