

LOCATION: 16 Highwood Grove, London, NW7 3LY

REFERENCE: H/04485/14

Received: 15 August 2014

Accepted: 27 August 2014

WARD(S): Hale

Expiry: 22 October 2014

Final Revisions:

APPLICANT: Mr & Mrs Weingarten

PROPOSAL: Single storey side/front and rear extension, following demolition of existing conservatory.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site plan; DB309-01; DB309-02 RevD.

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 side elevation facing 18 Highwood Grove 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 18 Highwood Grove.

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 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.

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

Supplementary Planning Documents and Guidance

The Council adopted two supporting planning documents to implement the Core Strategy and Development Management Policies DPDs. These are now material considerations. The Residential Design Guidance SPD (2013) and Sustainable Design and Construction SPD (2013) are now material considerations.

Relevant Planning History:

Site history for current landparcel :
116813 - 16 Highwood Grove, London, NW7 3LY
Case Reference: H/04485/14

Application:	Planning	Number:	W/12029/A/01
Validated:	12/01/2001	Type:	APF
Status:	DEC	Date:	05/03/2001
Summary:	APC	Case Officer:	Lesley Feldman
Description:	Two storey side extension, rear dormer and roof extensions, conversion of garage to habitable room.		

Application:	Planning	Number:	W/12029/99
Validated:	24/11/1999	Type:	APF
Status:	DEC	Date:	28/02/2000
Summary:	APC	Case Officer:	
Description:	2 storey side extension, incorporating new roof to match existing.		

Consultations and Views Expressed:

Neighbours Consulted: 10 Replies: 5
Neighbours Wishing To Speak 0

- Neither the 1999 or 2000 permission were implemented in part or completely.
- The proposal will enclose the gaps and lead to a terracing effect.
- Reduce spacing between houses.
- Parapet has been designed to overcome lack of space as extension lies on boundary, this results in unbalanced roof line and looks unsightly.
- No quality of design.
- The ground floor extension will result in loss of parking.
- Loss of amenity to neighbouring windows.
- Overbearing.
- Roof is too high.
- Awkward front elevation.
- Set backs from the front elevation are a common feature of the street, this has not been retained.
- Windows in first floor do not match.

Consultation had not expired at the time of writing this report. Any further representations will be reported within the addendum.

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is a two storey semi detached dwellinghouse located on a

residential cul-de-sac within the Hale ward.

Dimensions:

The application seeks to bring the ground floor side projection forward by 3.5m with a bay window to align with the main front building line. The proposal also seeks to demolish an existing single storey projection and replace with a new single storey extension which will project 3.6m with a width of 5.6m set approximately 4.1m off the boundary with 14 Highwood Grove. The proposal will have a height of 2.7m to the eaves with a pitched roof to a height of 3.6m, the height is taken from the existing raised level as there is a drop in levels between the garden level and floor level of the house.

It should be noted that the application was originally submitted with a first floor side/front extension, this has now been omitted and the plans updated to show single storey extensions only.

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 Council's Residential Design 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 proposals would comply with the aforementioned policies and Council Design

Guidance on Extensions to Houses 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.

It should be noted that there are two previous permissions at the site for extensions to the property including a side extension to the property W/12029/99 and W/12029/A/01. The permissions have not been implemented, however, the ground floor side extension and rear addition were also considered to be acceptable at the time of these applications. Whilst the current proposal must be assessed against the most up to date policies and guidance, it is considered that the proposal will comply with the residential design guidance.

3. COMMENTS ON GROUNDS OF OBJECTIONS

- The proposal has been amended since it's initial submission removing the first floor element of the proposal. The application now relates to a single storey front extension and rear extension.
- The proposed rear element is considered to be acceptable and will not result in a loss of amenity to neighbouring occupiers.
- The ground floor front extension is considered to be acceptable, there is still sufficient space to park 1 car on the existing drive and as such no objections are raised on highways grounds. The proposal will be set 1m from the neighbouring property.

4. EQUALITIES AND DIVERSITY ISSUES

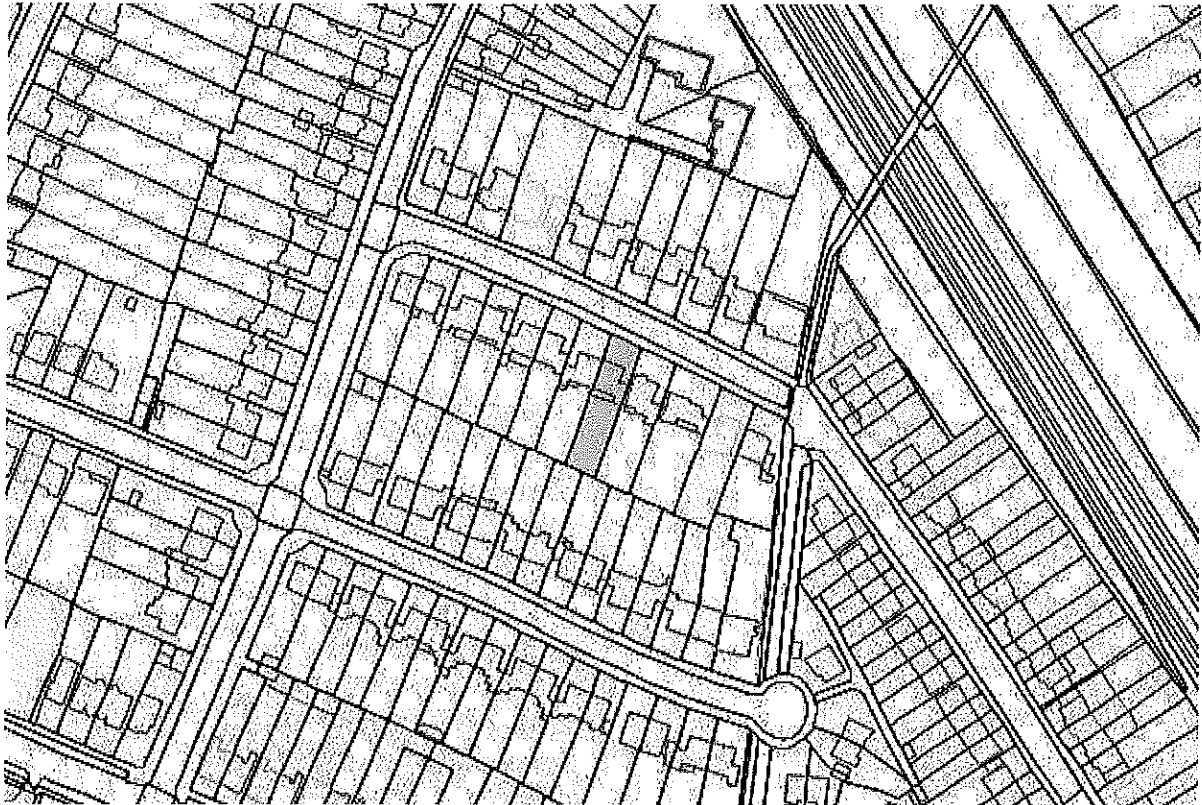
The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

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: 16 Highwood Grove, London, NW7 3LY

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