

LOCATION: 32 The Ridgeway, London, N11 3LJ

REFERENCE: B/01790/14

Received: 03 April 2014

Accepted: 15 April 2014

WARD(S): Coppetts

Expiry: 10 June 2014

Final Revisions:

APPLICANT: Mr & Mrs Salinger

PROPOSAL: Single storey rear extension.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, Block Plan, Design and Access Statement (Received 03-April-2014) and 8887 PROPOSED A (Received 04-June-2014).

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 be as those mentioned on the submitted planning application form and shown on the approved drawing(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).

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.

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 London Plan (2011):

The London Plan (2011) 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. The 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 London Plan (2011) Policies: 7.4 and 7.6

Barnet Local Plan (2012):

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 DPs were adopted on 11th September 2012

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

Relevant Development Management DPD (2012): Relevant Policies DM01 and DM02

Policy DM01 of the Development Management Policies DPD (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 of the Development Management Policies DPD (2012) states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and that all new development should make a positive contribution to the borough. The standards outlined in this policy are considered to be essential for the delivery of the highest standards of urban design in Barnet.

On 18th April 2013 the Council formally adopted a new Supplementary Planning Document (SPD) entitled 'Residential Design Guidance'. This new SPD updates and consolidates older guidance on the design of residential extensions and conversions, new porches, hardstandings and vehicular cross-overs that had previously been set out within a suite of Design Guidance Notes (adopted as Supplementary Planning Guidance). For the avoidance of doubt, it should therefore be noted that Design Guidance Notes No.s 3, 5, 7 and 11 have now been superseded by the newly adopted Residential Design Guidance SPD.

Relevant Planning History:

Site Address:	32 The Ridgeway, London, N11 3LJ
Application Number:	F/00758/14
Application Type:	Prior Approval Householder Notification
Decision:	Prior Approval Required & Refused
Decision Date:	04/03/2014
Appeal Decision:	No Appeal Decision Applies
Appeal Decision Date:	No Appeal Decision Date exists
Proposal:	Single storey rear extension with a proposed maximum depth of 5.5 metres from original rear wall, eaves height of 2.9 metres and a maximum height of 3.8 metres.
Case Officer:	Erica Mason

Consultations and Views Expressed:

Neighbours Consulted:	2	Replies:	1 (Objection)
Neighbours Wishing To Speak	0		

Comments received:

- Height, design, appearance and extent of rear projection would be visually obtrusive and detrimental to neighbouring amenity
- Potential overhanging of gutters, eaves and soffits over neighbouring boundary
- Heights do not appear to comply with guidance from the planning portal (Permitted Development).
- Extension fails to comply with Barnet's Design Guidance
- Loss of light
- Overlooking
- Loss of outlook
- Sense of enclosure

2. PLANNING APPRAISAL

Site Description and Surroundings:

The site property is a two storey semi-detached dwellinghouse on The Ridgeway, which falls within the Coppetts ward. The property does not fall within a conservation area and is not a listed building. The applicants seek approval for a 'Single storey rear extension'.

Dimensions:

The single storey rear extension would measure 3.5m deep, 3.88m wide and have a height of 3.25m to the top of the flat roof from the base of the patio area, with a further height of approximately 0.8m to accommodate the glazed lantern style rooflight. The extension would be almost built up to the attached side boundary with No. 30 The Ridgeway.

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.

The Council's Residential Design Guidance SPD 2013 states that extensions should normally be subordinate to the original house, respect the original building and should not be overly dominant. It also states that extensions should normally be consistent in regard to the form, scale and architectural style of the original building which can be achieved through respecting the proportions of the existing house and using an appropriate roof form.

The proposed depth of the single storey rear oak framed garden room extension would measure 3.5m which falls within the Planning Residential Design guidelines. A hedge exists at the side boundary between the host property and 30 The Ridgeway and the side elevation of the extension at this side boundary would be made of brick with no proposed windows. Therefore there would be no adverse impact of overlooking on to the neighbouring amenities. It is not envisaged that the extension, to the east of the adjoining neighbour, would cause a sense of enclosure, loss of outlook or loss of light by reason of its size and siting. The proposed lantern rooflight would allow for further light and ventilation into the extension. The proposal by reason of its size, siting and design is a subordinate and acceptable addition to the property and is recommended for approval, subject to conditions.

The proposals would comply with the aforementioned policies and Residential Design Guidance SPD 2013 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

Mainly dealt with within the body of the report. Boundary issues including overhanging of gutters are not a planning consideration. The extension has been assessed under the guidelines of a full householder planning application and not a Permitted Development application. Therefore the permitted development requirements with regards to height of the proposed extension does not apply in this case. However, it should be noted that the proposed size including the height as indicated on the drawings would be acceptable under this application and would have an acceptable impact on the neighbouring amenities.

4. EQUALITIES AND DIVERSITY ISSUES

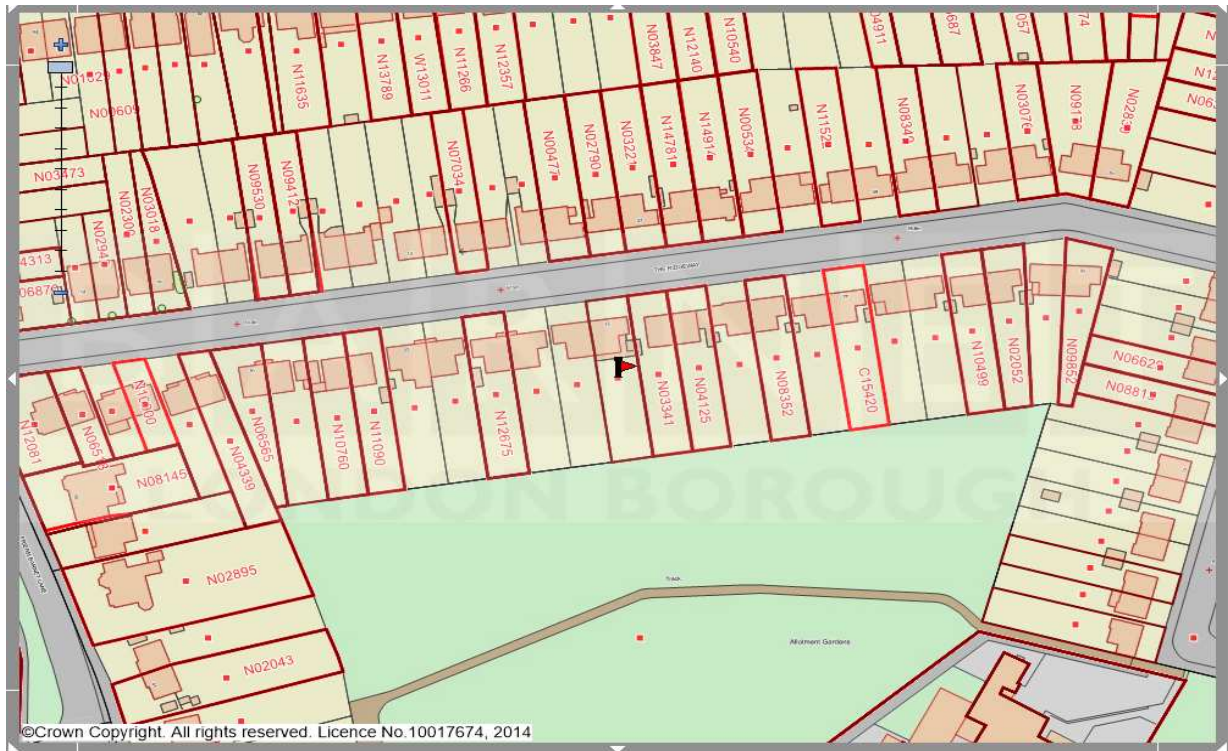
The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

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.

SITE LOCATION PLAN: 32 The Ridgeway, London, N11 3LJ

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