

**LOCATION:** 7 Brookside Road, London, NW11 9ND

**REFERENCE:** F/01961/14

**Received:** 08 April 2014

**Accepted:** 13 May 2014

**WARD(S):** Golders Green

**Expiry:** 08 July 2014

**Final Revisions:**

**APPLICANT:** Mr Halpern

**PROPOSAL:** Two storey side and single storey rear extension after demolition of existing garage. Alterations to roof.

**RECOMMENDATION: Approve Subject to Conditions**

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

Location Plan

B1/121/P1 - proposed ground floor plan

B1/121/P2 - proposed first floor plan

B1/121/P3 - proposed elevations

B1/121/P4 - proposed elevations

1115.1 - existing ground floor plan

1115.2 - existing first floor plan

1115.4 - existing elevations (front and side)

1115.4 - existing elevations (side and rear)

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 rear elevation facing 17-19 Highfield Road 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, facing 23 and 25 Alba Gardens.

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, CS15.

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

### Supplementary Planning Documents and Guidance

- Residential Design Guidance SPD (April 2013)

- Sustainable Design and Construction SPD (April 2013)

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

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

#### Relevant Planning History:

Planning applications picked up in spatial search

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Planning applications picked up in spatial search

**Site Address:** 7 Brookside Road NW11  
**Application Number:** C03909  
**Application Type:** Full Application  
**Decision:** Refuse  
**Decision Date:** 20/09/1972  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **Extension of existing offices to form executive's flat and caretaker's flat with car parking.**

**Case Officer:**

**Site Address:** 7 Brookside Road London NW11  
**Application Number:** C03909A  
**Application Type:** Full Application  
**Decision:** Approve with conditions  
**Decision Date:** 24/01/1973  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **Erection of three-storey block of flats with ground floor car park**  
**Case Officer:**

**Site Address:** 7 Brookside Road, London, NW11 9ND  
**Application Number:** F/04576/11  
**Application Type:** Full Application  
**Decision:** Approve with conditions  
**Decision Date:** 27/02/2012  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **Two storey side extension with associated alterations to roof following demolition of existing garage.**

**Case Officer:** Neetal Rajput

#### Consultations and Views Expressed:

Neighbours Consulted: 9    Replies: 5  
Neighbours Wishing To Speak 0

5 objections were received. They are summarised as follows:

Concern that the side/rear windows will overlook adjoining and nearby gardens and houses on Alba Gardens

- Concern that it is out of character with area
- Concern regarding the increased density
- Concern regarding height, prominence and dominating structure of the building and the two storey element
- Loss of light
- Visually obtrusive
- Concern about the variation to the building line in the street
- Concern about the prospect of the office block being used as residential purposes in Highfield Road.

## 2. PLANNING APPRAISAL

### Site Description and Surroundings:

The application site is a detached residential dwelling house on the southern corner of Brookside Road and Highfield Road in the Golders Green ward.

The property is not a listed building nor does it lie within a Conservation Area.

Previously, planning permission was granted in 2012 for “*two storey side extension with associated alterations to roof following demolition of existing garage*” under planning reference number F/04576/11. The current proposal is of similar width at ground floor but wider at first floor as it no longer incorporates a catslide roof.

### Proposal:

The applicant seeks planning permission for the following development:

Two storey side and single storey rear extension after demolition of existing garage and alterations to roof.

The 2 storey side extension would be the depth of the existing house, 4.5m wide at ground floor to full 2 storey height up to the existing ridge.

The single storey rear extension would be 2.4m deep, 3.3m wide and 3m high with a flat roof.

The planning permission is retrospective, given that construction of the extensions has begun on site.

### Planning Considerations:

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

- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality
- Whether harm would be caused to the living conditions of neighbouring residents;

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 states that all development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers. Policy DM02 states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and make a positive contribution to the borough. The development standards set out in Policy DM02 are regarded as key for Barnet to deliver the highest standards of urban design.

The Council's 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. The Council's guidance 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.

The development includes a two storey side extension which has a variable width of between 4.5m wide (at the ground floor level) and 6.5m wide (at the first floor level) and the depth of the two storey side extension measures 7.5m. This portion of the extension is located across the footprint of a previous garage adjacent to the house. In addition, a single storey rear extension measuring 2m deep and 3.4m wide is located at the rear of the site.

The side and rear extension is set off the side boundaries with 23 and 25 Alba Avenue by between 700mm and 1.8m, and is 5.5m high to the eaves. The development is adjacent to an existing garage (accessed via Brookside Road) at the rear of 25 Alba Avenue and the development is separated by this garage from the rear gardens of 23 and 25. The distance between the side flank wall of the development and the rear elevations of 23 and 25 is approximately 17 metres.

It is considered that the development will not result in overlooking into the adjoining properties, as the first floor side flank wall does not contain any windows facing 23 and 25, and the rear facing windows directed at the office building at 17 – 19 Highfield Road are conditioned to be obscured.

It is considered that the distances between the properties will be sufficient enough to allow the two storey extension to sit comfortably on the site without it leading to an overbearing impact or an unacceptable sense of enclosure to the adjoining users/occupants in the adjoining dwellings. The property will not result in unacceptable light or loss of outlook from the adjoining properties, and will not harm the character of appearance of the property and area.

The siting, proportion and design of the development is considered to be acceptable in terms of appearance and character within the existing building and street scene, and will not adversely impact the wider neighbourhood character. The proposal would comply with the abovementioned policies and Council's Residential Design Guidance 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**

The planning matters raised have been discussed in the appraisal.

#### **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:**            **7 Brookside Road, London, NW11 9ND**

**REFERENCE:**                    **F/01961/14**

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