

Location **59 Greenway Close London N20 8ES**

Reference: **16/00011/HSE** Received: 30th December 2015
Accepted: 7th January 2016

Ward: Totteridge Expiry 3rd March 2016

Applicant: Mr Ankit Shah

Proposal: Part single, part two storey rear and side extensions. New terrace. New front porch. 1no rooflight to both sides of main roof

Recommendation: Approve subject to conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

- Proposed plans, section and elevations - Drg No 15031 PA 01.02 Rev B

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 Obscure glazed screening 1.8 metres high shall be constructed on the raised rear patio in the area shown on the plan titled 'Proposed plans, section and elevations - Drg No 15031 PA 01.02 Rev B' and shall be maintained in perpetuity.

Reason: To protect the amenities of adjoining property owners and to ensure the development occurs 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).

- 6 Before the building hereby permitted is first occupied the proposed window(s) in the east and west elevation shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening.

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) and the Residential Design Guidance SPD (adopted April 2013).

- 7 a) No site works (including any temporary enabling works, site clearance and demolition) or development shall take place until details of temporary tree protection 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 scheme of temporary tree protection as 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.

Reason: To safeguard the health of existing protected tree(s) located to the rear of the site 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 (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

The application site is located at 59 Greenway Close, London, N20 8ES. This site currently contains a two storey, detached property situated on the southside of Greenway Close. The property benefits from an existing single storey adjoining car port and side/rear extension as well as raised rear terrace. While there is no planning history for the site, it is considered that these elements would be determined lawful due to the passage of time.

The area surrounding the application site is characterised predominantly by detached or link-detached two storey single family dwellings.

Greenway Close dips downward marginally towards the east, and in response the dwellings along this part of the street step down from one another towards the east.

The site does not contain any planning restrictions. However, a Tree Protection Order (TPO) area is located to the south of the site along its rear boundary.

2. Site History

There is no relevant planning history in this instance.

3. Proposal

This application seeks approval to construct a part single, part two storey rear and side extension, new terrace, new front porch, and install 1 rooflight to both sides of main roof.

At ground floor level the proposed extension would project approximately 4 metres beyond the existing rear wall of the dwelling at its deepest point and measures 8.8 metres in width and 4 metres in height.

The rear terrace would project approximately 3 metres beyond the proposed 4 metre ground floor rear extension and measure 8 metres in width and be located 1.3 metres above ground level at its highest point. A 1.8 metre high obscure glazed screen would also be installed on the eastern boundary of this patio.

At first floor level the proposed extension would project approximately 2.4 metres from the original western elevation of the dwelling at its widest point and measure 11.6 metres in depth. At the rear, the first floor extension would project approximately 2.3 metres beyond the original first floor and measure 8.9 metres in width, being the width of the existing dwelling.

The front porch extension would measure approximately 2.3 metres in depth, 2.2 metres in width and 3.8 metres in height at its tallest point and have a pitched roof.

4. Public Consultation

Consultation letters were sent to 7 neighbouring properties. Ten responses have been received in regard to this application comprising 9 letters of objection and 1 letter of support.

The letter of support is summarised below:

- Other properties in Greenway Close have been extended in similar ways to that proposed in this application
- The roofline has not been raised
- The flat roof components are not out of keeping with the area on account of similar such developments in Greenway Close
- The house will be no closer to the boundaries
- There is an existing terrace on the property which is not bigger than the proposed terrace
- Comments concerning noise levels and the plans being ultra-modern are unnecessary and disappointing

The letters of objection have been summarised below:

- Removal of the original porch would be out of character
- The roof has been raised in height and is out of character with the surrounding properties
- The flat roof components would be out of character
- The extensions would be too close to adjoining properties
- The extensions are too large and prominent for the property and would create a sense of enclosure for surrounding properties
- The works are too modern
- Overlooking will occur as a result of the extensions
- The extensions and bi-fold doors will result in additional noise effects from the property
- The plans are not detailed or accurate
- The flat roof at the rear could be used as a balcony resulting in a loss of privacy
- The extension would reduce light to adjoining properties
- Foundations of the extension would impact the stability of adjoining houses
- The works are an overdevelopment of the site
- The extensions would remove the sense of spacing between the properties
- Railings on the terrace are out of keeping with the building and surrounding area

Councillor Richard Cornelius has raised the following objection to this application:

- The extension at the rear coupled with the high level terrace which will have the form of a balcony by virtue of the height above the ground would seem very inappropriate. The overlooking factor is something that will spoil the quiet enjoyment of their properties by the 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 Government's 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.

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.

5.2 Main issues for consideration

The main issues for consideration in this case are:

1. Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality
2. Whether harm would be caused to the living conditions of neighbouring residents
3. Other matters

5.3 Assessment of proposals

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

The Council's Residential Design Guidance SPD outlines that extensions to houses can have a profound effect on the appearance of an area. In regard to character, Policy DM01 of the Council's Development Management Policies outlines that development proposals should be based on an understanding of local characteristics and seek to preserve or enhance local character. Further, the Council's Residential Design Guidance SPD outlines that extensions should not be unduly overbearing or prominent and should normally be subordinate to the existing dwelling.

In regard to side extensions, the Council's Residential Design Guidance SPD states that any side extension should not be greater than half the width of the existing house, and that first floor side extensions should be set back 1 metre from the front wall of the existing house. Further, roof forms should be pitched and set down from the ridge of the main roof, and the flank walls should generally be set back 1 metre from the boundary of the site.

In regard to rear extensions, the Council's Residential Design Guidance SPD states that the depth of any extension associated with a detached house should not exceed 4 metres.

The Council's Residential Design Guidance SPD states that large front extensions will not normally be permitted. Any front extension should reflect the form and style of the house.

Rear extension - It is not considered that the proposed rear extensions at ground or first floor level would harm the character or appearance of the existing dwelling or surrounding area. The proposed ground floor rear extension meets those design guidelines set out within the Residential Design Guidance SPD in terms of depth as the enclosed part of the extension does not project more than 4 metres from the original rear wall of the dwelling at ground floor level.

Although the proposed rear terrace would project approximately 3 metres beyond the proposed 4 metre ground floor extension, this feature is not enclosed and thus, would not add harmful built mass to the dwelling. Further, the roof form of the ground floor extension has a pitched appearance and thus complements the roof form of the existing dwelling. Although a flat roof component has been incorporated into the design of the ground floor extension, it is marginal in appearance and depth (being approximately 1.3 metres at its maximum depth), and as such, would not cause harm to the character of the house or the surrounding area.

The first floor rear extension projects approximately 2.3 metres beyond the original first floor and measures 8.9 metres in width, being the width of the existing dwelling, and incorporates pitched roof components. As such, the first floor rear extension is limited in scale and its design does not conflict with the host property.

Although adjoining dwellings have not been extended at their rear, it is not considered that the rear extensions would harm the character of the surrounding area. This determination is based on the fact that the rear extensions meet the Council's design guidelines and other buildings along this side of Greenway Close have been extended at their rear to varying degrees, creating a rear building line which is not wholly uniform.

Side extension - It is not considered that the side extension would harm the character or appearance of the existing building, the street scene or the wider area. This determination is based on the scale and design of the side extensions. In particular, it is noted that at ground floor level the proposed works would not extend beyond the existing western elevation of the dwelling and would not be greater than half the width of the existing dwelling.

At first floor, the side extension has been set back from the principal elevation of the existing dwelling by approximately 1 metre. Further, the first 3 metres of the side extension have been set back approximately 500 mm from the original western flank wall of the dwelling (being 1.2 metres from the boundary of the site and 2 metres from the first floor of 61 Greenway Close). This design makes the first floor side extension appear subordinate to the host dwelling when viewed from the street and maintains a degree of separation from 61 Greenway Close. The remaining length of the flank wall of the side extension (being 8.7 metres) is located approximately 900 mm from the boundary of the site (being 1.6 metres from the first floor of 61 Greenway Close). It is also noted that the roof form of the side elevation is pitched and its ridge is set down from that of the original roof thus maintaining a degree of subordination to the host property.

Front porch - The front porch extension is limited in scale, being approximately 2.3 metres in depth, 2.2 metres in width and 3.8 metres in height at its tallest point. It also incorporates a pitched roof component to compliment the appearance of the existing roof form. Although this front extension would remove the existing arched entrance way, it is not considered that this would be harmful to the existing building or the street scene. This determination is based on the fact that the building is not listed and it is not within a conservation area. Further, this arched entrance way is not repeated over a wide area within Greenway Close.

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

It is not considered that the proposed works would adversely impact neighbouring amenity in this instance. This determination is based on the scale, siting and design of the

proposed extensions. In particular, the subject building is detached from both of the adjoining dwellings at 61 Greenway Close and 57 Greenway Close. Further, the proposed extensions satisfactorily meet those guidelines set out within the Council's Residential Design Guidance SPD.

The ground floor rear extension is not greater than 4 metres in depth and thus is in accordance with the SPD. It is noted that a 3 metre deep terrace is also proposed beyond the 4 metre extension, however, it is not considered that this feature would result in the loss of privacy for adjoining occupiers via overlooking due to amendments following discussions with the applicant. These amendments included the addition of a 1.8 metre high obscure glaze screen on the eastern boundary of the terrace, and setting the terrace back from the eastern boundary by approximately 1.3 metres. It is considered that these amendments would mitigate potential overlooking into 57 Greenway Close. It is also noted that the western extent of the terrace accommodates steps down into the rear garden. As such, this area of the terrace will only be used for access purposes, and thus, does not allow users to overlook the rear of 61 Greenway Close for any extended period of time. It is not anticipated that the normal residential use of this terrace, or the modified dwelling as a whole, would result in a material change to the existing level of noise produced on this site.

The first floor rear extension would project approximately 2.3 metres beyond the original first floor and measure 8.9 metres in width, being the width of the existing dwelling. It is not considered that this first floor extension at the rear would result in the loss of light, outlook or privacy for adjoining occupiers due to its limited depth. It should also be noted that the depth of the rear extension was amended at its eastern extent in discussion with the applicant in order to limit the prominence of the first floor component when viewed from 57 Greenway Close. At the eastern elevation, the first floor rear extension follows on from existing flank wall of the host dwelling and as such, does not encroach any closer to the eastern boundary of the site.

Although the first floor side extension to the western elevation is 100 mm closer to the flank wall of 61 Greenway Close than outlined within the SPD, it is not considered that this marginal shortfall would result in material harm to the living conditions of the occupants of 61 Greenway Close.

New windows within the side elevations of the building are required to be obscure glazed and as such will not overlook adjoining properties.

The front porch extension is single storey in height and would not impact the amenity of adjoining occupiers.

3. Other matters

It is noted that a sufficient area of outdoor amenity space has been retained on site for future occupiers of the dwelling.

As described above, a TPO area is located at the rear of the application site. The proposed extensions would be located approximately 16 metres from the rear boundary of the site. There are no protected trees on the application site. A protective fencing condition has been recommended for inclusion with any approval for this application to ensure that no harm would be caused to nearby protected trees. As such, it is not considered that the works would impact any protected trees.

6. Response to consultation

It is not considered that the plans submitted were lacking any necessary information to make a determination on this application.

A condition has been recommended restricting the use of any flat roofed areas as a balcony.

The site is not located within a flooding zone. The stability of the soil in this instance is not a planning matter which need be taken into account in this instance. It is the onus of the applicant to ensure that any engineering works are suitable for the development proposed.

7. 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.

8. Conclusion

Having taken all material matters 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 also not considered to have an adverse impact on the amenities of neighbouring occupiers. This application is therefore recommended for approval.

Site Plan

