

Location **69 Platt's Lane London NW3 7NL**

Reference: **15/01684/HSE**

Received: 17th March 2015

Accepted: 1st April 2015

Ward: Childs Hill

Expiry 27th May 2015

Applicant: Mr & Mrs Paul Williams

Proposal: Part single, Part two-storey side/rear extension with pitched roof following demolition of garage. Extension to roof including increasing of ridge height and roof light to side elevation and windows to gable end to facilitate a loft conversion. Associated works and replacement of existing windows

Recommendation: Approve subject to conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; Planning Statement; Design And Access Statement (May 2015); 1075/P/002 Rev A; 1075/P/003 Rev B; 1075/P/004 Rev A; 1075/P/005 Rev A; 1075/P/006 Rev C; 1075/P/007 Rev C; 1075/P/008 Rev B; 1075/P/009 Rev C; 1075/P/010 Rev A; 1075/P/011 Rev A; 1075/P/012 Rev A; 1075/P/013 Rev A; 1075/P/014 Rev A; 1075/P/015 Rev A; 1075/P/016 Rev A; 1075/P/017 Rev A; 1075/P/018 Rev A; 1075/P/019 Rev A; 1075/P/020 Rev A; 1075/P/021 Rev A; 1075/P/022 Rev A; 1075/P/023 Rev A; 1075/P/024 Rev C; 1075/P/025 Rev C; 1075/P/026 Rev A; 1075/P/027 Rev A.

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 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).

- 4 Before the building hereby permitted is first occupied the proposed window(s) in the north, south, east and west elevations facing the neighbouring properties 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).

- 5 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 north, south, east and west elevation(s), of the extension(s) hereby approved, facing the neighbouring properties.

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).

- 6 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).

- 7 The use of the guest room hereby permitted shall at all times be ancillary to and occupied in conjunction with the main building and shall not at any time be occupied as a separate unit or dwelling.

Reason: To ensure that the development does not prejudice the character of the locality and the 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 site property is a two storey detached dwellinghouse on Platt's Lane built in the early 20th century during the Art Nouveau architectural movement. Platt's Lane and surrounding roads comprise of residential buildings with a fairly consistent building form and uniform line of development. The host property is the only property in its vicinity to benefit from an irregular plot and thus the property itself does not conform to the prevailing spatial pattern of the surrounding area.

The property is not listed and does not fall within a designated conservation area.

2. Site History

No relevant planning history.

3. Proposal

The application seeks consent for a part single, part two storey side/rear extension with a pitched roof, following demolition of the existing detached garage. The proposals also include the increase in ridge height of the main roof and associated formation of hip to gable roof ends. Other works involve replacement of existing windows.

The plans have been amended since the initial submission to include annotations clearly stating which proposed windows are to be obscure glazed.

4. Public Consultation

Consultation letters were sent to 11 neighbouring properties.
9 responses have been received, comprising 9 letters of objection.

The objections received can be summarised as follows:

- Overdevelopment
- Overlooking/Visual intrusion
- Concerns raised regards to the design
- Trees
- Blocking views/Loss of outlook
- Loss of light
- Impact on foundations of neighbouring properties
- Subsidence
- Impact on sewage systems
- Loss of the garage/Parking
- Party Wall issues

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 2015

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

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.

Policy CS5 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'.

The Council's adopted SPD 'Residential Design Guidance' (2013) 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.

Para 14.13 of the SPD states that where there is a consistent and coherent architectural character, the extension should not detract from it. Any extension should sit comfortably with the main building and with neighbouring houses.

For the purposes of clarity, given that the entrance of the dwelling facing 67A Platts Lane, the 'two storey extension' is in fact sited to the rear of the property and the 'first floor extension' is sited to the side of the property. This could be mistakenly interpreted as a two storey side extension and first floor front extension when viewed from the as the side elevation of the property faces onto Platts Lane and not the front elevation.

The ground floor extensions would largely replace the existing structure along the rear boundary and would replace the existing detached garage, the principle of built form on this footprint has thus been established although the proposals include an 'infill' at ground floor level between the dwelling and the established outbuildings these would be contained within the envelope of the existing structures. It is therefore considered, that the proposed ground floor extensions would not have an adverse impact on the visual or residential amenities of neighbouring occupiers.

The double height extension would be fully obscure glazed at first floor level, as would the side facing windows to the first floor extension to 'Bedroom 1'; this is to eliminate any potential adverse impact on neighbouring amenity in particular regards to overlooking and loss of privacy. This is further enforced by the addition of the appropriate obscure glazing condition and a condition to restrict the installation of any more windows to any elevation without the prior written consent of the Local Planning Authority.

The increase in height of the ridge line and associated formation of gable ends, is not deemed to result in a visually detrimental form of development to the character and appearance of the surrounding area given the proposed roof would still be set lower down in height in comparison to its neighbouring properties, and is also in keeping with the architectural style of the original building. Furthermore, the building itself is considerably set back from the pavement in comparison to its neighbouring properties.

There are no concerns in regards to the loss of the use of the garage as there is adequate off-street parking at the premises and road.

The fact that the host property does not conform to the character and appearance of its surroundings, results in the proposed extensions respecting the proportions of the existing building without resulting in overdevelopment of the irregular shaped site. Overall, it should be noted that whilst the proposed extensions and alterations at the application site are marginally less conventional than typical extensions, it is considered that good design principles have been applied in order to gain space in a sympathetic nature.

5.4 Response to Public Consultation

Largely addressed in report above. Other matters raised discussed as follows:

- Trees: there are no trees protected by a Tree Preservation Order (TPO) on site

The following comments received are not material planning considerations and covered under Building Regulations:

- Impact on foundations of neighbouring properties
- Subsidence
- Impact on sewage systems
- Party Wall issues

It should be noted that the LPA cannot take into consideration any neighbours who were given the opportunity to comment on the proposals but did not.

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.

