

Location **18 Arden Road London N3 3AN**

Reference: **15/03939/HSE** Received: 25th June 2015
Accepted: 30th June 2015

Ward: Finchley Church End Expiry 25th August 2015

Applicant: Mr Michael Curtis

Proposal: Retention of rear dormer roof extension

Recommendation: Refuse

- 1 The roof extension, by reason of its excessive size, bulk, flat roof design and relationship to existing extensions at the property, results in an insubordinate addition to the property, giving rise to an incongruous and inconsistent form of development which fails to respect the local context and relates poorly to the architectural conventions of the main building to the detriment of the character and appearance of the host property and the surrounding area. In this regard the development is considered unacceptable and is contrary to Policy DM01 (Protecting Barnet's character and amenity) of the Barnet Development Management Policies DPD 2012, Policy CS5 (Protecting and Enhancing Barnet's character to create high quality spaces) of the adopted Barnet Core Strategy 2012, and Barnet's Residential Design Guidance SPD 2013.

Informative(s):

- 1 The plans accompanying this application are: 4023 OS; 4023/01-8; 4023/01-9.
- 2 In accordance with paragraphs 186 and 187 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. To assist applicants in submitting development proposals, the Local Planning Authority (LPA) 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 applicant did not seek to engage with the LPA prior to the submission of this application through the established formal pre-application advice service. In accordance with paragraph 189 of the NPPF, the applicant is encouraged to utilise this service prior to the submission of any future formal planning applications, in order to engage pro-actively with the LPA to discuss possible solutions to the reasons for refusal.

Officer's Assessment

APPLICATION CALLED TO COMMITTEE BY CLLR DANIEL THOMAS - on the grounds that the extension is similar to others in the vicinity, therefore not undermining the character of the area.

1. Site Description

The application site is a two storey detached dwelling located on Arden Road; a residential road which lies within the Finchley Church End ward of the South area.

The property is not listed nor does it lie within a Conservation Area.

2. Site History

Reference: F/01167/14

Address: 18 Arden Road, London, N3 3AN

Decision: Approved subject to conditions

Decision Date: 27 May 2014

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

Reference: F/03015/14

Address: 18 Arden Road, London, N3 3AN

Decision: Lawful

Decision Date: 25 June 2014

Description: Roof extension including construction of 1no. new rear dormer window and Juliette balcony to facilitate a loft conversion.

Reference: C17455/08

Address: 18 Arden Road, London, N3 3AN

Decision: Lawful

Decision Date: 11 March 2008

Description: Extensions to roof including side and rear dormer windows to existing loft room.

3. Proposal

The application seeks to retain the full length rear dormer window

4. Public Consultation

Consultation letters were sent to 6 neighbouring properties.

8 responses have been received, comprising 4 letters of objection and 4 letters of support

The objections received can be summarised as follows:

- out of character
- overbearing
- the applicant has implemented their planning permission and certificate of lawful development at the same time
- substantial size
- loss of light/outlook and privacy

- overshadowing

The representations received can be summarised as follows:

- the refurbishment has been done in a very attractive way and enhances the road

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 2050. 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 property has been granted planning permission for the part single part two storey rear extension and also benefits from a Lawful Development Certificate for the roof extensions. Further to a site visit, it was considered that it was more than likely that both consents were implemented together, hence the roof extensions would not have been lawful, however this in itself does not warrant a refusal of this application.

The current application seeks to retain the dormer as has been built on site; the LDC did not grant consent for the dormer to extend across the full width of the rear roofslope but the dormer has been built as such on site.

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.

In this case, it is noted that Arden Road comprises of properties with a varied character and extensions of varying sizes and designs, however, the development at the host property is deemed to be excessively bulky and disproportionate in comparison to roof extensions in the immediate vicinity of the site. Furthermore, the cumulative impact of the roof extension with the existing extensions at the property is considered to further exacerbate the harmful impact of the development in regards to it being insubordinate and failing to respect the original qualities of the dwellinghouse. The development brings an incongruous and inconsistent built form to the area and is considered to be a top-heavy and prominent addition to the property, to the detriment of the property itself and the surrounding area.

It is considered that the enlarged dormer window would not of itself cause harm to the residential amenities of neighbouring occupiers.

5.4 Response to Public Consultation

Largely addressd in report above

A number of the concerns raised in the objections (in regards to loss of light and overshadowing) are in relation to the part single, part two storey extensions at the property - these extensions have been granted planning permission previously and it was considered at that stage that the extensions would not significantly detrimentally impact neighbouring amenity. The current application is only in reference to the rear dormer window.

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

For the reasons highlighted above, the rear dormer window is considered unacceptable and therefore the application is recommended for REFUSAL.

