

LOCATION: 20 Park Avenue, London, NW11 7SJ

REFERENCE: F/02989/14

Received: 03 June 2014

Accepted: 03 June 2014

WARD(S): Childs Hill

Expiry: 29 July 2014

Final Revisions:

APPLICANT: Ms Taylor

PROPOSAL: Demolition of existing two storey rear bay window and single storey rear extension. The erection of single storey side and rear extension (amended description)

RECOMMENDATION: Approve Subject to Conditions

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

Site Plan

PA-BP-001-A - existing block plan

PA-BP-002-A (Rev1) - proposed block plan

PA-PL-002-A - existing and proposed ground floor plan

PA-PL-001-A (Rev1) - existing and proposed roof plan

PA-PL-003-A (Rev1) - existing and proposed first floor plan

PA-PL-004-A (Rev1) - existing and proposed front elevation

PA-PL-005-A (Rev1) - existing and proposed east elevation

PA-PL-006-A (Rev1) - existing and proposed west elevation

PA-PL-007-A (Rev1) - existing and proposed rear elevation

PA-PL-008-A (Rev1) - existing and proposed section

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 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).

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 Government's 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, DM17

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:

Site history for current landparcel :
20 Park Avenue, London, NW11 7SJ
Case Reference: F/02989/14

Planning applications

Site Address: 20 Park Avenue London NW117SJ
Application Number: C15062B/05
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 30/03/2005
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Demolition of existing garage and erection of single storey garden room.**
Case Officer: Laura Knight

Site Address: 20 Park Avenue London NW11 7SJ
Application Number: C15062A/02
Application Type: Full Application
Decision: Refuse
Decision Date: 21/02/2003
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Front boundary wall constructed of brick and metal railings and metal gates.**
Case Officer:

Site Address: 20 Park Avenue London NW117SJ
Application Number: C15062/02
Application Type: Section 192
Decision: Lawful Development
Decision Date: 20/11/2002
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Single storey rear extension- New front porch**
Case Officer:

Site Address: 20 Park Avenue, London, NW11 7SJ
Application Number: F/04596/13
Application Type: Householder
Decision: Approve with conditions
Decision Date: 26/11/2013
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Extension to roof involving rear dormer window to facilitate a loft conversion. Two-storey rear extension. Creation of basement. Part demolition to existing single storey rear extension. Minor fenestration changes.**
Case Officer: James Stone

Site Address: 20 Park Avenue, London, NW11 7SJ
Application Number: F/00015/14
Application Type: Section 192
Decision: Lawful Development

Decision Date: 11/02/2014
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Extension to roof including rear dormer window to facilitate a loft conversion.**
Case Officer: Kate denTeuling

Site Address: 20 Park Avenue, London, NW11 7SJ
Application Number: F/01289/14
Application Type: Householder
Decision: Withdrawn
Decision Date: Not yet decided
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Part single, part two storey rear extension and single storey front extension incorporating new front porch with balcony over following demolition of existing single storey extension and bay window to rear and existing front porch.**
Case Officer: Kate denTeuling
Consultations and Views Expressed:

Neighbours Consulted: 9 Replies: 6
Neighbours Wishing To Speak 1

5 objections were received. They are summarised as follows:

- Height and bulk
- Precedent set of the proposal
- Garden room touching the granny flat on the other side does not have a gap between the two walls and there is noise pollution
- Sound insulation
- Build-up of waste brought on a daily basis by vans arriving at the site
- People living in the 'garden room'
- Visual impact of a large dwelling and a very small garden is disproportionate and out of scale with the size of the plot
- Loss of light
- Overlooking
- Effect on nature and loss of trees
- Effect on areas of special architectural interest and building character
- Loss of building character at the rear of the property
- Lower the value of nearby properties

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is a detached residential dwelling house on the northern side of Park Avenue in the ward of Childs Hill. The surrounding area is residential in character.

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

Proposal:

The development application initially sought permission for:

- Demolition of existing ground floor rear extension and two storey rear bay window, following by erection of part single, part two storey side and rear extension. Alterations to the front door and ground floor front elevation windows.

Concerns were raised with regard to the proposal. The development was amended, including the deletion of the first floor rear/side extension, and the amended plans detailed:

Demolition of existing two storey rear bay window and single storey rear extension, and the erection of single storey side and rear extension. Alterations to the front door and ground floor front elevation windows.

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 the demolition of a pair of projections at rear of the development site, and a ground floor rear extension measuring 3.3 metres wide and 6 metres deep, with a flat roof.

The rear extension is located between the existing 'guest room' and to the side of the 'study' room, and due to the demolition of a portion of the building, the proportion of the rear private amenity space enjoyed by the residents of the dwelling will not be diminished.

It is considered that the development will not result in overlooking into the adjoining properties, as the first floor windows are set 1.7 metres further away from the rear of the site, than the existing windows.

The alterations to the front door and front ground floor windows could be undertaken

as Permitted Development, and are considered to be satisfactory.

It is considered that the development allows the dwelling 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: 20 Park Avenue, London, NW11 7SJ

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