

LOCATION: 36 Summit Way, London N14 7NL

REFERENCE: 15/02109/HSE **Received:** 1st April 2015
Accepted: 1st April 2015

WARD: Brunswick Park **Expiry:** 27th May 2015

APPLICANT: Mrs A Khatri

PROPOSAL: Single storey side/rear extension

RECOMMENDATION:

To approve the application subject to conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, 185/1, 185/2 (Received 01-April-2015), 185/3C, 185/4C (Received 20-May-2015) and Agents email in relation to retention of boundary fence (Received 15-July-2015).

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 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).

- 5 The boundary fence at the site shall be retained as per the agents email dated 15-July-2015.

Reason: To ensure that the proposed development does not prejudice the appearance of the locality and/or the visual amenities of occupiers of neighbouring residential properties in accordance with policies 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).

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. 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 semi-detached dwellinghouse on the corner of Summit Way and Mandeville Road. The property has an existing single storey attached garage at the side.

2. SITE HISTORY

Reference: B/04933/14

Address: 36 Summit Way, London, N14 7NL

Decision: Refused

Decision Date: 3 November 2014

Description: Part single, part two storey side extension following demolition of existing garage.

3. PROPOSAL

The applicant proposes a 'single storey side/rear extension'.

The existing single storey extension would be demolished and replaced by the proposed single storey side/rear extension. Overall it would have a frontage of 4.9 metres wide, set a maximum of 1.3 metres from the side boundary with the junction at Mandeville Road. It would be overall 11.78 metres deep and would have a tapered footprint due to the angle of the boundary with the junction at Mandeville Road. As a result it would be 2.6 metres wide at the rear linking into the existing single storey rear extension. It would be approximately 1 metre from the boundary with Mandeville Road. The rear element of the extension would have a mono pitched roof to tie in with that of the existing rear extension. The remainder of the extension would have a crown style roof where-in the extension would measure 2.5 metres to the eaves of the roof and 3.7 metres to the top of the crown roof.

4. PUBLIC CONSULTATION

- Twelve consultation letters were sent to neighbouring properties.
- Five responses have been received by way of objections.
- One letter of support.

- One speaker for committee.

Comments received are as follows:

- Extension would be detrimental to the character of property, streetscene and amenities of neighbours
- First floor would be sited close to the road with frontage being a prominent form of development
- First floor rear element would be close to pavement
- Two storey would negate open character
- First floor would introduce two large additional opening windows facing Summit Way increasing overlooking and loss of privacy-
- Would wooden fences be retained_
- Dwarf wall may be built to replace fence in order to allow for light into windows
- Traffic Issues
- Loss of light

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

Planning Considerations:

The current application follows refusal for planning permission under reference: B/04933/14 dated 03-November-2014 for 'Part single, part two storey side extension following demolition of existing garage'. The reason for refusal as stated within the decision was that 'The proposed first floor element would result in an extension to the

existing dwellinghouse which by virtue of its size, siting and design would be unsympathetic to the character and appearance of the dwelling, locality and character of the area in general'.

The initial proposal under the current application has been changed from 'Part single, part two storey side/rear extension' to 'Single storey side/rear extension'. The reduction to the initially proposed scheme of the current application has included the removal of the first floor extension. The proposed single storey side extension would result in a replacement garage and would facilitate a sitting room. The proposed single storey side element would not project any further rearward than the existing single storey rear extension and would be set away from the side boundary with the junction at Mandeville Road by a distance of between 1 metre and 1.3 metres. A condition would be added into the approval to retain the side boundary fence which remains part of the character of corner plots in the area and this element of the application has been confirmed by the agents email dated 15-July-2015.

The amendments received have overcome the previous reason for refusal allowing for a more acceptable addition to the property.

Therefore it can be concluded that the extension by reason of the size, siting and design would fall within the residential Design Guidance and would have an acceptable impact on the proposal property, current streetscene, character of the area and neighbouring amenities including loss of light. The application is recommended for Approval, subject to conditions.

5.4 Response to Public Consultation

Comments have mainly been dealt with within the body of the report. Most of the comments related to the initially submitted two storey element prior to the reduction of the scheme. In relation to the possibility of a dwarf wall replacing the existing fence, there is no indication on the drawings to this effect and an email received from the agent to retain the side boundary fence will form part of the planning documents. There would be no adverse impact in relation to traffic as the extension relates to a domestic householder extension and therefore no further impact on the Highways is envisaged. It should also be noted that adequate off street parking exists at 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, general locality and streetscene. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. This application is therefore recommended for approval.

