

**LOCATION:** 30 West Hill Way, London, N20 8QP

**REFERENCE:** B/02274/14

**Received:** 25 April 2014

**Accepted:** 08 May 2014

**WARD(S):** Totteridge

**Expiry:** 03 July 2014

**Final Revisions:**

**APPLICANT:** Mr & Mrs William

**PROPOSAL:** Erection of single and two storey rear extension, conversion of part of the existing garage into a utility room and WC, alteration and installation of new doors and windows in both side elevations of the existing house.

**RECOMMENDATION: Approve Subject to Conditions**

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

- WH30-1001A
- WH30-1002A
- WH30-1003F
- WH30-1004F
- WH30-1005A
- WH30-1006A

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 The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area.

Reason:

To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking in accordance with policy DM01 of the Adopted Barnet Development Management Policies DPD (2012).

- 5 Before the building hereby permitted is occupied the proposed window(s) in the side elevation facing No. 28 and 32 West Hill Way 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 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), of the extension(s) hereby approved.

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).

#### **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 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."

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.

#### 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 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 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 history for current landparcel :**  
**34975 - 30 West Hill Way, London, N20 8QP**  
**Case Reference: B/02274/14**

#### **Planning applications picked up in spatial search**

<b>Site Address:</b>	30 West Hill Way London N20
<b>Application Number:</b>	N04585
<b>Application Type:</b>	Full Application
<b>Decision:</b>	Approve with conditions
<b>Decision Date:</b>	12/08/1974
<b>Appeal Decision:</b>	No Appeal Decision Applies
<b>Appeal Decision Date:</b>	No Appeal Decision Date exists
<b>Proposal:</b>	<b>Single storey rear extension, garage extension and front porch.</b>

#### Consultations and Views Expressed:

Neighbours Consulted: 13	Replies: 11 separate objections and 1 petition containing 23 signatures has been received.
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Neighbours Wishing To Speak	4
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The objections raised may be summarised as follows:

- The proposed two storey rear extension would be out of scale to the character of the street, set dangerous precedent for others to follow and would be contrary to the Council's SPD: Residential Design Guidance (adopted April 2013).
- The proposed rear extension is excessive, obtrusive, overbearing; dominate the view from many gardens in the street and totally out of character with other houses on the road.
- The proposal would cause overlooking problem, loss of privacy, outlook and light; result in increase sense of enclosure and overshadowing to the detriment of the enjoyment of both No. 28 and 32 West Hill Way
- It would result in removal of 2 trees from the application property's rear garden

## **2. PLANNING APPRAISAL**

Site Description and Surroundings:

The application relates to a two-storey detached dwellinghouse with single storey flat roofed rear extension and a single storey sloping roofed side extension situated on the east side of West Hill Way, within close proximity to the junction with Rowben Close.

The area surrounding the application site is predominantly residential in character comprising detached and semi-detached houses.

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

Proposal:

The application is proposing ground and first floor rear extension. The proposed rear extension at ground floor would be 1.85m (deep) x 9.6m (wide) and at first floor level it would be 2.5m (deep) x 9.6m (wide). The proposed two-storey rear extension would have a height of 8.2m to the ridge level and 5.3m to the eaves level and it would be set 0.5m below the ridge level of the main roof of the dwellinghouse. The proposed single storey rear element would have a part flat and part sloping roof and its height would be 3.3m at its highest point and 2.7m at its lowest point.

The proposal also includes installation of one (0.9m x 0.9m) front rooflight to the dwellinghouse, Conversion of part of the existing side garage into Utility Room and WC and alterations and installation of windows and doors in both side elevations of the existing house.

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.

Policy DM02 states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and that development makes a positive contribution to the borough. The development standards set out in Policy DM02: Development Standards are regarded as key for Barnet to deliver the highest standards of urban design.

The Council's adopted SPD 'Residential Design Guidance' states that extensions should normally be subordinate to the original house, respect the original building and should not be overly dominant. It further advises 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.

### Assessment of the proposal

#### Rear Extensions

The application property is a two-storey detached house with approximately 2.1m (deep) single storey flat roofed rear extension extending across the entire width of the dwellinghouse. The proposal is to extend the existing ground floor rear extension by further 1.85m in depth, extending across the entire width of the dwellinghouse. The ground floor rear extension as a result of the proposal would now have a total depth of 3.95m compliant with the Council's 4m-depth suggested for single storey rear extensions to detached properties as set out in SPD: Residential Design Guidance (Adopted April 2013).

The proposed ground floor rear extension is not considered to have any adverse impact on the amenities of its neighbouring occupiers on either side. This is because neighbouring No. 28 West Hill Way at present has a single storey wrap around side and rear extension on the side boundary adjoining the application property. The existing single storey side extension at No. 28 is 2m (wide) which runs along the entire length of the house and wraps around the existing 3.5m (deep) single storey rear extension. The proposed ground floor rear extension at the application property therefore projecting approximately 0.5m beyond the existing single storey rear extension at No. 28 West Hill Way in addition this proposed rear extension would also be set-in approximately 0.5m from the side boundary with this neighbouring

house which further reduces the impact on the amenities of the occupiers of this neighbouring property.

The neighbouring house No. 32 West Hill Way at present has an L-shaped single storey rear extension extending across the entire width of the house comprising shorter end of the extension (approximately 1.5m deep) towards the application property and extends deeper towards the side adjoining No. 34 West Hill Way. No. 32 West Hill Way also has an approximately 1m (wide) access at the side of the house which creates a gap between the application sites. The proposed ground rear extension set-in 1.4m from side boundary with No. 32 West Hill Way, maintaining a distance of approximately 2.4m between this neighbouring house and projecting less than 4m beyond the rear of existing single storey rear extension at this neighbouring house is not considered to have any adverse impact on the amenities of the occupiers of this neighbouring property.

The proposed two-storey rear extension to the dwellinghouse has been amended in that the depth of the proposed two-storey rear extension has been reduced from originally proposed 3m to 2.5m in depth and it would extend across the entire width of the dwellinghouse. The proposed two-storey rear extension would be 0.4m deeper than the existing single storey rear extension at the application property.

The proposed two-storey rear extension is not considered to have any adverse impact on the amenities of the occupiers of neighbouring houses on either side as it would maintain a distance of approximately 2.5m between No. 28 West Hill Way and maintain a distance of approximately 2m between No. 32 West Hill Way. In addition to this, no side windows are proposed in the proposed single and two-storey rear extension except for the ground floor side window facing No. 32 West Hill Way, which would be screened by boundary fence and planting. The proposed single and two-storey rear extension is therefore not considered to cause any adverse loss of light, outlook and privacy for the occupiers of No. 28 and 32 West Hill Way.

The proposed two-storey rear extension would match the roof design of the main roof of the dwellinghouse with a set-down of 0.5m from the ridge level of the main roof of the dwellinghouse. The single storey rear element in terms of its design and height is also considered to be acceptable. The proposed single and two-storey rear extension in terms of its size, siting and design is considered to be in keeping with the character and appearance of the host property and the streetscene and is considered to be acceptable.

#### Garage Conversion

The proposal is to convert part of the existing side garage into utility room and WC for the proposed dwellinghouse and as a result it would result in a loss of existing side garage. The proposed 4-bedroom house according to the Council's policy DM17 of the Barnet's Local Plan (Development Management Document) (September 2012) would need to provide 2 to 1.5 parking spaces. The property at present has a front garden with an approximate width of 12m and depth of between 5m to 6m

served with vehicular access and therefore is capable of accommodating 2 off-street car parking space. The proposal given this situation is considered to be acceptable. It should also be noted that West Hill Way is not a heavily parked street and therefore if need arises off-street car parking can be accommodated on the street.

#### *Alterations and Installation of Doors and Windows in Side Elevations of the Existing House*

The proposal involves alterations and installation of doors and windows to both side elevations of the existing house. However most of these windows and doors are at ground floor level and these would be largely screened by boundary fence and planting and therefore are not considered to have any adverse impact on the amenities of the occupiers of neighbouring houses No. 28 and 32 West Hill Way in terms of overlooking or loss of privacy.

At first floor level the proposal involves installation of two new bathroom window of which one would be on the north and one would be on the south elevation of the house. As condition is imposed requiring these side windows to be obscured glazed with opening at high level only, it is not considered that these windows would result in any overlooking or cause any loss of privacy issue for its neighbouring occupiers at No. 28 and 32 West Hill Way. The proposed windows and doors subject to above suggested condition are considered to be acceptable.

It should be noted that proposed alterations and installations of doors and windows to the original house is permitted development for which planning permission is not required.

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

With regards to objections received, they are considered in the assessment of the proposal. The amended plans now received would reduce the bulk and dominant form of extension on the host property and it would minimise the impact in terms of loss of light, outlook and privacy, overbearing impact and sense of enclosure on the amenities of its neighbouring occupiers beyond what is allowed and considered acceptable under the Council's guidance. The application site has no tree with Tree Preservation Order and therefore any removal of trees on the site does not require planning permission.

### **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: 30 West Hill Way, London, N20 8QP**

**REFERENCE: B/02274/14**



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