

Location **73 Lullington Garth, N12 7BL**

Reference: **15/06216/HSE**

Received: 8th October 2015

Accepted: 8th October 2015

Ward: Totteridge

Expiry: 3rd December 2015

Applicant: Mr & Mrs Richard Cahill

Proposal: Single storey side and rear extension with 7 no roof lights following the demolition of the garage. Associated changes in fenestration to the side elevation

Recommendation: Approve subject to conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: location plan; 247-P03; P04

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).

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 host property is a two storey semi-detached single family dwelling situated in south-west side of Lullington Garth. The property is not listed and is not situated within a conservation area.

2. Site History

Reference: 15/06217/192

Address: 73 Lullington Garth, London, N12 7BL

Decision: Lawful

Decision Date: 6 November 2015

Description: Extensions to roof involving hip to gable end, rear dormer and 1 no additional rooflight to facilitate a loft conversion

3. Proposal

The applicant seeks permission for a single storey side and rear extension, following the demolition of the existing detached garage and alterations to the existing side fenestration.

The rear element of the extension would have a depth of 4.05 metres and 7.1 metres wide, matching the width of the existing property.

The side element would have a width of 2.35 metres and depth of 10.6 metres, both side and rear extension would be linked.

The roof to the proposed extensions would be pitched with eaves height of 2.9 metres and maximum height of 3.8 metres.

4. Public Consultation

Consultation letters were sent to 6 neighbouring properties.
5 responses have been received, comprising 5 letters of objection.

Request to speak at committee: 1

The objections received can be summarised as follows:

- sets a bad precedent
- terracing effect
- loss of parking and increase street parking
- plans are not accurate
- out of character
- reduce the value of the neighbouring properties
- limits parking access to neighbouring property at no. 75
- scale
- overdevelopment
- loss of light and overshadowing
- noise and disturbance
- displace surface water run-off
- detrimental to the visual and residential amenity
- contrary to national and local policies

- no design and access statement has been made available
- limits parking access to neighbours

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

- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality.

The proposed side extension is considered to conform to Barnet's Residential Design Guidance SPD, specifically as the extension being less than half the width of the house and set lower than the main roof so that it reads a subordinate addition. This element would be set in approximately 2.4 metres away from the front building line. In addition the proposed extension would be built in materials matching the existing building and is considered sympathetic to the character of the area.

The proposed single storey rear extension would complement the appearance of the main building in terms of proportion and materials. The extension is subordinate to the original house and considered that the proposal would materially harm the character and appearance of the existing building, the street scene and the wider locality. It is also noted that no. 71 Lullington Garth, has also benefitted of a similar extension in depth and roof form.

- Whether harm would be caused to the living conditions of neighbouring residents.

Given the proportions and the relationship between the proposal and the neighbouring properties, it is not considered that this scheme would be detrimental to the amenities of

the occupants of any neighbouring property, in terms of loss of light, overshadowing or overbearing.

The single storey rear element adjacent to No. 71 would have an acceptable impact the occupants of this neighbouring property, as this neighbouring property has benefitted of an extension with a similar depth.

The proposed side/rear extension would be situated 1 metre away from the side boundary with no. 75, this distance is also considered sufficient to access the rear garden, at the same time, this creates a new side access to the garden, as the existing garage and rear extension currently block the access.

The proposed side rear/extension would be approximately 4.3 metres away from the flank wall of the existing property at no. 75 and would also be partially screened by the detached garage existing at this neighbouring property. The proposal is for a single storey extension and therefore there is no terracing effect.

The remaining driveway has enough space to accommodate 2 cars, which is considered sufficient for a three bedroom house, as a result no parking issues are observed.

It is noted that a variety of house types along Lullington Garth including pairs of semi-detached houses had benefitted of similar extensions, ie. 83, 83 and 88 Lullington Garth and the proposal is not considered to set a precedent.

5.4 Response to Public Consultation

Covered in the main report.

- plans are not accurate - the submitted plans are considered to be accurate.
- reduce the value of the neighbouring properties - is not a material planning consideration
- displace surface water run-off - is not a material planning consideration
- no design and access statement has been made available - not required for this type of development/planning permission
- noise and disturbance - it is not considered that the use of the extension would result in the levels of noise and disturbance that would affect the amenities of the neighbours
- limits parking access to neighbours - the flank wall of the proposed extension would be set back some 1 metre from the common side boundary and does not encroach, as such it is not considered the neighbours access to their garage would be prejudiced.

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.

