

Location **81 Wood Street Barnet EN5 4BT**

Reference: **15/05333/HSE**

Received: 24th August 2015

Accepted: 27th August 2015

Ward: Underhill

Expiry 22nd October 2015

Applicant: Mr & Mrs Patrick and Magda Turnbull

Proposal: Part single, part two storey side extension. Replacement of garage door with new entrance door to facilitate conversion of garage to a habitable room. Demolition of existing conservatory and erection of new single storey rear extension. New fenestration to the rear

Recommendation: Approve subject to conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No. 1514.05, 04, 07, 06, 10, 01, 02, 03, 81, 82, 83, 84, 85, 86, 87, 88 and Site Location Plan.

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 a) No development other than demolition works shall take place until details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas hereby approved have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the materials as approved under this condition.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies 1.1, 7.4, 7.5 and 7.6 of the London Plan 2015.

- 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 a) No site works or development (including any temporary enabling works, site clearance and demolition) shall take place until a dimensioned tree protection plan in accordance with Section 5.5 and a method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) have been submitted to and approved in writing by the Local Planning Authority.

b) No site works (including any temporary enabling works, site clearance and demolition) or development shall take place until the temporary tree protection shown on the tree protection plan approved under this condition has been erected around existing trees on site. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas at any time. The development shall be implemented in accordance with the protection plan and method statement as approved under this condition.

Reason: To safeguard the health of existing trees which represent an important amenity feature in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy 7.21 of the London Plan 2015.

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 and the Applicant engaged with this prior to the submissions of this application. 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

This property is a locally listed building, part of a terrace of locally listed buildings, which lies within Area 5 of the Wood Street Conservation Area.

The terrace fronts Wood Street and is mainly hidden behind foliage, except for this property, which is a corner property, stepped back from the rest of the terrace and visible from the main road, due to having no screening.

Each property has a gabled roof, with a gabled roof single storey rear wing, although the widths of each individual property differ along the terrace.

2. Site History

None.

3. Proposal

This application proposes a part single, part two storey side extension and a single storey rear extension. The proposed side extension would have a width of 2.5 metres, a maximum height of 6.1 metres with a pitched roof leading to a flat roof, set down 1.4 metres from the main roof ridge. The side extension would have a depth of 11.6 metre at ground floor level, sitting flush with the front wall of the main dwelling. The first floor element would have a depth of 7.4 metres, set back 0.8 metres from the front main wall of the main dwelling and sitting flush with the rear wall of the main dwelling. The proposed rear extension would extend the depth of the existing rear projection by 1.5 metres with a 0.5 metre roof overhang. The rear extension would have the same height at eaves level and ridge level as the existing rear projection and would adjoin the common boundary with No. 79 Wood Street that also contains a single storey rear projection.

4. Public Consultation

Consultation letters were sent to 4 neighbouring properties.
5 responses have been received, comprising 5 letters of objection.

The objections received can be summarised as follows:

- Out of keeping
- Unduly large when compared to the main house
- The front door being replaced by a window is unsuitable
- Impact on parking
- Unsuitable site for demolition works
- Lack of information relating to materials
- The rear extension is too big.
- Loss of light
- Overdevelopment.

An additional objection was received from the Wood Street CAAC - Object - New front first floor window should match existing. Front roof of new extension should be gable. Fenestration at rear should be more in keeping with the age of the property.

Urban Design and Heritage - No objection following amendments and subject to conditions.

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, DM06.

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 locally listed building, the street scene and the Conservation Area;
- Whether harm would be caused to the living conditions of neighbouring residents.

5.3 Assessment of proposals

There is a rhythmic quality to both the front and rear garden elevations, however the application property sits behind the main building line for the terrace of residential properties it forms part, and is smaller in footprint. However, the host plot is significantly wider than the other terraced properties along this stretch of Wood Street.

The Council's Residential Design Guidance states that side extensions should not be more than half the width of the original house. In addition, the setting back of the front wall of side extensions from the front building line can help to reduce the visual impact on the street scene. It is noted that the terrace of properties is rhythmic along its front elevations and is in the form of gabled roofs. However, the proposed extension given its set down of 1.4 metres from the main roof and set back of 0.8 metres at first floor level from the main front elevation, and that the front elevation of the host property is already set back from the front elevations of the other terraced properties by about 4.7 metres, it is not considered that the proposed extension would upset the rhythm of the terraces and would preserve the character and appearance of the host property and this part of the Conservation Area. It is also considered that, given the difference in the layout of the host plot, the site is more capable of accommodating a side extension given its larger width than the other locally listed buildings along the terrace and would not result in an overdevelopment of the site.

It is not considered that the extension of the rear wing of 1.5 metres would upset the rhythm of the rear elevation of the terrace given its minimal projection, that it would not increase in height at eaves or ridge level and that there are other properties along the

terrace that have rear projections of varied depth similar to that proposed as part of this application. The Councils' Residential Design Guidance states that the depth of rear extensions normally considered acceptable for terraced properties is 3 metres. Given that the proposed extension of the wing of 1.5 metres in depth with an overhang of 0.5 metres would only project 2 metres beyond the rear of No. 79 Wood Street, it is not considered that the extension would impact upon the amenity of the neighbouring occupiers at No. 79 Wood Street to an unacceptable degree. The front door would still be situated on the front elevation and a window in place of the front door is not considered to be an uncharacteristic feature as there is an existing window on the front elevation at ground floor level.

The proposed fenestration would reference the existing fenestration on the building in the main and would be in keeping with the age and style of the building. It is noted that the full height glazing to the single storey side and rear extension element would have a modern appearance. However, given that current conservatory extension in the same location is of no particular architectural merit, it is considered that the modern approach in this area would preserve the character and appearance of the host property, the row of locally listed buildings and the Wood Street Conservation Area.

Given that the proposed side extension would be located on hard surfacing where there is existing built form, it is not considered that the proposed extension would result in the loss of any trees of special amenity value, subject to appropriate tree protective fencing.

5.4 Response to Public Consultation

Comments mainly addressed in appraisal above.

It is noted that the proposal increases the amount of bedrooms within the building by 2. However, one of those bedrooms is making use of existing space within the dwelling and could be converted into a bedroom without the need for planning permission. In any case, the resulting building would remain as a single family dwelling and it is not considered that the proposal would result in a significant increase in demand on on-street parking.

The application is subject to a condition relating to materials being submitted before development commences.

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 locally listed building, the street scene and the Conservation Area. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. This application is therefore recommended for approval.

