

Location **7 Sunset View Barnet EN5 4LB**

Reference: **16/1234/HSE** Received: 25th February 2016
Accepted: 2nd March 2016

Ward: High Barnet Expiry 27th April 2016

Applicant: Mr & Mrs Peter & Anny Woodhams

Proposal: Single storey rear extension. Hard and soft landscaping

Recommendation: Approve subject to conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Numbers: SL01D, 02C, 03A, 04A, 05D, 06D, 07E, 08A.

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 development hereby approved shall match those used in the existing building and be as stated on the drawings hereby approved.

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 contains a two storey detached dwelling-house. The house has a hipped roof with a catslide element over the integral garage. The site is on the north side of Sunset View. There are neighbouring properties either side of the site, and Old Fold Manor Golf Course beyond the rear garden. The site is within the Monken Hadley Conservation Area.

2. Site History

No history

3. Proposal

This application proposes a single storey rear extension, and alterations to hard and soft landscaping. The single storey rear extension would measure approximately 5 metres in depth by 6.2 metres in width. It would be set in approximately 1m from the flank wall of the existing building and a minimum of 3.5m from the common boundary with the neighbouring property to the east. The extension would have a curved side wall facing into the site, and would have a flat roof 3.3m high.

The alterations to hard and soft landscaping include an extension to the rear patio. The existing patio, which has an uneven appearance, would be extended to form a rectangular patio area which would extend 1m further rear beyond the proposed extension, and across the majority of the width of the building. It would therefore have a maximum depth of approximately 6 metres.

4. Public Consultation

Consultation letters were sent to 2 neighbouring properties. A site notice was also displayed, and a notice displayed in the paper. 8 letters of objection have been received and can be summarised as follows:

- The extension will obstruct the view of the golf course
- The size and modern design would have an unacceptable impact on the character and appearance of the host property, the neighbouring properties on Sunset View; and, are not sympathetic to the character and appearance of the Monken Hadley Conservation Area. As such it would be visually prominent to the neighbouring properties, golf course and public footpath
- Approval of the scheme would establish a bad precedent for the Conservation area.
- The size and design proposed development will have a detrimental impact on the residential amenities of both neighbouring properties (i.e. result in a loss of outlook, sense of enclosure, loss of light, overshadowing and be visually overbearing)
- The extension would break the established rear building line of the road
- The ground level difference will exacerbate the impact of the development on neighbouring amenities.
- The neighbouring part single, part two storey rear extension was restricted to 2.3m at ground level, thus this limitation should be the same for the application site.

4.1 Other Consultation

Monken Hadley and Wood Street Conservation Area Advisory Committee - Destroys view from Green Belt and Conservation Area. Out of character with remainder of street scene. Overlooks neighbours' properties and blocks the views they would expect to enjoy.

Urban Design & Heritage Team - There is no objection in principle to the proposed 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 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.

Monken Hadley Conservation Area Character Appraisal Statement - Adopted January 2007

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, the Monken Hadley Conservation Area, 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 of the area

The proposed single storey rear extension would have a depth of 5 metres, and be constructed on an extended terrace area. It is noted that the existing building has not benefitted from any rearward extensions in the past. However, the proposed extension as a result of its single storey scale would appear as a subservient and proportionate addition to the existing building. The proposed extension is not considered to dominate or detract from the original character or appearance of this dwelling. It is noted that the proposed extension would have a contemporary design and appearance. However its subservience, and the use of materials to reflect those in the main building would ensure the proposal would respect the appearance of the existing building.

The proposed extension to the patio is considered to be a reasonable and proportionate addition that that would not detract from the character and appearance of the host property and its vicinity or the Monken Hadley Conservation Area. The height of 1m is considered to be acceptable given the minimal visibility.

The proposed alterations would be visible in some views from the Green Belt and outside the site but within the conservation area. However given the small scale of the proposed development, and that it would assimilate acceptably into the context of the application site, it is not considered that this would cause any harm to the significance of the conservation area or the visual amenities of the Green Belt.

Impact on the amenities of neighbours

The proposed extension would have a depth of 5 metres. However it would be at least 3.5 metres from No. 9 Sunset View and over 13 metres from No. 5 Sunset View. As a result of this separation distance, along with the height of the proposed extension, it is not considered that the proposal would appear overbearing or visually intrusive when viewed from any neighbouring property. It is noted that the proposed extension would include a window in the elevation facing No. 9 Sunset View. However this window would be at a high level within the room it would serve and as a result would not result in any overlooking toward the neighbouring property.

In respect of the patio, given the considerable separation distances between the edge of the patio area and neighbouring properties (3.2m from No. 5 and 5.3m from No. 9) it is not considered that the patio would result in any demonstrable significant adverse impact on the privacy or amenities of the occupants of the neighbouring properties.

5.4 Response to Public Consultation

The majority of the objections raised are addressed in the report above. In respect of the concerns regarding 'precedent', each application is assessed on its own individual merits.

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.



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