

Location **20 Alston Road Barnet EN5 4ET**

Reference: **16/1163/HSE** Received: 23rd February 2016
Accepted: 25th February 2016

Ward: High Barnet Expiry 21st April 2016

Applicant: Mr C Bass

Proposal: Single storey rear/side extension

Recommendation: Approve subject to conditions

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

Drawing no. 449516 Revision A received 19 April 2016

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. A pre-application advice service is also offered. 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 two storey mid-terraced dwellinghouse located on the southern side of Alston road. The local area is characterised by two storey traditional buildings with consistent building heights, pitched roofs, soft landscaped front gardens, and sash window detailing. The site is not located within a conservation area and is not a listed building.

2. Site History

Reference: N13822A/07

Address: 20 Alston Road, Barnet, EN5 4ET

Decision: Lawful

Decision Date: 20 August 2007

Description: Single storey rear extension and hip to gable loft conversion with rear dormer.

Reference: N13822/03

Address: 20 Alston Road, Barnet, EN5 4ET

Decision: Refused

Decision Date: 17 October 2003

Description: Loft conversion including rear dormer windows and two rooflights to front.

3. Proposal

The proposal at the host property is for a single storey rear extension that will square up the dwellinghouse and eliminate the current L-shaped rear wall at the host property. The single storey rear extension measures 1.67 metres in width, a depth of 5.07 metres, with an eaves height of 2 metres on the common boundary, and a mono pitched roof height of 3 metres at the body of the dwellinghouse.

4. Public Consultation

Consultation letters were sent to 9 neighbouring properties. 11 responses have been received in regard to this application consisting of 11 letters of objections. The objections are summarised below:

- Loss of natural light
- Overshadowing on neighbouring occupiers
- A sense of enclosure
- Development is out of character for the area
- Visual obtrusiveness on garden amenity
- Depth of the extension

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 NPPF states that Local planning authorities should look favourably upon development proposals which enhance or better reveal their significance or preserve the elements of the setting and make a positive contribution to or better reveal the significance of the area. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

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.

The London Plan states that the diverse range of designated and non-designated heritage assets contribute to its status as a world class city. Crucial to the preservation of this character is the careful protection and adaptive re-use of heritage buildings and their settings. Heritage assets such as conservation areas make a significant contribution to local character and should be protected from inappropriate development that is not sympathetic in terms of scale, materials, details and form. Substantial harm to or loss of a designated heritage asset should be exceptional, with substantial harm to or loss of those assets designated of the highest significance being wholly exceptional.

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.

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.

5.3 Assessment of proposals

Impact on existing building and street scene

The host property has previously been granted planning permission under reference number N13822A/07 for a single storey rear extension and hip to gable loft conversion with rear dormer. Under this planning permission the single storey rear extension was proposed on the rear wing of the dwellinghouse and was not implemented as part of the proposal with only the rear dormer and loft conversion being constructed. In its existing

state at the host property the rear wing wall of the host property does not project beyond the rear wall of neighbouring occupier at no. 22. A rear conservatory at neighbouring occupier no. 18 projects 3 metres past the rear wing wall of the host property.

The local area and street scene of Alston Road is characterised by two storey traditional buildings with consistent building heights, pitched roofs, soft landscaped front gardens, and sash window detailing. Previous planning history has granted permission for a side extension at no. 4 under reference number N05948A/06. The proposal for no. 4 Alston Road proposed the extension to be built up to the boundary and measures 5m in length along the boundary with 6 Alston Road and in fill the area between the existing flank and the boundary line (1.6m wide). The proposal included a parapet wall to be built alongside the boundary line to 2.6m in height.

The Councils Residential Design Guidance SPD 2013 advises that side extensions should be subordinate additions constructed with materials which are in keeping with the rest of the house. Side extensions should normally have a width of not more than half the width of the original house, and should be designed in such a way so as to minimize the visual impact to the street scene.

The proposal at the host property measures 1.67 metres in width, a depth of 5.07 metres, with an eaves height of 2 metres on the common boundary, and a mono pitched roof height of 3 metres at the body of the dwellinghouse. As the proposal is infilling an existing L-shaped rear wall at the rear of the dwellinghouse the proposal will have no visual impact on the street scene. The proposed width of 1.67 metres is under half the width of the original dwellinghouse width of 4.875 metres. The extension at the host property is considered to be an acceptable addition to the dwellinghouse in accordance with the Council's SPD.

Impact on neighbouring amenity

The proposed 2 metre eaves height on the common boundary with the neighbouring occupier at no. 18 Alston Road with a maximum 3 metre mono pitched roof height to the body of the dwellinghouse is not considered to adversely affect the garden amenity of the neighbouring occupier due to the conservatory and garden area at the rear of the dwellinghouse providing ample space for garden amenity.

The proposed 1.67 metre width of the extension and 5.07 metre depth of the extension is not considered to have an adverse impact on creating a sense of enclosure or loss of natural light to the neighbouring occupier to an extent that would warrant a reason for refusal.

The proposed extension would not appear overbearing or visually intrusive on the neighbouring occupier at no. 18 due to the sloping nature of the roof, and it is considered not to have an unacceptable impact to an extent that would warrant a reason for refusal.

5.4 Response to Public Consultation

The response to public consultation is addressed in the main body of this report.

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 LOCATION PLAN

20 ALSTON ROAD, EN5 4ET

SCALE = 1:500

