

LOCATION: The Spinney, 4 Eleanor Crescent, London, NW7 1AH
REFERENCE: H/02344/14
WARD(S): Mill Hill
APPLICANT: Mr & Mrs G Salik
PROPOSAL: Front and rear extension to first floor level including alterations to roof.

Received: 24 April 2014
Accepted: 24 April 2014
Expiry: 19 June 2014
Final Revisions:

RECOMMENDATION: Approve Subject to Conditions

- 1 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.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 1432.P.01, 1432.P.02 and 1432.P.04 dated 24 April 2014 and 1432.P.03A dated 20 June 2014
Reason:
For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).
- 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 first floor side elevations of the property.
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

The National Planning Policy Framework 2012

The Mayor's London Plan: July 2011

Relevant Core Strategy (2012) Policies:

CS NPPF - National Planning Policy Framework - Presumption in Favour of Sustainable Development
CS5 - Protecting and Enhancing Barnet's character to create high quality places

Relevant Development Management (2012) Policies:

DM01 Protecting Barnet's character and amenity
DM02 Development standards

Supplementary Planning Documents and Guidance

Sustainable Design and Construction (2013)
Residential Design Guidance (2013)
Planning Obligations (2013)

Mayor's CIL

The Mayor of London is empowered to charge a Community Infrastructure Levy (CIL). The Levy is intended to raise £300 million towards the delivery of Crossrail. The Mayoral CIL will take effect on developments that are granted planning permission on or after 1 April 2012 setting a rate of £36.04 per sqm on all 'chargeable development' in Barnet.

Barnet CIL

Barnet's Community Infrastructure Levy was approved at Full Council on 16 April 2013. Adoption of the Barnet CIL Charging Schedule is the 1st May 2013. All planning applications decided on or after that date will be subject to the charge at a rate of £135 per sqm on all 'chargeable development' in Barnet.

Relevant Planning History:

Application:	Planning	Number:	W/08708/B/04
Validated:	01/03/2004	Type:	APF
Status:	DEC	Date:	14/04/2004
Summary:	APC	Case Officer:	
Description:	Construction of a chalet style dwelling and a single storey detached double garage following demolition of existing property.		

Application:	Planning	Number:	W/08708/C/04
Validated:	02/07/2004	Type:	CON
Status:	DEC	Date:	07/10/2004
Summary:	AP	Case Officer:	

Description: Submission of details pursuant to Conditions 3 (Levels), 4 (Materials), 5 (Estate Road) and 9 (Landscaping details) of planning permission W08708B/04 for "Construction of a chalet style dwelling and single storey detached double garage following demolition of existing property", granted 14.04.2004.

Application:	Planning	Number:	W/08708/D/06
Validated:	07/02/2006	Type:	S63
Status:	DEC	Date:	31/03/2006
Summary:	APC	Case Officer:	
Description:	Retention of covered walkway pergola at side and rear of the property.		

Consultations and Views Expressed:

Neighbours Consulted: 8
Replies: 7
Neighbours Wishing To Speak: 1

Summary of responses:

- Concern that the proposal will result in overshadowing to the residents of 2 Eleanor Crescent
- Concern regarding the potential for the proposal to exacerbate drainage issues on the road
- Concern that the proposal would have a detrimental impact on the character and appearance of the surrounding area, particularly due to its scale and bulk

Internal /Other Consultations:

None

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site features a detached, chalet bungalow. The site rises steeply to the south and the neighbouring sites both feature detached bungalows.

Proposal:

The application proposes the extension of the property involving the replacement of the existing chalet style roof with a hipped roof.

Planning Considerations:

The main considerations are:

- The impact on the character and appearance of the property and surrounding area
- The impact on the amenity of neighbouring residents
- Other material planning considerations

The impact on the character and appearance of the property and surrounding area

The 2012 National Planning Policy Framework states that *“the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”*.

In addition to the NPPF, Policy CS5 of the Core Strategy states that the Council *“will ensure that development in Barnet respects local context and distinctive local character creating places and buildings of high quality design”*. In addition to this, Policy DM01 of the Council's Development Management Policies 2012 states that *“development proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets... development (should) demonstrate a good understanding of the local characteristics of an area. Proposals which are out of keeping with the character of an area will be refused”*.

The area surrounding the application site characteristically features a mixture of detached bungalows and chalet bungalows. There are also isolated examples of two storey properties but the general ridge heights of properties follows the natural rise in land levels towards the south of the site.

The proposed extensions would appropriately feature materials and fenestration to match the existing property. The site is located on a section of the road with a particularly steep gradient and the application property adjoins a modestly proportioned detached bungalow at 2 Eleanor Crescent, which is located towards its northern boundary. The existing property, whilst currently taller than the adjoining bungalow features a ridge that is located away from the northern boundary of the site which serves to soften the impact of the change in levels between the two properties.

The proposed alterations to the roof of the property would result in an increase in a modest increase in the height and bulk of the property in proximity to the boundary adjoining 2 Eleanor Crescent but an overall reduction in the ridge height of the property. Given the proposed dimensions, in this instance the proposal is not considered to be detrimental to the character and appearance of the property and surrounding area to an extent that would warrant the refusal of the application on these grounds.

The impact on the amenity of neighbouring residents

Policy DM01 of the Development Management Policies 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.

The proposed extensions and alterations to the property would increase the height of the property in proximity to the neighbouring property at 2 Eleanor Crescent which is already at a substantially lower level due to the natural change in ground levels. However, in this instance the proposed alterations, by virtue of their scale and siting would not be considered to have an overbearing impact and result in a loss of privacy to the residents of the adjoining neighbouring property at 2 Eleanor Crescent to an extent that would warrant the refusal of the application

on these grounds.

Other material planning considerations

None

3. COMMENTS ON GROUNDS OF OBJECTIONS

Concerns have been raised regarding the drainage on the site. This is a matter that would be dealt with through the building regulations.

The remaining concerns raised have been addressed in the considerations above.

4. EQUALITIES AND DIVERSITY ISSUES

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

5. CONCLUSION

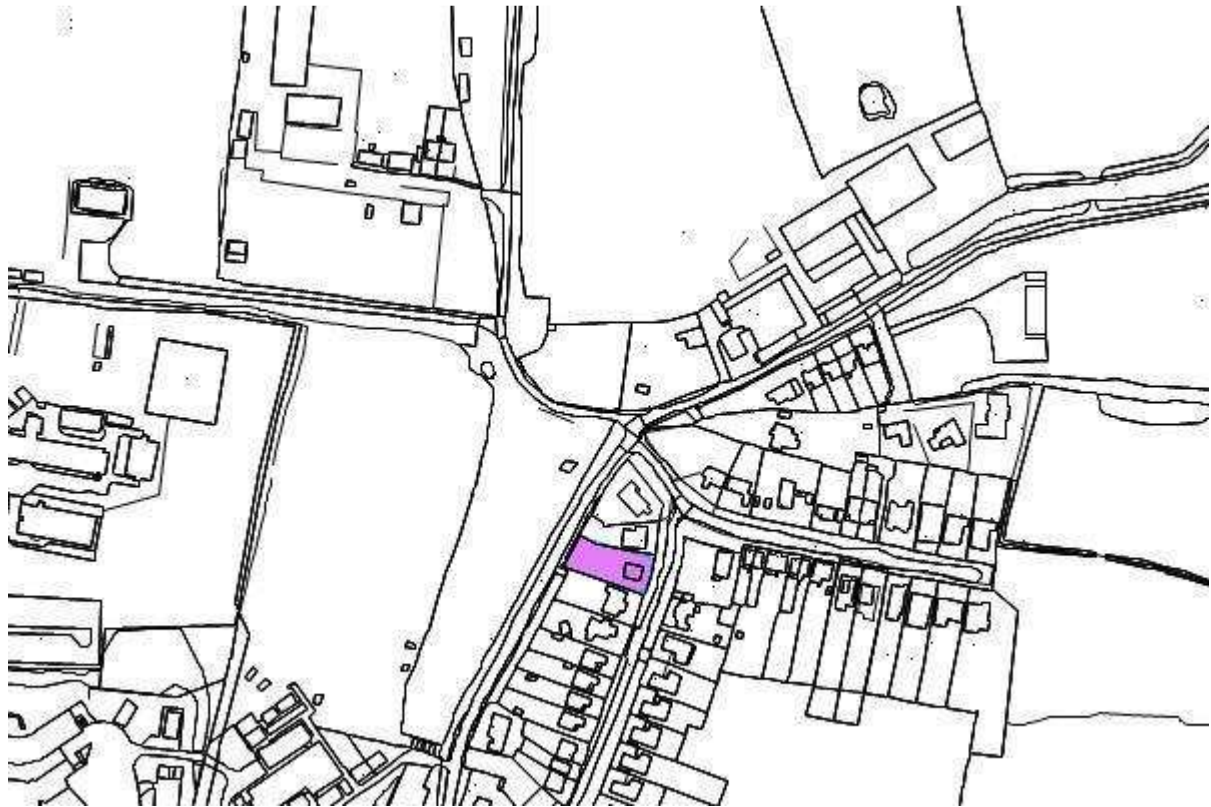
Approval subject to conditions

SITE LOCATION PLAN:
1AH

The Spinney, 4 Eleanor Crescent, London, NW7

REFERENCE:

H/02344/14



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