

Location **189 The Vale London NW11 8TL**

Reference: **16/0710/HSE** Received: 4th February 2016
Accepted: 4th February 2016

Ward: Childs Hill Expiry 31st March 2016

Applicant: Mr & Mrs A Dale

Proposal: Single storey rear extension. New front porch

Recommendation: Approve subject to conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, Drg.no. 16-01-01, Drg.no. 16-01-04 Rev C and Drg.no. 16-01-05 Rev C.

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).

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 application site is a semi-detached single family dwellinghouse located on the north east side of The Vale which is predominantly residential in character. The property is not listed and does not fall within a designated conservation area.

2. Site History

Reference: 16/0707/192

Address: 189 The Vale, London, NW11 8TL

Decision: Lawful

Decision Date: 22 February 2016

Description: Extensions to roof involving hip to gable end, rear dormer with juliette balcony and 3 no roof lights to the front elevation

Reference: F/04885/08

Address: 189 The Vale, London, NW11 8TL

Decision: Unlawful

Decision Date: 13 February 2009

Description: Extensions to roof including hip to gable, rear dormer and alterations to ground floor rear doors. Part single, part two storey rear extension.

Reference: C16618/06

Address: 189 The Vale, London, NW11 8TL

Decision: Approved subject to conditions

Decision Date: 9 August 2006

Description: Part single, part two-storey rear extension.

Reference: F/00635/09

Address: 189 The Vale, London, NW11 8TL

Decision: Lawful

Decision Date: 17 March 2009

Description: Extensions to roof including hip to gable and rear dormer (Amended)

3. Proposal

The proposal is for a single storey rear extension and front porch.

The rear extension will have a flat roof with a maximum height of 3 metres. The extension will extend along the common boundary wall at no.191 with a depth of 3 metres. The proposal seeks to extend full width of the rear wall towards neighbouring wall at no.187. There will be a buffer distance of approximately 2.5 metres between the widened extension and the side flank wall of no.187.

The front porch would have a pitched roof and would project by 1.2metre from the front elevation, 2.5metres wide and have an eaves height of 2.3metres and a maximum height of 3 metres.

4. Public Consultation

08 consultation letters were sent to neighbouring properties.

7 responses have been received.

The objections received can be summarised as follows:

- structural problems / Movement of house
- Materials relating to render and fencing do not match
- Discomfort to living arrangements
- disproportionate scale
- loss of light
- loss of outlook
- overbearing
- loss of privacy
- noise hazard
- traffic problems
- objecting to the loft extension
- cause blockage and damage to drains

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

Impact on the character and appearance of the existing building, the street scene and the wider locality

The proposed extension will be a proportionate addition that will not detract from the established character and appearance of the host property. The proposed extension will still appear as a harmonious and subordinate addition to the host property.

Many of the houses in this part of The Vale have single storey porch additions at the front of the properties. The tile clad pitched roof will be in keeping with a number of other front porch extensions in the vicinity and is considered to be in keeping with the character of the house. The proposed porch would comply with the SPD on Residential Design Guidance.

Impact on the living conditions of neighbouring residents

It is worth noting that the proposed rear extension will be replacing an existing canopy. The existing canopy has no side and rear walls and has a height of 2.5 metres and a depth of 3.5 metres. The proposed new extension will be brick and will have an increased height of 0.5 metres but the depth will not increase beyond what exists. As such it is not considered that the proposed extension will have a detrimental impact on adjoining property at no.191.

The neighbouring property at no 187, benefits from a rear extension of approximately 4 metres. There is a sufficient buffer distance of approximately 2.5 metres between the side flank wall of the host property and the side flank wall of no.187 and as such it is not considered that the proposed extension will have a detrimental impact on this neighbour in terms of loss of light, outlook, privacy or visual impact.

Barnet's Residential Design Guidance states that a depth of up to 3.5 metres for a semidetached property is acceptable, as such would not have an impact on the neighbouring property at no.187 and 191 The Vale.

The front porch by reason of its size, siting and design would have an acceptable impact on the neighbouring properties and street scene.

The proposals would comply with the aforementioned policies and Council Residential Design Guidance and would be a proportionate addition to the dwellinghouse. It would have an acceptable impact on the character and appearance of the streetscene, site property, general locality and the residential amenity of neighbouring occupiers.

5.4 Response to Public Consultation

The objections received can be summarised as follows:

- structural problems / Movement of house

It is not a planning consideration

- traffic problems

It is not a planning consideration

- cause blockage and damage to drains

It is not a planning consideration

- objecting to the loft extension

The loft extension does not form part of this application

- materials relating to render and fencing do not match

A condition will be attached to ensure materials match existing

- Discomfort to living arrangements

Addressed in main report

-disproportionate scale
Addressed in main report

- loss of light
Addressed in main report

-loss of outlook
Addressed in main report

-overbearing
Addressed in main report

-loss of privacy
Addressed in main report

-noise hazard
It is not considered that an extension to a dwelling would cause harmful noise or disturbance.

The applicant has amended the proposal and reduced it from 4m to 3.5m, in order to address resident's concerns.

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.

