

Location **48 The Ridgeway, London, N11 3LJ**

Reference: **B/05938/14**

Received: 30.10.2014

Accepted: 30th October 2014

Ward: Coppetts

Expiry 25th December 2014

Applicant: Mr Majeবাদia

Proposal: Two storey side extension with pitched roof to replace existing side garage and lean to building. A single storey rear extension and new windows and doors

Recommendation: Approve subject to conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No. 14/839/P01C, P02, P04A, P05A, P06B, P07B, Sur01, 02, 04, 05, 06, 07 _ Loc01.

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 CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 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 Before the building hereby permitted is first occupied the proposed window(s) in the flank elevation facing No. 50 The Ridgeway 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 Development Management Policies DPD (adopted September 2012) and the Residential Design Guidance SPD (adopted April 2013).

- 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 Development Management Policies DPD (adopted September 2012).

- 6 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 Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

- 7 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 or doors, other than those expressly authorised by this permission, shall be placed at any time in the flank elevation(s), of the extension(s) hereby approved.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).

Informative(s):

- 1 In accordance with paragraphs 186 and 187 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.

Officer's Assessment

1. Site Description

The application site contains a two storey semi-detached dwellinghouse, located on the southern side of The Ridgeway. The road slopes down towards Bethune Avenue, with No. 50 The Ridgeway at a lower level than No. 48. No 46 The Ridgeway, the adjoining semi-detached property, is at the same level as No. 48. The properties also slope towards the rear, with raised rear patio areas. Neither neighbouring property has been extended to the rear. Various properties along The Ridgeway have been extended to the side elevations at two storey level.

2. Site History

None

3. Proposal

This application proposes a two storey side extension and a single storey rear extension with associated steps to the rear. The two storey side extension would have a width of 2.7 metres, a depth of 12.5 metres, at ground floor level adjoining the proposed single storey rear extension. At first floor level it would have a depth of 9.1 metres and a width of 2.7 metres. The two storey side extension would have a height of 6.5 metres to the eaves level and a maximum height of 10.4 metres to the top of the ridge and would be set back from the main front main elevation wall by 0.3 metres. It would be set away from the common boundary with No. 50 The Ridgeway by 1 metre and would incorporate a ramp access to the rear garden of 5 metres in depth, adjoining the common boundary with No. 50 The Ridgeway. The single storey rear extension would have a width of 9.5 metres, a depth of 3 metres. When viewed from the rear, it would have a height of 3.5 metres to the eaves level and a maximum height of 4.7 metres to the top of the crown roof. The eaves level height would be 2.8 metres higher than the existing patio and the maximum height would be 4 metres higher than the existing patio. The rear extension would also contain a rear access with steps leading down into the garden. The rear access would have a raised terrace of 1.5 metres in depth at a height of 0.75 metres and would be set away from the boundary with No. 46 The Ridgeway by approximately 0.8 metres.

4. Public Consultation

Consultation letters were sent to 7 neighbouring properties.

4 responses have been received, comprising 3 letters of objection.

The objections received can be summarised as follows:

- The rear extension would result in loss of privacy.
- Comments regarding stamp duty.
- The scheme would result in overdevelopment.
- It would result in loss of light.
- Access to the garden is not shown.
- The skylight will cause light pollution.
- Concerns regarding support structures.
- Loss of outlook.
- The patio would result in loss of privacy.
- Concerns regarding the height of the proposed rear steps.

On 3 December 2014, Cllr Brian Salinger called in the application for the following reasons:

- The plans do not reflect the fall in land.
- The scheme would adversely impact on the neighbours.

- No other extensions along The Ridgeway are full width.

5. Planning Considerations

5.1 Policy Context

National Planning Policy Framework and National Planning Practice Guidance

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 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'. The NPPF retains a 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 and is recognised in the NPPF as part of the development plan.

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.

Barnet's Local Plan (2012)

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

- Relevant Core Strategy Policies: CS NPPF, CS1, CS5.
- Relevant Development Management Policies: DM01, DM02.

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.

Supplementary Planning Documents

Residential Design Guidance SPD (adopted April 2013)

- Sets out information for applicants to help them design an extension to their property which would receive favourable consideration by the Local Planning Authority and was the

subject of separate public consultation. The SPD 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.

- States that extensions should normally be subordinate to the original house, respect the original building and should not be overly dominant. 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.

- In respect of amenity, states that 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.

Sustainable Design and Construction SPD (adopted April 2013)

- Provides detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet.

5.2 Main issues for consideration

The main issues for consideration in this case are:

- 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.

5.3 Assessment of proposals

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 depth of single storey rear extensions normally considered for semi-detached properties is 3.5 metres.

Given that the extension, when measured from the top of the existing patio, would only be 2.8 metres in height to the eaves level and a maximum height of 4 metres to the top of the hipped and pitched roof. It is not considered that the extension would result in an overbearing impact or loss of light to any neighbouring occupier. In addition, the depth of the extension being 3 metres in depth would comply with the Council's Residential Design Guidance. Moreover, the height of the extension when measured from the top of the existing patio area would be within Permitted Development legislation.

Given that the raised steps to the rear of a maximum height of 0.75 metres at a depth of 1.5 metres and set away from the common boundary with No. 46 The Ridgeway by approximately 0.8 metres and with the common boundary with No. 50 The Ridgeway by 5.1 metres, it is not considered that the proposed access steps to the rear garden would result in overlooking or loss of privacy over and above what is currently experienced on site.

The two storey side extension would be slightly set back from the front main elevation wall of the dwellinghouse, however given that it is set down from the main roof, less than half the width of the dwellinghouse, retains a gap of 1 metre to the boundary and that there are a number of two storey side extension along The Ridgeway that have extended in the same way, it is considered that it would not significantly effect the character and appearance of the street scene or the host dwelling.

The proposals would comply with the aforementioned policies and Council 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 street scene, site property, general locality and the residential amenity of neighbouring occupiers.

5.4 Response to Public Consultation

- Objections mainly addressed in appraisal above.
- The plans have been amended and re-consulted on, to show the access and the changes in level to the rear garden.
- The concerns regarding structural support issues is a building control matter.
- Comments regarding stamp duty are not a material planning consideration.
- The proposal is considered to comply with the Council's Residential Design Guidance and is not considered to result in the overdevelopment of the site.

6. Equality and Diversity Issues

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

7. Conclusion

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposed development would have an acceptable impact on the character and appearance of the application site, the street scene and the locality. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. This application is therefore recommended for approval.

