

Location	Ground Floor Flat 3 Simon Court 4 Neeld Crescent London NW4 3RR	
Reference:	15/06394/FUL	Received: 16th October 2015 Accepted: 16th October 2015
Ward:	West Hendon	Expiry 11th December 2015
Applicant:	Mr Ezie Simon	
Proposal:	Single storey side extension	

Recommendation: Approve subject to conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Design and Access Statement; Site Location Plan; 120 A-050 Rev 00; 120 A-051 Rev 00; 120 A-101 Rev 00; 120 A-111 Rev 00; 120 A-201 Rev 01; 120 A-202 Rev 00; 120 A-203 Rev 00; 120 A-204 Rev 00; 120 A-211 Rev 01; 120 A-212 Rev 01; 120 A-213 Rev 00; 120 A-214 Rev 00.

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 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 side elevation(s), of the extension(s) hereby approved, facing Trenchard Court.

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).

- 5 The use of the extension 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):

None

Officer's Assessment

1. Site Description

The application site comprises of a two storey building with rooms in roofspace and a basement parking area all facilitating 9no self-contained flats; the site forms part of Neeld Crescent, a residential road within the West Hendon ward of the South area.

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

2. Site History

Reference: H/04925/13

Address: Flat 1, Simon Court, 4 Neeld Crescent, London, NW4 3RR

Decision: Approved

Decision Date: 19 November 2013

Description: Submission of details pursuant to condition 4 (levels), condition 6 (materials), condition 7 (means of enclosure), condition 8 (refuse) and condition 11 (Landscaping) of planning permission W12942D/07 dated 24/09/2007.

3. Proposal

The application seeks consent for the construction of a single storey side extension to facilitate a playroom for Flat No.3 within Simon Court; it would have a depth of 9.75m with a maximum height of 3.9m. Given the 'angled' nature of the site, the proposed extension would have a width of 2.45m at the front and a width of 5.1m at the rear. It would be set back from the front building line by 4.3m.

4. Public Consultation

Consultation letters were sent to 37 neighbouring properties.

25 responses have been received, comprising 13 letters of objection and 12 letters of support

The objections received can be summarised as follows:

- quality of amenity space and landscaping. Loss of garden space
- concerns raised with the design
- trees
- parking
- impact on local community or environment
- reference to enforcement cases on the site

- concerns raised in regards to security

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

Para 14.13 of the Barnet Residential Design Guidance 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.

The extension has been designed to make the best use of the unusual angle of the site and has been set back 1.3m from the front building line of the main building as to minimise any impact on the streetscene and thus character of the road. Furthermore, given the size of the site, the proposal is able to sit comfortably within the site without resulting in an overdevelopment or adversely impacting the character of the host building itself.

The design of the extension, in regards to the materials proposed and the roof form, would reflect the existing style of the main building and would serve to be a subordinate and proportionate addition to the property.

The proposed by reason of its siting, does not face directly onto any neighbouring properties and thus is not considered to detrimentally impact the visual or residential amenities of neighbouring occupiers; it should be noted that the flank wall of the extension would face onto the car parking area at Trenchard Court, off Vivian Avenue. There is

sufficient parking at the site and the proposal would not impede on any usable amenity space.

There are a number of extensions on Neeld Crescent, varying in both sizes and styles. In comparison, the proposed addition at the host property is deemed to be relatively modest and would not negatively impact the character and appearance of the surrounding area.

Condition will be attached to the decision notice restricting the use of the extension to be used ancillary to the main building at all times and must not be converted into a separate self-contained units.

5.4 Response to Public Consultation

Largely addressed in assessment above. Other matters are as follows:

- The application does not propose any landscaping to the existing amenity space and it is not considered that a landscaping scheme is necessary given the nature of the proposal.
- There are no TPO's (Tree Preservation Orders) on site and the proposal would not result in the loss of any protected trees.
- The nature of the development is not considered substantial enough as to negatively impact the local community or environment.
- Each application must be considered on its own merits and previous applications and enforcements on site will be considered as a separate matter.

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.

SITE PLAN

