

Location **2A Bellevue Road London N11 3ER**

Reference: **16/1025/FUL** Received: 17th February 2016
Accepted: 22nd February 2016

Ward: Coppetts Expiry 18th April 2016

Applicant: Mr Graham Creek

Proposal: Two storey front extension. First floor side extension (amended plans)

Recommendation: Approve subject to conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: site location plan; S01; S02; S03; S04; P01B; P02C; P03B; P04B

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 Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no windows or doors, other than those expressly authorised by this permission, shall be placed at any time in the side elevation(s), of the extension(s)

hereby approved, facing Christ Church and rear gardens at Bellvue Road and Parkhurts Road.

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).

- 6 Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no windows or doors, other than those expressly authorised by this permission, shall be placed at any time in the front elevation(s), of the extension(s) hereby approved, facing 2 Bellevue Road.

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).

- 7 Before the building hereby permitted is first occupied the proposed window(s) in the side elevation facing the rear gardens at Bellevue Road and Parkhurst Road 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).

- 8 The proposed external staircase in the western elevation facing 2-4 Bellevue Road shall be used as an emergency escape only and for not other purpose.

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).

- 9 a) Notwithstanding the details shown on the plans submitted and otherwise hereby approved, the development hereby approved shall not be first occupied or brought into use until details of the privacy screens associated to the external staircase have been submitted to the Local Planning Authority and approved in writing.

b) The details approved by this condition shall be implemented in their entirety prior to the commencement of the use or first occupation of the development and retained as such thereafter.

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).

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 sites occupies an "L" shaped plot with a staggered boundary with the residential properties of 2-10 Bellevue Road to the west, the rear part of no. 12 Bellevue Road to the north, the rear gardens nos. 13-21 Parkhurst Road to the east and the Hall of Christ Church Lecture to the south.

Access to the site is achieved in between the Church Hall and no. 2 Bellevue Road.

The site is occupied by various buildings, predominantly single storey but also a two storey block in the south eastern corner of the site. The site is currently used for the design and manufacture of electronic security products.

2. Site History

Application: B/04883/14

Address: 2A Bellevue Road, London, N11 3ER

Dated: 19.09.2014

Decision: Approved subject to conditions

Description: Non-material amendment to planning permission B/05365/13 dated 10/01/2014. Amendments to include insertion of 2no. rooflights to proposed rear extension.

Application: B/05365/13

Address: 2A Bellevue Road, London, N11 3ER

Dated: 10.01.2014

Decision: Approved subject to conditions

Description: Single storey rear extension. Replacement lean to yard store.

Application: B/03753/12

Address: 2A Bellevue Road, London, N11 3ER

Dated: 13.01.2013

Decision: Refuse

Description: Single storey rear extension, first floor rear extension including 5no. rooflights and an internal goods lift and internal alterations to existing factory premises. Replacement lean to yard store.

Reason for refusal:

1) The proposed first floor extension, by virtue of its size, siting, height, bulk and design, would be a visually obtrusive and overbearing form of development to the detriment of the character and appearance of the area, the visual and residential amenities of the neighbouring properties and the privacy currently enjoyed by the occupiers of properties along Bellevue Road

3. Proposal

This application proposes a two storey front extension and a first floor side extension.

The two storey front extension would measure 5.4m wide and 2.8m deep at ground and first floor level. It would be covered by a pitched roof, with a height of 4.9 metres to the eaves and maximum height of 6.5 metres, approximately 0.5 metres lower than the main existing roof. This element would be situated in front of the existing two storey building on the south eastern corner of the site, adjacent to the Hall of Christ Church.

The proposed first floor side extension would be 11.7m deep and 2.8m wide. It would be covered by a hipped roof, with matching eaves height and maximum height of approximately 6.5 m. The extension would be situated on the north western side of the existing two storey building in the site, on the side with no. 2-10 Bellevue. Associated to this extension a fire escape staircase is proposed on the southwestern side of the building, on the side with no. 4 Bellevue Road and would be 2.5 metres away from the base of the staircase and 1 metre to its landing

4. Public Consultation

Consultation letters were sent to 16 neighbouring properties. 9 responses have been received, comprising 9 letters of objection.

No. of speakers: 3

The objections received can be summarised as follows:

- extensions out of keeping
- overbearing impact on neighbouring gardens
- overlooking/ loss of privacy
- increased sense of enclosure
- scale and appearance
- quality of residential living

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 2016

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

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

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

Since its submission, the proposal has been amended with the depth of the front extension reduced from 4.2m to 2.8m, and the width of the first floor extension reduced from 4.2m to 2.8m.

The front extension would represent a subservient addition to the main building. Its narrow width, limited depth and reduced height ensure it would not dominate the site or the surroundings. The proposed first floor side extension would also have a subservient height, with a hipped roof to ensure its appearance is more commensurate with the pitched and hipped roofs of surrounding buildings. The proposed additions are considered to be subordinate to the main building and are not considered to be detrimental to the character or appearance of the street scene or wider locality.

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

The host property adjoins the Hall to Christ Church, which is situated approximately 3 metres away from the proposed two storey front extension and due to the distance and orientation it is not considered to have a significant detrimental impact in terms of loss of light, overbearing or loss of outlook. The proposed two storey extension would be situated approximately 4.2 metres away with the side boundary with no. 4 and over 12 metres away to the rear of no. 2 Bellevue Road. It is also noted that the proposed two storey front extension would be partially obscured from the neighbouring property by a boundary of approximately 2.5 metres. The windows to Christ Church are also frosted. The first floor side window facing the garden of no. 4 Bellevue Road has been eliminated and as such any overlooking issues had been eliminated. As such have no undue impact on the amenities of the neighbouring occupiers and is considered acceptable in size and design.

The proposed first floor side extension has been reduced in depth to make sure it would be in line with the boundary with no. 4 Bellevue Road. It has also been staggered at the back and would be in line with the existing outbuilding at no. 13 Parkhurst Road. As a result of the amendments the proposed extension would be contained within the site plot and screened by the existing outbuilding at no. 13 Parkhurst Road. It is noted that the existing building has several first floor side windows facing the rear gardens of the properties at Bellevue and Parkhurst Road and although the proposed side windows would be closer, this have been conditioned to be obscure glazed and as such it is considered to be an improvement to the current situation, as the existing windows are not of obscure glass and overlook the rear gardens of properties 4-10 Bellevue Road.

Following the amendment of the original proposal, the current scheme is considered to have overcome all the previous raised concerns and is considered to have an acceptable impact on the amenities of the surrounding properties. The proposed extension will be sited approximately 15 metres away from the properties at Parkhurst and Bellevue Road and due to the distance it is not considered to have an overbearing effect, increase sense of enclosure or loss of outlook, that would be detrimental to the quality of life of the neighbouring residents; there is also no windows directly facing those dwellings and such there is no direct overlooking of habitable rooms.

It is also noted that associated to the proposed first floor side extension an external stair is proposed. This element has been amended to reduce any overlooking and loss of privacy and moved away from the boundary with no. 4 Bellevue Road. Two conditions would also be added to ensure that the stairs are only used in the event of emergencies and a privacy screen would be added to the first floor landing, facing no.2 and 4 Bellevue Road.

Given the relationship between the proposal and the neighbouring properties, it is not considered that this scheme would be detrimental to the amenities of the occupants of any neighbouring property.

5.4 Response to Public Consultation

Covered in the main 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.

