

LOCATION: 21 Ridgeview Road, London, N20 0HH

REFERENCE: B/03567/13

Received: 09 August 2013

Accepted: 13 August 2013

WARD(S): Totteridge

Expiry: 08 October 2013

Final Revisions:

APPLICANT: Central Property Villages Ltd

PROPOSAL: Demolition of existing single storey bungalow and erection of 2no. two storey semi-detached family houses with rooms in the roof and basement. Provision of off-street parking and associated landscaping.

RECOMMENDATION: Approve Subject to Conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plans:

- 383-PA-01, 383-PA-02, 383-PA-03, 383-PA-04, 383-PA-05, 383-PA-06, 383-PA-07, 383-PA-08, 383-PA-09, 383-PA-10 Revision B, 383-PA-11 Revision B, 383-PA-12 Revision B, 383-PA-13 Revision B, 383-PA-14 Revision B, 383-PA-15 Revision B, 383-PA-16 Revision B, 383-PA-17 Revision B and 383-PA-18 Revision 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 Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed 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) and 1.1, 7.4, 7.5 and 7.6 of the London Plan 2011.

- 4 Before the development hereby permitted is occupied the parking spaces/garages shown on Plan drawing no. 383-PA-10 Revision A 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 this development is commenced, details of the levels of the building(s), road(s) and footpath(s) in relation to adjoining land and highway(s) and any other changes proposed in the levels of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the safety and amenities of users of the site, the amenities of the area and the health of any trees or vegetation in accordance with policies DM01 and DM04 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF, CS1, CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.4, 7.5, 7.6 and 7.21 of the London Plan 2011.

- 6 Before the development hereby permitted is brought into use or occupied the site shall be enclosed except at the permitted points of access in accordance with details previously submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that the proposed development does not prejudice the appearance of the locality and/or the amenities of occupiers of adjoining residential properties and to confine access to the permitted points in the interest of the flow of traffic and conditions of general safety on the adjoining highway in accordance with policies DM01, DM03, DM17 of the Adopted

Barnet Development Management Policies DPD (2012), CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

- 7 Before the building hereby permitted is occupied the proposed window(s) in the side elevation (s) 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).

- 8 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 side elevation(s).

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).

- 9 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).

- 10 A scheme of hard and soft landscaping, including details of existing trees to be retained, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.

Reason:

To ensure a satisfactory appearance to the development in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and 7.21 of the London Plan 2011 and CS5 and CS7 of the

Adopted Barnet Core Strategy DPD (2012).

- 11 All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

Reason:

To ensure a satisfactory appearance to the development in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

- 12 Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason:

To ensure a satisfactory appearance to the development in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

- 13 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.

- 14 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, B, C, D, E and F of Part 1 to Schedule 2 of that Order shall be carried out within the area of curtilage of the application site 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).

- 15 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).

- 16 No development shall take place until a 'Demolition & Construction Method Statement' has been submitted to, and approved in writing by, the Local Planning Authority. The Statement shall provide for: access to the site; the parking of vehicles for site operatives and visitors; hours of construction, including deliveries, loading and unloading of plant and materials; the storage of plant and materials used in the construction of the development; the erection of any means of temporary enclosure or security hoarding and measures to prevent mud and debris being carried on to the public highway and ways to minimise pollution. Throughout the construction period the detailed measures contained within the approved Statement shall be strictly adhered to.

Reason:

In the interests of highway safety and good air quality in accordance with Policy DM17 and DM04 of the Adopted Barnet Development Management Policies DPD (2012) and policy 5.21 of the London Plan (2011).

- 17 Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

Reason:

To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS14 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.
- 2 Demolition should be carried out by an approved contractor and residents notified at least seven days before commencement.
- 3 If the proposal is carried out, the applicant is required to apply to the Highways Authority for any new or modified vehicular crossovers will be constructed by the Highway Authority at the applicant's expense. The applicant is advised that any lighting column(s) or street furniture affected by the proposed works would be relocated under a rechargeable works agreement by the Council's terms contractor for Highway Works at the applicant's expense. These works may not just relate to 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 Ridgeview Road. You may obtain an estimate for the vehicular crossover and any associated works on public highway from, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP.

The applicant is advised that following the outcome of the detailed crossover inspection the position of the proposed crossovers (and parking layout) may need to be amended.

- 4 The Community Infrastructure Levy (CIL) applies to all 'chargeable development'. This is defined as development of one or more additional units, and / or an increase to existing floor space of more than 100 sq m. Details of how the calculations work are provided in guidance documents on the Planning Portal at www.planningportal.gov.uk/cil.

The Mayor of London adopted a CIL charge on 1st April 2012 setting a rate of £35 per sq m on all forms of development in Barnet except for education and health developments which are exempt from this charge. Your planning application has been assessed at this time as liable for a £9478 payment under Mayoral CIL.

The London Borough of Barnet adopted a CIL charge on 1st May 2013 setting a rate of £135 per sq m on residential and retail development in its area of authority. All other uses and ancillary car parking are exempt from this charge. Your planning application has therefore been assessed at this time as liable for a £36558 payment under Barnet CIL.

Liability for CIL will be recorded to the register of Local Land Charges as a legal charge upon your site payable should you commence development. Receipts of the Mayoral CIL charge are collected by the London Borough of Barnet on behalf of the Mayor of London; receipts are passed across to Transport for London to support Crossrail, London's highest infrastructure priority.

You will be sent a 'Liability Notice' that provides full details of the charge and to whom it has been apportioned for payment. If you wish to identify named parties other than the applicant for this permission as the liable party for paying this levy, please submit to the Council an 'Assumption of Liability' notice, which is also available from the Planning Portal website.

The Community Infrastructure Levy becomes payable upon commencement of development. You are required to submit a 'Notice of Commencement' to the Council's CIL Team prior to commencing on site, and failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet other statutory requirements relating to CIL, such requirements will all be set out in the Liability Notice you will receive. You may wish to seek professional planning advice to ensure that you comply fully with the requirements of CIL Regulations.

If you have a specific question or matter you need to discuss with the CIL team, or you fail to receive a 'Liability Notice' from the Council within 1 month of this grant of planning permission, please email us at: cil@barnet.gov.uk.

Relief or Exemption from CIL

If social housing or charitable relief applies to your development or your development falls within one of the following categories then this may reduce the final amount you are required to pay; such relief must be applied for prior to commencement of development using the 'Claiming Exemption or Relief' form available from the Planning Portal website: www.planningportal.gov.uk/cil.

You can apply for relief or exemption under the following categories:

1. Charity

If you are a charity, intend to use the development for social housing or feel that there are exception circumstances affecting your development, you may be eligible for a reduction (partial or entire) in this CIL Liability. Please see the documentation published by the Department for Communities and Local Government.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6314/19021101.pdf

2. Residential Annexes or Extension

You can apply for exemption or relief to the collecting authority in accordance with Regulation 42(B) of Community Infrastructure Levy Regulations (2010), as amended before commencement of the chargeable development.

3. Self Build

Application can be made to the collecting authority provided you comply with the regulation as detailed in the legislation.gov.uk

Visit:

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil> for further details on exemption and relief.

- 5 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.

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".

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, CS4, CS5, CS9, CS10 and CS15.

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

Supplementary Planning Documents and Guidance

The Council's Residential Design Guidance SPD was adopted by Cabinet in April 2013. This sets out information for applicants to help them design an extension to their property and new build development 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, extensions and new build developments 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.

The Council's Supplementary Planning Document: Adopted Residential Design Guidance April 2013 is divided into four parts:

- Part 1 sets out the context for residential design in Barnet providing local design principles which reflect and contribute to the understanding of Barnet's suburban character.
- Part 2 sets out general guidelines for new residential development as well as amenity and space standards. This document provides advice on privacy and overlooking, minimum room sizes, good building layout, provision of gardens, outdoor play space requirements.
- Part 3 sets out the requirements and design criteria related to changes to the existing housing stock within Barnet.
- Part 4 includes/provides supporting information including references, useful web links and the glossary list.

The SPD supplements policies contained within the Local Plan and the London Plan which together form the Development Plan for Barnet. The SPD is therefore a material consideration for decisions on planning applications. It has been prepared in line with the requirements of the Planning and Compulsory Purchase Act 2004 and associated regulations and guidance on Supplementary Planning Documents.

Relevant Planning History:

Site history for current landparcel :

5111 - 21 Ridgeview Road, London, N20 0HH

Case Reference: **B/03567/13**

Application:	Planning	Number:	B/01168/13
Validated:	04/04/2013	Type:	APF
Status:	WDN	Date:	17/06/2013
Summary:	WIT	Case Officer:	Harman Sond
Description:	Demolition of existing single storey bungalow and erection of 2no. three storey semi-detached family houses with rooms in the basement. Provision of off-street parking and associated landscaping.		

Application:	Planning	Number:	B/03673/11
Validated:	06/09/2011	Type:	APF
Status:	DEC	Date:	21/03/2012
Summary:	REF	Case Officer:	Lisa Cheung
Description:	Erection of a two storey building including basement and rooms in the roofspace comprised of 4no 3 bedroom flats with associated landscaping works to front to provide 4no parking spaces including 1no disabled parking space, roof lights to the side and rear roof slopes, Juliet balconies and bin storage following the demolition of existing bungalow		

Application:	Planning	Number:	B/04410/10
Validated:	17/11/2010	Type:	APF
Status:	WDN	Date:	10/01/2011
Summary:	WIT	Case Officer:	Lisa Cheung
Description:	Erection of a three storey plus basement building comprising of 4No. flats with four associated car parking spaces, following demolition of existing bungalow.		

Consultations and Views Expressed:

Neighbours Consulted: 36 Replies: 3 objections received to the original proposal and 5 objections received to the amended proposal.

Neighbours Wishing To Speak 2

The objections raised may be summarised as follows:

- The proposed two semi-detached house does not offer anything different to what was previously submitted as a block of flats.
- Building a rear basement will endanger the stability of the houses in close proximity.
- The proposal would be in close proximity to tube line
- The proposed redevelopment of site would increase the floor area by nearly 200 percent
- It would result in high density development and representing overdevelopment of the site that would set precedent for others to follow
- It would affect the health and well being of local residents by reason of more noise and disruption
- It would increase residents, increase traffic, reduce parking spaces, obstruct other drive ways which would affect the safety of road and its users
- There is no plan storage for the waste that would be accumulated for the proposed development
- The applicant appears to have used the same drawing numbers with the same date as those submitted with the previous planning application ref: B/01168/13 and without any revision references.
- There are no section plans submitted for accommodation in roof space.
- The proposal by reason of poor, unattractive and utilitarian design and ridge height failing to respect the local context and the streetscene is out of character.

- It would fail to provide adequate outdoor amenity space.
- The scheme is not sustainable
- The proposal would result in loss of view for the residents on the opposite side of the application site
- It would change the nature of the area.

Internal /Other Consultations:

Traffic and Development – The proposal is considered to be acceptable on transportation grounds subject to conditions.

Date of Site Notice: 22 August 2013

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application relates to a detached bungalow with integral side garage and raised rear patio situated on the west side of Ridgeview Road. The application property on the north side shares its plot side boundary with neighbouring two-storey semi-detached residential 23 Ridgeview Road, on the south its shares its plot side boundary with neighbouring two-storey detached residential property No. 17 Ridgeview Road (as there is No. 19 Ridgeview Road), on the west side it abuts railway lines and on the east side it faces Ridgeview Road.

There is a level change on the site with the levels dropping down to the rear. The rear garden has a depth of approximately 14m.

There is Finchley Catholic High School is to the south of the application site, some 120m away. Totteridge and Whetstone Underground Station is also some 680m away to the north. The railway line runs along the rear of the site.

The area surrounding the application site is predominantly residential in character comprising mix of detached, semi-detached and terraced houses which vary in style and age.

The application property is not listed and is not located within a Conservation Area.

Proposal:

The proposal seeks planning permission for the demolition of existing bungalow on the site and erection of pair of semi-detached houses with rooms in roof space and semi-basement. Formation of new vehicular access, provision for off-street car parking spaces and associated landscaping in the frontage.

The proposal comprising a pair of semi-detached houses would be 10.5m (deep) x 10.9m (wide) and would have hipped roof with a height of 9.1m to the ridge level and 5.8m to the eaves level. The development would have two front projecting gables

(comprising bay windows) would have a height of 7.9m to its ridge level and 5.1m to its eaves level and it would be set 1m below the ridge level of the main roof of the proposed houses.

The proposed houses would be set-in 0.9m from its north and south plot boundary with a set-back of 5.2m (to the front bay window) from its front plot boundary. The rear of the property at ground level would provide 2.5m (deep) raised rear patio extending across the entire width of the proposed houses. The proposed houses due to slightly tapered rear boundary would be set-back between 11.9m and 12.6m to its rear raised patios.

The proposed semi-basement level would be 9.3m (deep) and 10.9m (wide) and it would have 1.2m projection above ground level and 1.5m excavation below ground level. However, the proposed basement at the rear would align with the rear of the proposed raised patio and at the front it would be set-back 4.1m from the front projecting bay windows. The top of the proposed basement at the rear would be used as a raised patio enclosed by 1.2m high galvanised railings.

The proposed two flat roofed rear dormer windows would be 2m (wide) x 3m (deep) x 2m (high) each. The proposed two front and two-side rooflights would be 1m x 0.8m each.

Planning Considerations:

Background

A planning application ref: B/03673/11 for "*Erection of a two storey building including basement and rooms in the roofspace comprised of 4no 3 bedroom flats with associated landscaping works to front to provide 4no parking spaces including 1no disabled parking space, roof lights to the side and rear roof slopes, Juliet balconies and bin storage following the demolition of existing bungalow*" was reported to Planning Committee on 05/03/2012 with an officer's recommendation to approve the application subject to Section 106. However, the Officer's recommendation was overturned and the application was refused by the Members on the following grounds:

- 1. The proposed flatted development, by virtue of its size, bulk, number of units and excessive hard standing is considered to represent overdevelopment of the site and be harmful to the character and appearance of the surrounding area, which comprises predominantly single family dwellinghouse and the visual amenities of the neighbouring residents at numbers 19 and 23 Ridgeview Road contrary to policies GBEEnv1, GBEEnv2, D1, D2, D4 and H16 of the adopted Barnet Unitary Development Plan and policies 3.4 and 3.5 of the London plan 2011.*
- 2. The proposed development does not include a formal undertaking to meet the costs of extra libraries, health and social care facilities and associated*

monitoring costs arising as a result of the development, and therefore would not address the impacts of the development, contrary to Barnet Supplementary Planning Documents – Contributions to libraries (2008), Health (2009) and Monitoring (2007) and policies CS2, CS13, IMP1 and IMP2 of the adopted Unitary Development Plan (2006).

Differences between Current and Previous Planning Application ref: B/03673/11

The current application is significantly amended to overcome the first reason for refusal of the previous planning application ref: B/03673/11 in that it is no longer proposing a flatted development comprising 4 x 3-bedroomed flats. The application is now proposing to redevelopment the application site in a form of 2 x two-storey 4-bedroomed pair of semi-detached houses with semi-basement and rooms in roof space comprising rear dormer windows and two front and two side rooflights. The proposed houses would have their own front and rear gardens. The rear garden would provide amenity space and front garden would be part soft landscaped and would have part hardstanding area to provide 1 car parking space per house.

The proposed two-storey pair of semi-detached houses in comparison to the previous planning application ref: B/03673/11 has now been reduced in height and depth. The previously proposed building under ref: B/03673/11 was 9.5m (high) to the ridge level and had a depth of 12.9m (including bay window). However, in the current application, the proposed building has been reduced to 9.1m to the ridge level and reduced in depth to 10.9m (including bay window).

The design of the proposed building has been improved to reflect the appearance of the property as pair of semi-detached houses. Soft landscaping area in the proposed front garden is increased to nearly 50 percent. The number of car parking spaces has been reduced from previously proposed 4 to 2 spaces.

It should be noted that the second reason for refusal of the previous planning application ref: B/03673/11 is no longer valid as Contribution required under Section 106 in the previous application is now replaced by Major Community Infrastructure Levy (CIL) at a rate of £35 per sq.m. of floor space created and Barnet Community Infrastructure Levy at a rate of £135 per sq.m. of floor space created. This is addressed by the recommended informative.

Policy Change since 05/03/2012 to Present Day

Since 05/03/2012 to present day, there have been number of changes made to the Council's policies which involves replacement of Barnet adopted Unitary Development Plan policies with Local Development Framework Core Strategy and Development Management Policies Development Plan Documents (DPD) (both adopted September 2012). The Council's SPD: Residential Design Guidance and SPD: Sustainable Design and Construction (Adopted April 2013). The 'National Planning Policy Framework' (NPPF) published in 27 March 2012, The London Plan (July 2011) which is the overall strategic plan for London and The Mayor's Housing Supplementary Planning Guidance (November 2012). The above documents places

greater emphasis on good planning, good design and should contribute positively to making places better for people.

Principal of demolition of the existing detached bungalow and redevelopment of the site as pair of semi-detached houses.

The existing application site comprises a detached bungalow is located within an area which is predominantly residential in character comprising largely single family dwellinghouses. The existing bungalow could be considered to be an anomaly in the street given that it has two-storey dwellings on its either sides and that two-storey dwellings are the predominant building type in the street. Given this situation, the proposal to demolish the existing bungalow and redevelop the site for residential purposes in a form of two-storey pair of semi-detached houses is considered to be acceptable in principal. However, the proposed development in accordance with the policy DM01 of the Council's Local Plan (Development Management Policies) DPD (adopted September 2012) should be in keeping with the character and appearance of the area and the streetscene in terms of its size, siting and design and should not harm the living conditions of neighbouring residents.

External Appearance

The current application now proposes a more traditional style two-storey pair of semi-detached dwellinghouses with hipped roof, front projecting gable, recessed main entrances, rear dormer and front and side rooflights to provide rooms in roof space including non-habitable room windows to side elevations. It is acknowledged that in comparison to the existing bungalow on site, the proposed houses would be of an increased volume and height and they do not mimic one particular style of pair of semi-detached houses in the street. However, its scale, height and design features respects and resembles neighbouring and other pair of other semi-detached houses in the street of varying style and age and therefore are considered to be in keeping with the local character.

The proposed pair of semi-detached houses and its relationship with neighbouring houses

The existing detached bungalow at the application site currently sits between two-storey semi-detached house No. 23 Ridgeview Road located on the north side and two-storey detached house No. 17 Ridgeview Road located on the south side. At present, the front main wall of the existing detached bungalow is in line with the front main walls of the neighbouring houses No. 23 and 17 Ridgeview Road. The existing bungalow therefore respects the front building line of the neighbouring houses. The proposed pair of semi-detached houses comprising front projecting gable would be set approximately 500mm behind the front projecting bay window of neighbouring houses No. 23 and it aligns with the front projecting gable of the neighbouring house No. 17 Ridgeview Road. The proposed pair of semi-detached houses therefore respects the building line of neighbouring houses on either sides of the application.

The proposed pair of semi-detached houses at the rear would align with the main rear wall of the neighbouring house No.23 Ridgeview Road and therefore it would

respect the rear building line of this house. However, on the side of No. 17 Ridgeview Road, it would project 3.5m beyond the rear wall of this neighbouring house. The proposed rear projection in this instance is not considered to have adverse impact on the amenities of the occupiers of No. 17 Ridgeview Road as this neighbouring house has (approximately 1m wide) side access and (approximately 2.5m wide) detached side garage in between the application site.

The application properties would also provide 2.5m deep raised rear patio. However, as this patio would be restricted to the width of the proposed pair of semi's, it would be set-in 1m from the side plot boundary and screened by side plot boundary treatment on the side of No. 17 and 23 Ridgeview Road and therefore it is not considered to cause any overlooking and loss of privacy issue for the occupiers of these neighbouring houses. The existing bungalow at the application site at present has a 2.2m (deep) raised rear patio extended to the side boundary of No. 17 Ridgeview Road and 3.9m (deep) stepped patio on the side of No. 23 Ridgeview Road screened by boundary fence and planting. The neighbouring house No. 23 Ridgeview Road at present has a raised rear patio screened by boundary fence and planting. The proposed rear patio is an improvement on the existing situation in that it would be restricted to the width of the proposed houses set-in 0.9m from both side plot boundaries.

The proposed pair of semi-detached houses as per existing detached bungalow on the application site would be set-in 0.9m from the plot side boundaries with adjoining No. 17 and 23 Ridgeview Road and therefore the proposed set-in from the plot side boundaries is considered to be consistent with the existing bungalow on the site. The proposed pair of semi-detached houses would be 9.1m (high) comprising windows in the both side elevations of the houses. However, as these windows on the ground and first floor relates to the stairs and at second floor level relates to secondary window serving bedrooms are not considered to cause any significant overlooking, loss of privacy and light for the occupiers of the neighbouring houses No. 17 and 23 Ridgeview Road. This is because if the application is approved, it would be subject of a condition requiring side windows to be obscured glazed with opening at high level to protect the amenities of the occupiers of this neighbouring houses. It should also be noted that at present neighbouring houses No. 23 and 17 Ridgeview Road do not have primary habitable room windows facing the application site and therefore are not considered to be adversely affected by the proposal.

Dwelling Sizes of new homes to meet housing needs

The existing property is a single storey detached bungalow with a side garage. The proposed redevelopment of the site would provide 2 x 4-bedroom pair of semi-detached houses.

According to Council's policy DM08 of the Development Management Policies DPD ((adopted September 2012), development should provide where appropriate a mix of dwelling types and sizes in order to provide choice for a growing and diverse

population for all households in the borough. For market housing - homes with 4-bedrooms are the highest priority; homes with 3 bedrooms are a medium priority.

The proposal would result in the loss of existing bungalow providing a family accommodation. However, in this instance the proposal to redevelopment of the site to provide 2 x 4-bedroom family houses on the application site would meet the “market housing – homes with 4 bedrooms which are the highest priority” in the borough as set out in policy DM08 (iii) of the Development Management Policies DPD ((adopted September 2012).

Quality of the Accommodation

The proposed pair of semi-detached house is considered to have a good internal arrangement providing central corridor through which all rooms can be independently accessed.

The proposed 4-bedroom houses providing 7 bed spaces would have an internal floor area of approximately 130.48m². According to The Mayor’s Housing Supplementary Planning Guidance (November 2012), a three storey house providing 7 persons accommodation comprising 7 bed spaces in a three storey house needs to be at least 124sq.m. The proposed houses would therefore comply with the minimum unit size standards set out in The Mayor’s Housing SPD (November 2012).

Amenity space and Changes to Rear Garden

The proposed pair of semi-detached houses due to slight tapered nature of the rear plot boundary of the site would have a separate rear garden with an average depth of 14.5m to 15m (including the depth of the rear patio) and width of 6.4m. The proposed rear garden is consistent with the depth of the existing neighbouring properties No. 17 and 23 Ridgeview Road and other properties in the area. The rear garden would provide amenity area of approximately 93sq.m. and this would be well in excess of required minimum 85sq.m. of outdoor amenity space for the proposed houses comprising 6 habitable rooms as set out in Table 1.2 of the Council’s SPD: relating to Residential Design Guidance (adopted April 2013).

The side elevations of the plans indicate that the proposed raised rear patio would be enclosed by galvanised steel railings and screened by 2m (high) screen to prevent overlooking and loss of privacy for the neighbouring occupiers.

Front Garden

The proposed pair of semi-detached houses would provide 5.2m (deep) x 6.2m (wide) front garden projecting in front of the proposed bay windows. The first 0.9m (wide) space against the plot side boundary would be used to provide side access to the rear gardens and part used a storage of refuse/recycling bins which would provide easy access to the bins on collection day. A further 2.4m (wide) adjacent space would provide 1 car parking for each house and the remaining area between the main path leading to the house and car parking space would be used as a soft landscaped area. The appearance of the front garden and its depth is consistent

with the neighbouring houses No. 17 and 23 which are part soft landscaped and has part harstanding area providing off-street car parking space(s) and path to the main door of the house.

Highways

The proposal is for demolition of existing single dwelling and erection of two 4-bedroom houses. A total of 2 off-street parking spaces are proposed, one for each house, accessed via 2 crossovers, one new cross over and one existing cross over which will be modified.

The site is located within walking distance to bus routes in the High Road (A1000) and to Totteridge and Whetstone underground station. Site observations at tomes of peak residential on street parking demand early morning and evening indicate that there are some available on street parking spaces.

The proposal at this location with two parking spaces is considered to be acceptable on highways grounds.

The proposals would comply with the aforementioned policies and Council Design Guidance relating to new residential development and 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

With regards to objections received they are considered in the “Assessment of the proposal” section of this report.

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: 21 Ridgeview Road, London, N20 0HH

REFERENCE: B/03567/13



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