

LOCATION: 12 Wentworth Close, London, N3 1YP

REFERENCE: F/02664/14

Received: 15 May 2014

Accepted: 30 May 2014

WARD(S): West Finchley

Expiry: 25 July 2014

Final Revisions:

APPLICANT: Norman Properties

PROPOSAL: Part single part two storey side and rear extension following demolition of existing outbuilding.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, Drawing Nos. WC/SP, BC/002, BC/003, W/C/009, BC/005, BC/004 and BC/001.

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 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 flank elevations, of the extensions hereby approved, facing the neighbouring properties.

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).

- 5 The use of the extension hereby permitted shall at all times be ancillary to and occupied in conjunction with the main building and shall not at any time be occupied as a separate unit.

Reason:

To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties in accordance with policy DM01 of the Adopted Barnet Development Management Policies DPD (2012).

- 6 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).

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 (DAD). Both DPDs were adopted on 11th September 2012

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

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

Supplementary Planning Documents and Guidance

Residential Design Guidance SPD
Sustainable Design & Construction SPD

Relevant Planning History:

Application:	Planning	Number:	F/00868/14
Validated:	07/03/2014	Type:	APF
Status:	WDN	Date:	02/05/2014
Summary:	WIT	Case Officer:	Tassama Amlak
Description:	Conversion of dwellinghouse into 2 self-contained flats following part single, part two storey side and rear extension. Demolition of existing outbuilding and formation of 3 rooflights to front elevation. Provision of off-street parking and amenity space.		

Application:	Planning	Number:	F/01496/13
Validated:	15/04/2013	Type:	192
Status:	DEC	Date:	17/05/2013
Summary:	LW	Case Officer:	Aahsanur Rahman
Description:	Extension to roof including hip to gable end, 1no. front roof-light and 1no. rear dormer to facilitate a loft conversion.		

Consultations and Views Expressed:

Neighbours Consulted: 13 Replies: 14 and joint letter with 23 signatories

Neighbours Wishing To Speak 5

Summary of objections raised:

- Concerns that the property will be sub-divided into flats.
- The extension is overbearing and out of character with the close
- The intensification of use of the property will lead to parking problems.
- The intensification of use of the property will lead to noise and disturbance issues
- Loss of light
- Overlooking and loss of privacy
- Extension is out of scale.
- Impact on drainage
- Increased impact due to levels changes
- Loss of family home
- Impact on tree to the rear of the site

2. PLANNING APPRAISAL

Site Description and Surroundings:

The site property is a two storey semi detached property located on the north-east side of Wentworth Close.

Dimensions:

The application seeks permission for a part single, part two storey side and rear extension following demolition of the existing outbuilding.

The proposed side extension will have a depth of 3.5 metres, a width of 2.9 metres and a height of 5.9 metres with a crown roof.

The two storey rear extension will have a depth of 2 metres a width of 6.5 metres

and a height of 5.8 metres with a crown roof.

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 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 proposed two storey side extension will have a depth of 3.5 metres and will be sited away from the boundary of the neighbouring property No.14A by 1.1 metres. The side extension will be set back from the front elevation of the property by 5.1 metres and is set down from the main ridge of the property by 2.5 metres.

The neighbouring property received planning permission (application reference number F/01018/10) for a similar proposal and it is therefore considered that the proposal is not considered to be detrimental to the character and appearance of the host property and general locality; including the street scene.

It is noted that there is an existing hip to gable extension on the site property. The proposals incorporate a low hipped roof to adjoin the gable wall. It is considered that this will result in minimal bulk visible. Though it is noted that the roof of the extension would be juxtaposed against the gable end against the main roof, given that the extension is set well back from the streetscene the extension would not be harmful to the character and appearance of the streetscene. The extensions would otherwise comply with the SPD on Residential Design Guidance.

The proposed two storey side extension will be sited a minimum distance of 1.1 metres away from the boundary of the neighbouring property No. 14a

Wentworth Close. The neighbouring property No. 14a has kitchen and

living room windows on the side elevation facing the proposed two storey side extension. However these habitable rooms are dual aspect and the proposed extension is not considered to result in significant harm to the residential amenities of this neighbouring property. Furthermore, the first floor facing window appears to serve a landing area. Taking into account the orientation of the sun in relation to these windows it is not considered that there would be a harmful loss of light.

The proposed two storey rear extension will have a depth of 2 metres and will be sited away from the boundary of the attached property No. 11 Wentworth Close by 3 metres and this is not considered to be detrimental to the residential or visual amenities of the neighbouring property.

The council have received concerns that the property will be sub-divided as the application site withdrew a previous application for the conversion of the property into self contained flats and the erection of a two storey side and rear extension. However the current application is for the identical extensions however the application is not seeking permission for the conversion of the property into flats. It is acknowledged that the proposed extensions will increase the size of the existing bedrooms and provide en-suite bathrooms however this would not constitute a material change of use property and therefore the council cannot justify refusing the application on this basis.

The proposals would comply with the aforementioned policies and Council 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 proposed objections to the use of the property as a house of multiple occupancy are noted, however the proposals do not seek to change the use of what is currently a single family dwelling. It should be noted that normally a dwelling can be converted to a small scale House of Multiple Occupation (Up to 6 units) without planning permission under Use Class C4.

Concerns that the property will be sub-divided into flats - The application seeks permission to extend the property and does not include the conversion of the property into flats. However a condition requiring the extensions to be used in conjunction with the main house is recommended.

The extension is overbearing and out of character with the close - The extension is back from the front of the property by 5.1 metres and is not considered to be detrimental to the character and appearance of the street scene.

The intensification of use of the property will lead to parking problems - The application site has a front drive which can accommodate two cars and there is no evidence to suggest that the application property will be used as housing in multiple occupancy.

The intensification of use of the property will lead to noise and disturbance issues - The proposal is for extensions to a single family house and this is not considered to result in increased noise and disturbance to the neighbouring properties.

Impact on drainage - This is generally a building regulations matter. The site is not located within an area of flood risk.

Increased impact due to levels changes - Noted however the proposed extensions are still considered acceptable.

Loss of family home - There are no proposals to change the use of the property.

Impact on tree to the rear of the site - This tree is located a significant distance from the proposed works and is not protected by Tree Preservation Order.

4. EQUALITIES AND DIVERSITY ISSUES

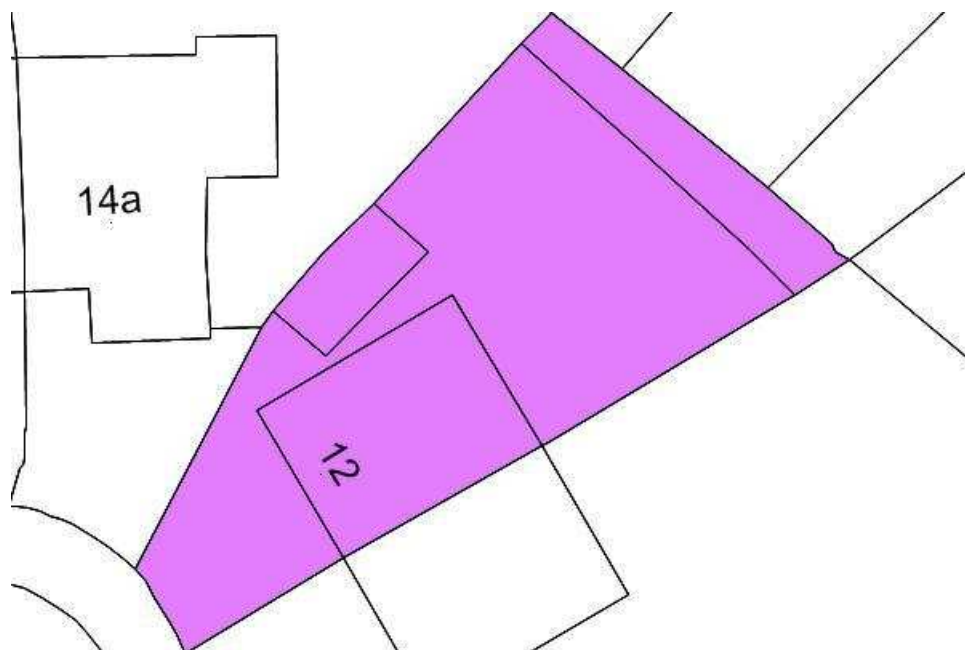
The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

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: 12 Wentworth Close, London, N3 1YP

REFERENCE: F/02664/14



Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2013.
All rights reserved. Ordnance Survey Licence number LA100017674.