

**LOCATION:** 10 Park Drive, London, NW11 7SH

**REFERENCE:** F/04664/14

**Received:** 27 August 2014

**Accepted:** 26 August 2014

**WARD(S):** Childs Hill

**Expiry:** 21 October 2014

**Final Revisions:**

**APPLICANT:** Living In Space

**PROPOSAL:** Part single part two storey side and rear extension including raised timber decking with steps to rear garden. Insertion of 2No. rooflights to the rear elevation. Alterations to fenestration to side elevation. New front porch. 2No front facing rooflights to facilitate a loft conversion.

**RECOMMENDATION: Approve Subject to Conditions**

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

- 012.14\_100 - site location plan
- 012.14\_101 - existing site plan
- 006.12\_102 P1 - existing ground & first floor plan
- 006.12\_103 P1 - existing second floor & roof plan
- 012.14\_104 P1 - existing front and rear elevations
- 012.14\_105 P1 - existing side elevations
- 012.14\_201 P2 - proposed site plan
- 012.14\_202 P2A - proposed ground & first floor plan
- 006.14\_203 P2A - proposed second floor & roof plan
- 012.14\_204 P3 - proposed front & rear elevations
- 012.14\_205 P3 - proposed side elevations

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 first floor side elevation facing no 8 Park Drive 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).

#### **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.
- 2 Wildlife and Countryside Act 1981 Obligations etc: TIN/TPO  
Any and all works carried out in pursuance of this consent / notice will be subject to the duties, obligations and criminal offences contained in the Wildlife and Countryside Act 1981 (as amended). Failure to comply with the provisions of the Wildlife and Countryside Act 1981 (as amended) may result in a criminal prosecution.

#### **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, 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 :

10 Park Drive, London, NW11 7SH

Case Reference: F/04664/14

Planning applications

**Site Address:** 10 Park Drive, London, NW11 7SH

**Application Number:** F/03394/14

**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 side and rear extension and raised decking at rear. New front porch. New windows to side elevation. Roof extension involving 1No. rear dormer window, 4No. rooflights to rear elevation, 2No. front facing rooflights to facilitate a loft conversion. New driveway side fence.**

**Case Officer:**

**Site Address:** 10 Park Drive, London, NW11 7SH

**Application Number:** F/03394/14

**Application Type:** Householder

**Decision:** Not yet decided

**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 side and rear extension and raised decking at rear. New front porch. New windows to side elevation. Roof extension involving 1No. rear dormer window, 4No. rooflights to rear elevation, 2No. front facing rooflights to facilitate a loft conversion. New driveway and side fence.**

**Case Officer:** Kate denTeuling

Consultations and Views Expressed:

Neighbours Consulted: 3                      Replies:            5

Neighbours Wishing To Speak      NO

Five objections were received. They are summarised as follows:

- Impact on the environment and wildlife, as there may be newts and bats in the vicinity of the development whose habitat could be destroyed.
- Loss of privacy

- Loss of sunlight
- Amenity of neighbours

## 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 sought sought permission for:

- Part single part two storey side and rear extension
- raised timber decking with steps to rear garden
- Insertion of 2No. rooflights to the rear elevation and 2No front facing rooflights to facilitate a loft conversion
- Alterations to fenestration to side elevation
- New front porch

Initially, the development included a rear roof extension including rear dormer window. Concerns were raised with regard to this element of the proposal, and also with regard to the height of the ground floor rear extension, with regard to the relationship with no. 12 Park Drive. Amended plans have been submitted, that include:

- the deletion of the rear roof extension (including dormer window), and
- the ground floor rear extension lowered and pitch altered

The amended plans are the subject of this report.

### 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 introduction of two (2) rooflights to the front elevation and two (2) roof lights to the rear elevation, for the conversion of the existing loft space. These additions and alterations to the building are considered satisfactory. Normally rooflights are works covered by permitted development.

The development includes the construction of a two storey side extension, measuring approximately 1.6m wide by 6.9m long, and is positioned on the northern side of the building. The development also includes window and fenestration changes to the existing rear elevation of the first floor. The first floor extension includes a flat roof, and although normally the LPA would require a pitched roof on first floor extensions, the proposed development is in conjunction with an existing first floor flat roof, and is therefore considered to be a complementary design to the existing building. The depth of the extension is considered acceptable as there will not be any adverse impact to residential amenity, as it is noted that the side windows on the adjoining property are obscured, and the length of the extension will not extend any further beyond the existing rear facing first floor elevation.

The development includes a ground floor extension at the side and rear of the site, measuring 3.5m in length and 6m in width. The height is proposed to be a maximum of 3.7m on the northern elevation, (which will match the parapet height of the rear ground floor extension that has been constructed at no. 8 Park Drive), and the height of the southern flank wall on the ground floor rear extension is proposed to be 3m. The ground floor extension includes a flat roof with a pitched section on the southern side to accommodate the lower flank wall adjoining no. 12 Park Drive. The finished floor level of the ground level extension was lowered by two steps in the amended plans to lessen the height, bulk and scale impacts on the adjoining neighbours.

In addition, the development includes a raised timber deck, measuring 3.5m in depth and 7m in width is proposed in the rear yard. The height of the deck is proposed to be approximately 400-500mm (i.e. two steps) above the external ground level. It is considered that the proposed deck will not result in overlooking or other adverse impacts to the amenity of adjoining residents, given the proposed height of the deck and the boundary fences between the properties.

The dwelling will retain a significant proportion of rear private amenity space at the rear of the site, which is in keeping with the character of the neighbourhood.

It is considered that the development will not result in adverse overlooking into the

adjoining properties, from the ground or first floors. The development allows the dwelling to sit comfortably on the site and will not result in 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 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.

With regard to the concern that the development may have an impact on the environment and wildlife, it is noted that the development is not within or adjacent to a Site of Importance for Nature Conservation and is an urban residential area. The owners are reminded however of their obligations under the Wildlife and Countryside Act 1981 (as amended), and it is advised that all works carried out in pursuance of this consent / notice will be subject to the duties, obligations and criminal offences contained in the Act and failure to comply with the provisions of the Act may result in a criminal prosecution. Normally the LPA would not require an ecological survey on such a site, as this would be unreasonable and environmental impacts would be limited.

### **4. EQUALITIES AND DIVERSITY ISSUES**

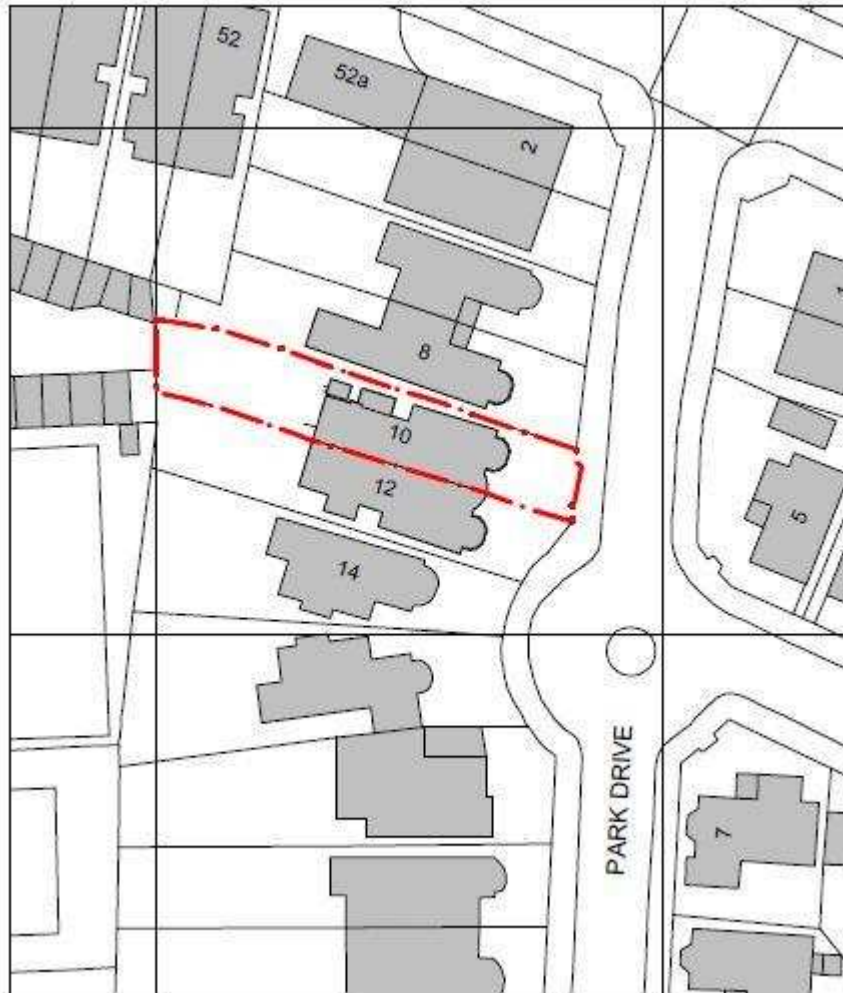
The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

### **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:** 10 Park Drive, London, NW11 7SH

**REFERENCE:** F/04664/14



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