

LOCATION: 67 York Road, Barnet, Herts, EN5 1LN

REFERENCE: B/02539/14

Received: 13 May 2014

Accepted: 12 June 2014

WARD(S): Oakleigh

Expiry: 07 August 2014

Final Revisions:

APPLICANT: DEMCO

PROPOSAL: Conversion of existing bungalow into 2no. 3 bedroom houses.
Extension and alteration to roof involving hip to gable on both sides and dormer windows to rear, front and side elevations.
Provision of 4no. parking spaces.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No. MD.21.101, 104, site location plan, (received 12 June 2014) MD.21.103.A (received 14 July 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 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 Before the development hereby permitted is occupied the parking spaces shown on Drawing no. MD.21.103A shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason: To ensure that parking is provided in accordance with the council's standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area in accordance with policies DM17 of the Adopted Barnet Development Management Policies DPD (2012) and 6.1, 6.2 and 6.3 of the London Plan 2011.

- 5 Before the building hereby permitted is first occupied the proposed dormer window in the north elevation 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).

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any of Classes A to E of Part 1 to Schedule 2 of that Order shall be carried out within the curtilage of the dwellings hereby approved.

Reason:

To safeguard the amenities of neighbouring occupiers and the general locality in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012).

- 7 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 at or above first floor level in the north flank elevation or rear elevation.

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).

- 8 No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days.

Reason:

To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policy DM04 of the Adopted Barnet Development Management Policies DPD (2012).

- 9 Before the development hereby permitted is first occupied, details of the proposed method of sub-division of the amenity area(s) shall be submitted to and approved in writing by the Local Planning Authority, implemented and

retained as such on site thereafter.

Reason: To ensure that the development does not prejudice the amenity of future occupiers or the character of the area in accordance with policies DM01 and DM02 of the Adopted Barnet Development Management Policies DPD (2012).

- 10 Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

Reason:

To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and highway.

- 11 The dwelling(s) shall achieve a Code Level 3 in accordance with the Code for Sustainable Homes Technical Guide (October 2008) (or such national measure of sustainability for house design that replaces that scheme) and achieve full Lifetime Homes credits. No dwelling shall be occupied until evidence that the Lifetime Homes credits have been achieved and a Final Code Certificate has been issued certifying that Code Level 3 has been achieved and this certificate has been submitted to and approved by the local planning authority.

Reason:

To ensure that the development is sustainable and complies with policy DM02 of the Adopted Barnet Development Management Policies DPD (2012), the adopted Sustainable Design and Construction Supplementary Planning Document (June 2007) and policies 5.2 and 5.3 of the London Plan (2011).

INFORMATIVE(S):

- 1 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 Any development or conversion which necessitates the removal, changing, or creation of an address or addresses must be officially registered by the Council through the formal 'Street Naming and Numbering' process.

The Council of the London Borough of Barnet is the Street Naming and Numbering Authority and is the only organisation that can create or change

addresses within its boundaries. Applications are the responsibility of the developer or householder who wish to have an address created or amended.

Occupiers of properties which have not been formally registered can face a multitude of issues such as problems with deliveries, rejection of banking / insurance applications, problems accessing key council services and most importantly delays in an emergency situation.

Further details and the application form can be downloaded from:
<http://www.barnet.gov.uk/naming-and-numbering-applic-form.pdf>
or requested from the Street Naming and Numbering Team via email:
street.naming@barnet.gov.uk or by telephoning: 0208 359 7294.

- 3 Applicants and agents are encouraged to sign up to the Considerate Contractors Scheme (www.ccscheme.org.uk) whereby general standards of work are raised and the condition and safety of the Borough's streets and pavements are improved.
- 4 Applicants and agents are advised that this development should be designed to achieve an average water consumption target of 105 litres per head per day as calculated according to the Code for Sustainable Homes.

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 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". The NPPF retains a 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 and is recognised in the NPPF as part of the development plan.

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.

The Mayor's Housing Supplementary Planning Guidance (November 2012) provides guidance on how to implement the housing policies in the London Plan.

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 11 September 2012.

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

Relevant Development Management DPD (2012): Policies DM01, DM02, DM03, DM08 and DM17.

Supplementary Planning Documents and Guidance

The Council's Residential Design Guidance SPD was adopted in April 2013. This sets out information for applicants to help them design an extension to their property which would receive favourable consideration by the Local Planning Authority and was the subject of separate public consultation.

Included advice 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, development 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.

The Council adopted a Sustainable Design and Construction SPD in April 2013, following public consultation. This SPD provides detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet.

Relevant Planning History:

Site Address:	67 York Road NEW BARNET HERTS
Application Number:	N10092
Application Type:	Outline Application
Decision:	Refuse
Decision Date:	04/02/1992
Proposal:	Erection of two storey block of 5 flats with 6 car parking spaces involving demolition of existing house. (Outline).

Site Address:	67 York Road, Barnet, Herts, EN5 1LN
Application Number:	B/04912/13
Application Type:	Outline Application
Decision:	Refuse
Decision Date:	10/12/2013

Proposal: Demolition of existing bungalow followed by construction of 3 two storey terraced houses with rooms in the roof space and associated car parking (Outline application including access, layout and scale).

Site Address: 67 York Road, Barnet, Herts, EN5 1LN

Application Number: B/05031/13

Application Type: Outline Application

Decision: Refuse

Decision Date: 10/12/2013

Proposal: Demolition of existing bungalow. Construction of a two-storey building with rooms in the roof space to facilitate the creation of 6 self-contained two bedroom flats and associated parking (Outline application including access, layout and scale).

Consultations and Views Expressed:

Neighbours Consulted: 38 Replies: 5 letters of objection received.

Neighbours Wishing To Speak: 0

The objections raised may be summarised as follows:

- Parking spaces appear insufficient in size.
- Access to the site is not safe.
- Building should blend in, in terms of materials, with the neighbouring buildings.
- Proposed houses would appear cramped.
- Proposal may damage neighbouring trees.
- Windows to the rear will overlook neighbours.
- Building would be overbearing and visually intrusive to neighbours.
- The proposal does not give enough outdoor amenity space.
- Previous applications for residential developments have been refused at this site.

Date of Site Notice: 26 June 2014

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site contains a detached bungalow, set in a relatively discreet plot, some 30 metres back from York Road. The plot is triangular, and on land which slopes down from south to north.

Proposal:

This application proposes a roof extension to the existing bungalow, with a hip to gable on both sides, a new roof to the rear and side and rear dormer windows. It also includes the partial demolition of the rear of the building to increase the distance between the rear wall of the building and the rear of the plot. The extended building would be converted into a pair of semi-detached dwellings, each with three bedrooms.

It is noted that this application follows the refusal of two outline planning applications, one for a two storey block containing 6 flats and one for a two storey terrace of three dwellings. Both were refused. Given that the current scheme is entirely different in nature from the previously refused schemes, it will be assessed below in relation to its own merits only.

Planning Considerations:

The main issues in this case are considered to be covered under four main areas:

- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;
- Whether the proposal would provide a satisfactory quality of accommodation for future occupants;
- Whether harm would be caused to the living conditions of neighbouring residents;
- Whether harm would be caused to highway safety.

Impact on the character of the building and the area

The existing building is set back from York Road at the end of a long driveway. It therefore does not appear readily obvious or prominent in the street scene. The proposed alterations to the roof would increase its maximum height from 5.8 metres to 6.2 metres. The extended roof, with dormer windows and gable edges, is not considered to detract from the character and appearance of the existing building. It would not, given its siting, appear prominent in the street scene or adversely affect the character or appearance of the area.

The neighbouring buildings are multi-occupancy and therefore the conversion of the existing building into a pair of semi-detached dwellings is not considered objectionable in principle. The proposal would provide a unit of a medium size priority.

Quality of accommodation

The proposed dwellings would each meet the minimum room and unit size requirements in the Sustainable Design and Construction SPD. Each unit would have a dual aspect and a satisfactory outlook. Outdoor amenity space is proposed to meet the relevant requirements.

Impact on neighbours

The alterations to the roof would take place within the footprint of the existing building. The neighbouring building to the south is at a higher level and as such the additional accommodation and windows would not adversely affect the amenities of the occupants of this unit. The neighbouring building to the north is set away from the site. The extended building would have dormer windows facing the property to the north, however the dormer would be obscurely glazed such that direct views toward the neighbouring amenity space would not be afforded. The rear facing dormer windows would be sufficient distance from the main amenity area to the neighbouring building such that they would not be detrimental to the amenities of the occupants of these neighbouring properties.

Impact on Highway Safety

The proposal would utilise the existing vehicular access for only one additional unit. Sufficient off-street parking is proposed to comply with Policy DM17 and the drawings include manoeuvring space to enable vehicles to turn within the site and exit in a forward gear. As a result, no objections are raised in respect of highway safety.

3. COMMENTS ON GROUNDS OF OBJECTIONS

The comments raised are addressed in the appraisal above.

4. EQUALITIES AND DIVERSITY ISSUES

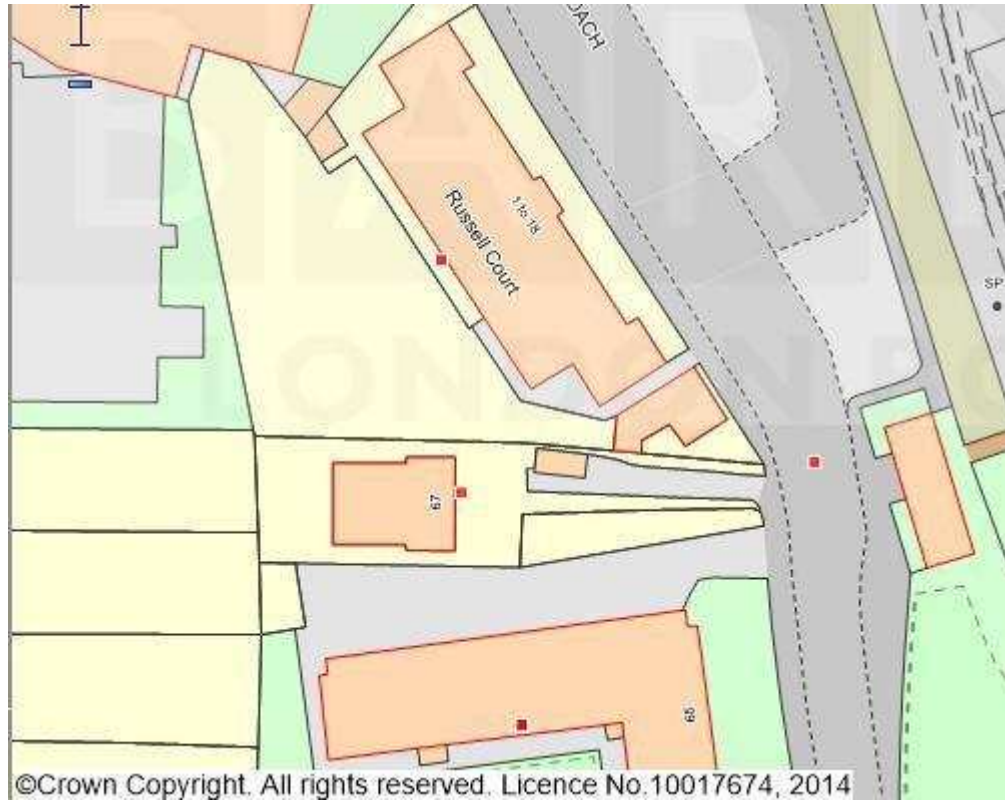
The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

The proposal is considered to accord with the requirements of the Development Plan and is therefore recommended for approval.

SITE LOCATION PLAN: 67 York Road, Barnet, Herts, EN5 1LN

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