

LOCATION: 49 Village Road, London, N3 1TJ
REFERENCE: F/02170/14 **Received:** 18 April 2014
Accepted: 18 April 2014
WARD(S): Finchley Church End **Expiry:** 13 June 2014

Final Revisions:

APPLICANT: Mr & Mrs BLEDDIN
PROPOSAL: Single storey rear extension including raised patio and steps to garden.

RECOMMENDATION: Refuse

- 1 The proposed single storey rear extension by virtue of its width, size, siting, design and bulk would result in an overly dominant addition which would fail to respect the established character and appearance of the Finchley Garden Village Conservation Area and of the host property. The proposal does not accord with policy DM01 and DM06 of the Local Plan Development Management Policies (2012), Residential Design Guidance SPD (April 2013), Finchley Garden Village Design Guidance and Character Appraisal (2013).
- 2 The proposed single storey rear extension and associated patio by virtue of its width, size, siting, design and bulk would result in an overly dominant addition which would result in direct overlooking and perceived sense of enclosure to the amenities of the adjoining occupiers at no.51 Village Road. The proposal does not accord with policy DM01 of the Local Plan Development Management Policies (2012), Residential Design Guidance SPD (April 2013), Finchley Garden Village Design Guidance and Character Appraisal (2013).

INFORMATIVE(S):

- 1 The plans accompanying this application are: Drawing no. SK 01; Drawing no. 13-09-01; Drawing no. 13-09-02; Drawing no. 13-09-05; Drawing no. 13-09-06 (date received 18-Apr-2014).
- 2 In accordance with paragraphs 186 and 187 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. To assist applicants in submitting development proposals, 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 applicant did not seek to engage with the Council prior to the submission of this application through the established formal pre-application advice service. In accordance with paragraph 189 of the NPPF, the applicant is encouraged to utilise this service prior to the submission of any future formal planning applications, in order to engage pro-actively with the Council to discuss possible solutions to the refusal reasons.

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, DM06.

Supplementary Planning Documents and Guidance

The Council has adopted the following two supporting planning documents to implement the Core Strategy and Development Management Policies DPDs. These are now material considerations.

- The Residential Design Guidance SPD (2013) and
- Sustainable Design and Construction SPD (2013).

Finchley Garden Village Conservation Area Character Appraisal and Design Guidance 2013

The Residential Design Guidance states that large areas of Barnet are characterised

by relatively low density suburban housing with an attractive mixture of terrace, semi detached and detached houses. The Council is committed to protecting, and where possible enhancing the character of the borough's residential areas and retaining an attractive street scene.

In respect to amenity, extensions should not be overbearing or unduly obtrusive and care should be taken to ensure that they do not result in harmful loss of outlook, appear overbearing, or cause an increased sense of enclosure to adjoining properties. They should not reduce light to neighbouring windows to habitable rooms or cause significant overshadowing, and should not look out of place, overbearing or intrusive when viewed from surrounding areas.

Relevant Planning History:

Site Address: 49 Village Road LONDON N3 1TJ
Application Number: C11536A
Application Type: Full Application
Decision: Approve
Decision Date: 24/05/1994
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Retention of alterations to side and rear elevations and patio; New steps to rear. New window to side elevation.**

Case Officer:

Site Address: 49 Village Road, London, N3 1TJ
Application Number: F/04282/11
Application Type: Householder
Decision: Refuse
Decision Date: 16/03/2012
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Two storey rear extension including alterations to existing rear terrace.**
Case Officer: Elizabeth Thomas

Site Address: 49 Village Road, London, N3 1TJ
Application Number: F/01988/13
Application Type: Householder
Decision: Withdrawn
Decision Date: Not yet decided
Proposal: **Single storey rear extension including raised patio and steps to garden.**
Case Officer: Denisse Celi

Site Address: 49 Village Road, London, N3 1TJ
Application Number: F/02170/14
Application Type: Full Application
Decision: Not yet decided
Decision Date: Not yet decided
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Single storey rear extension including raised patio and steps to garden.**
Case Officer: Denisse Celi

Other relevant history:

23 Village Road (F/00444/14) – “Variation of condition 1 (Plans) pursuant to planning permission F/02444/11 dated 18/8/11 for "Extension to the time limit for implementing planning permission F/01739/08 granted 17/07/2008 for single storey side and rear extensions. Loft conversion with roof light on side and rear dormer". Amendment include changes to approved plans.”

The application was considered to be acceptable as the application sought minor amendments to an existing extant permission, which could still be lawfully undertaken.

Consultations and Views Expressed:

Neighbours Consulted: 3
Neighbours Wishing To
Speak

Replies: 0

The objections raised may be summarised as follows: None

Internal /Other Consultations:

Finchley Conservation Area’s CAAC – Recognise the proposal is contrary to the adopted Design Guidance, there are occasions when it does not impinge on the amenities of neighbouring occupiers and it will not detrimentally impact upon the neighbours, and as proposed to the rear, will not be readily seen.

Councillor Thomas called the application to the committee and stated his support for the proposal being "in harmony with the surrounding area" and considers that it respects the character of the conservation area.

Date of Site Notice: 08 May 2014

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is located on Village Road, within the Finchley Garden Village Conservation Area. The application property is a two storey semi detached building.

The site forms part of the Village Road Conservation Area, designated as such in November 1978. The existing property holds no designation, whereas the majority of the other properties in the Conservation Area are locally listed. There is an existing Article 4 (1) Direction on the Conservation Area; this restricts permitted development rights to all the properties.

The character of the conservation area is derived from the country-style semi-detached houses on a tree-lined street which passes through a central “village green”. The backcloth of trees in the Windsor Open Space adds to the garden suburb feel. Most of the early twentieth century house frontages are largely unaltered however; alterations to some of the properties have occurred at the rear including the insertion of a rear dormer window in the neighbouring property no.50 Village

Road.

The Conservation Area Character Appraisal notes;

"Finchley Garden Village Conservation Area includes Nos. 1-26 and 31-51 Village Road and Nos. 51- 53 Cyprus Avenue, which are all of a similar architectural style. A new house (No.49 Cyprus Avenue) has recently been constructed within the conservation area in the former side garden of No. 47 Cyprus Avenue, following the removal of a garage. The construction of a replacement dwelling at the former bungalow site (between Nos. 24 and 25 Village Road), is also well under way.

The first 13 houses were built and occupied by the end of 1909 and the remainder were completed by 1914, with the exception of Nos. 39 and 40. The high standards of the original development were protected from unsympathetic additions or changes by stringent leases drawn up by the Finchley Co-Partnership Society. The unaltered appearance of the houses can largely be attributed to these early controls, which lasted until 1939 when the Co-Partnership was dissolved and freeholds were acquired for individual houses.

The houses in the conservation area are built in the distinctive Arts and Crafts style. Although two basic house types reminiscent of the traditional vernacular architecture of rural England formed the basis of the layout, variety was introduced by detailing the elevations differently to distinguish each pair of houses from their neighbour.

The houses are finished mostly in roughcast render with tiled roofs. Characteristic features include: part-tiled elevations, prominent front gables, traditional timber casement leaded-light windows and hooded entrance canopies. The use of good quality materials is consistent with the high standards of design and layout."

Proposal:

The application seeks planning consent for a single storey rear extension would have a depth of approximately 2.9 metres and width of 6.7 metres; a bay window is included in the extension and will match the existing.

The extension will be a mono pitched roof with an eaves height of 2.55 metres and a maximum height of 3.65 metres, directly beneath the window sills at first floor.

The single storey rear extension would result in the existing raised patio being extended by approximately 3 metres further into the garden.

Planning Considerations:

The main issue in this case is whether or not the alterations would be visually obtrusive forms of development which would detract from the character and appearance of the street scene and this part of the Finchley Garden Village Conservation Area and have an adverse and visually obtrusive impact upon the amenity of the occupiers of the neighbouring property.

The supplementary planning guidance for the Suburb is the Finchley Garden Village

Design Guidance which has been the subject of public consultation and Local Planning Authority approval. The guidance says:

“Inspired by the earliest ‘garden city’ development at Letchworth, the Finchley Co-Partnership Society initiated and oversaw the construction of the Finchley Garden Village development between 1908 and 1914. This charming settlement was designed by local architect Frank E. Stratton and consists of an attractive group of semi-detached cottage-style houses set around a central green, with many mature trees positioned along the roadside and others visible over rooftops and between buildings. The houses are mostly unaltered architecturally, with only minor evidence of alteration and additions.

The charming, semi-rural character and appearance of the garden village have been preserved for over a century and residents continue to enjoy a lifestyle comparable to that of English country life. The care devoted to creating and maintaining the garden village needs to be continued today in order to preserve its special character and appearance.”

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 make a positive contribution to the borough. The development standards set out in Policy DM02 are regarded as key for Barnet to deliver the highest standards of urban design.

Policy DM06 of the Development Management Policies (Adopted) 2012 states that development proposals must preserve or enhance the character and appearance of 16 Conservation Areas in Barnet.

The Finchley Garden Village Design Guidance states that whilst single storey rear extensions may be acceptable, the design should be carefully assessed. The advice affirms the following regarding single storey rear extensions:

- They should not be more than half the width of the rear elevation
- They should be modest in depth
- Lower standards of design will not be acceptable at the rear of properties.
- Over sized rear extension, which dominate rear elevations will be resisted.

In the case of the proposed development at the site, the extension would span almost the entire width of the rear elevation with a distance of between 0.33 and 0.46 from the boundary with the adjoining property and the side elevation respectively.

Prior to the submission of the application, extensive discussions were undertaken between the applicant and the planning department, including the requirement for a dual pitched roof and the location of this between 10 and 20 cm below the window sill at first floor level; these were considered more appropriate for the Conservation Area. In addition, it was advised that the roof of the proposed extension should follow the pitch set by the main roof, particularly as due to the position of the property and the carrying ground levels, the rear of the property is visible from the streetscene.

The amendments have not been forthcoming and the proposed extension would result in an overly dominant and bulky addition which would be detrimental to the character and appearance of the conservation area and directly contrary to the Design Guidance.

In the planning history above, it was acknowledged that planning consent had been granted at no. 23 Village Road, however the assessment of this application, which was pursuant to existing planning permission, specified that the circumstances were specific to that application site and do not form any precedent for other properties within the Finchley Garden Village Conservation Area to carry out similar proposals which would be contrary to the adopted Design Guidance 2013.

In addition to the deemed impact on the character of the conservation area, it must be noted that due to the change in ground levels, the fenestration of no.51 and its rear garden is significantly lower than at the host property. The proposed extension would require the further projection of the existing rear patio by approximately 3 metres. It is considered that this would result in significant overlooking to no. 51, to the detriment of these occupiers.

For the reasons stated above, the proposed rear extension is unacceptable, would fail to protect the character of the Finchley Village Green Conservation Area and the amenities of adjoining neighbours, in particularly the occupiers at no. 51 Village Road, and is directly contrary to the Design Guidance. Refusal is therefore recommended.

3. COMMENTS ON GROUNDS OF OBJECTIONS

None received.

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.

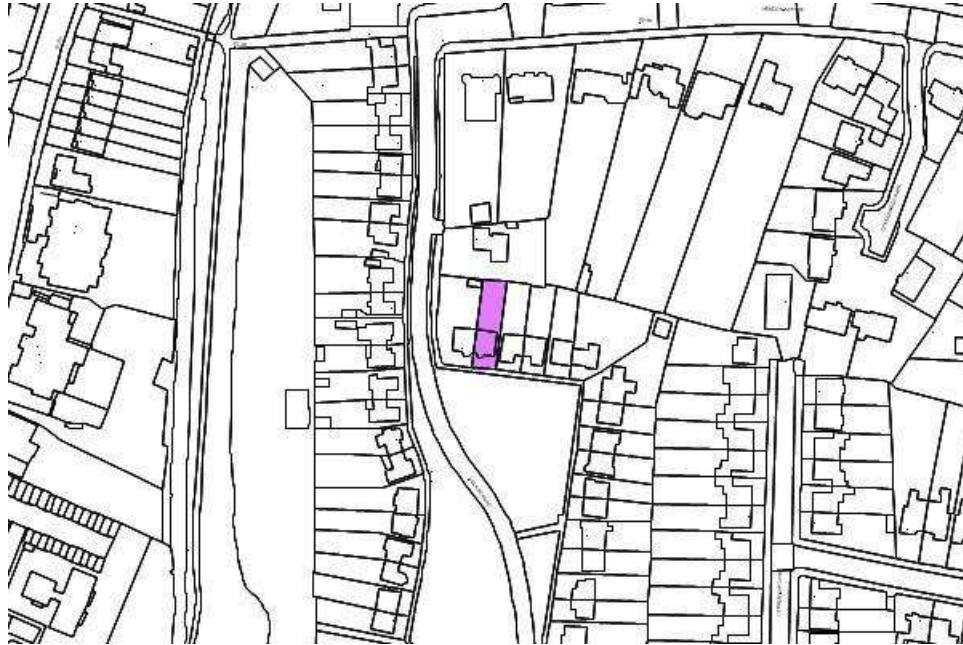
5. CONCLUSION

Having taken all material considerations into account, it is considered that the proposed rear extension would be an overly dominant structure which would fail to comply with the Council's policies and would be directly contrary to the Finchley Garden Village Conservation Area Design Guidance (2013), and therefore cause unacceptable harm to the character and appearance of the general area, the host building and the conservation area.

The application is recommended for **REFUSAL**.

SITE LOCATION PLAN: 49 Village Road, London, N3 1TJ

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