

Location **19 Decoy Avenue London NW11 0ES**

Reference: **16/2460/HSE** Received: 14th April 2016
Accepted: 18th April 2016

Ward: Golders Green Expiry 13th June 2016

Applicant: Mr M Solaimani

Proposal: Demolition of existing garages and erection of single storey side extension

Recommendation: Approve subject to conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 19DA/P01 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).

- 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 No. 17 Decoy Avenue.

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 The use of the extension hereby permitted shall at all times be ancillary to and occupied in conjunction with the main building and shall not at any time be occupied as a separate unit or dwelling.

Reason: To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties 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. 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 relates to a single storey detached bungalow on Decoy Avenue; a residential road which lies within the Golders Green ward of the South area. The property itself has been extended previously at single storey level to the rear and at roof level with a dormer to both the front and rear roof slopes.

The majority of dwellings on Decoy Avenue are predominantly single storey detached bungalows set within spacious plots many of which benefit from a number of extensions including large front and rear dormer windows and single storey side extensions.

The property is not listed and does not fall within a designated conservation area.

2. Site History

Reference: W06341A

Proposal: Single-storey rear extension.

Decision: Approved subject to conditions

Decision Date: 1984

Reference: W06341

Proposal: Single-storey rear extension, enlargement of front dormer window and new rear dormer window.

Decision: Approved subject to conditions

Decision Date: 1979

3. Proposal

The application seeks consent for the construction of a single storey side extension. It is important to note that the plans have been amended since the original submission to reduce the depth of the frontward projection and to reduce the height including alterations to the roof design. This is further discussed in the body of this report.

4. Public Consultation

Consultation letters were sent to 8 neighbouring properties.

8 responses have been received, comprising 8 letters of objection

The objections received can be summarised as follows:

- concerns raised in regards to the boundary line between the application site and No. 17
- overdevelopment
- adverse impact on the streetscene
- unacceptable narrowing of gap between 17 and 19 Decoy Ave creating an unacceptable precedent in the street

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

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

Through negotiations with the applicant the plans have seen significant revisions and now relate better to the properties either side and the streetscene as a whole. In terms of footprint, it would project no further forward than the garage at the site and not project further rearward than the conservatory at the neighbouring property at No. 17; the level changes across the site and road results in the neighbouring conservatory being at a higher level than the garage at the application site. Natural screening and the fact that no side facing windows have been proposed, help to eliminate any potential adverse impact the proposal may have on the occupiers of No. 17.

The majority of houses on Decoy Avenue have been significantly extended to both the front and rear which, over the years, has created a somewhat uneven building line on this side of the street. The frontward projection of the extension is not deemed to adversely impact the streetscene in this regard. Given that the proposal would largely replace an existing structure on site, the extension is not considered to result in an unacceptable narrowing of gaps between properties, the lowered height and clear distinction between the main building and extension would not result in a 'terracing effect' and would still maintain a more than adequate perception of separation between properties at roof level.

Moving on to bulk and massing, care has been taken to reduce the height of the front element of the proposal, including the addition of a dummy-pitch roof to maintain proportionality and subordination with the main building. The original scheme would have resulted in a overly bulky and prominent feature within the streetscene, the significant reduction in height and changes in design are considered to be a welcome addition to the streetscene and an improvement to the existing situation of a detached garage on the application site.

Side extensions are a common feature on Decoy Avenue with a number of the properties benefitting from an additional access door serviced by the side extensions. In this instance, given the character of the road, the addition of an access door is considered acceptable; the internal configuration of the property would still allow for internal access into the extension and the use of the extension can be appropriately controlled by suggested condition No. 6 which would state "The use of the extension hereby permitted shall at all times be ancillary to and occupied in conjunction with the main building and shall not at any time be occupied as a separate unit or dwelling."

In conclusion, while the existing house is somewhat distinctive in its own right on Decoy Avenue, in terms of design and bulk/massing, the character of the street is varied, and on balance, would be preserved. The proposal would accord with Policy CS5 of Barnet's Local Plan (Core Strategy) Development Plan Document (2012), Policy DM01 of Barnet's Local Plan (Development Management Policies) Development Plan Document (2012) and the thrust of Barnet's Local Plan Supplementary Planning Document: Residential Design Guidance (2013). These, together, seek to protect and enhance Barnet's character to create high quality places.

5.4 Response to Public Consultation

The objections were received prior to any amendments being made on the proposal; the amendments are considered to overcome a number of the concerns raised.

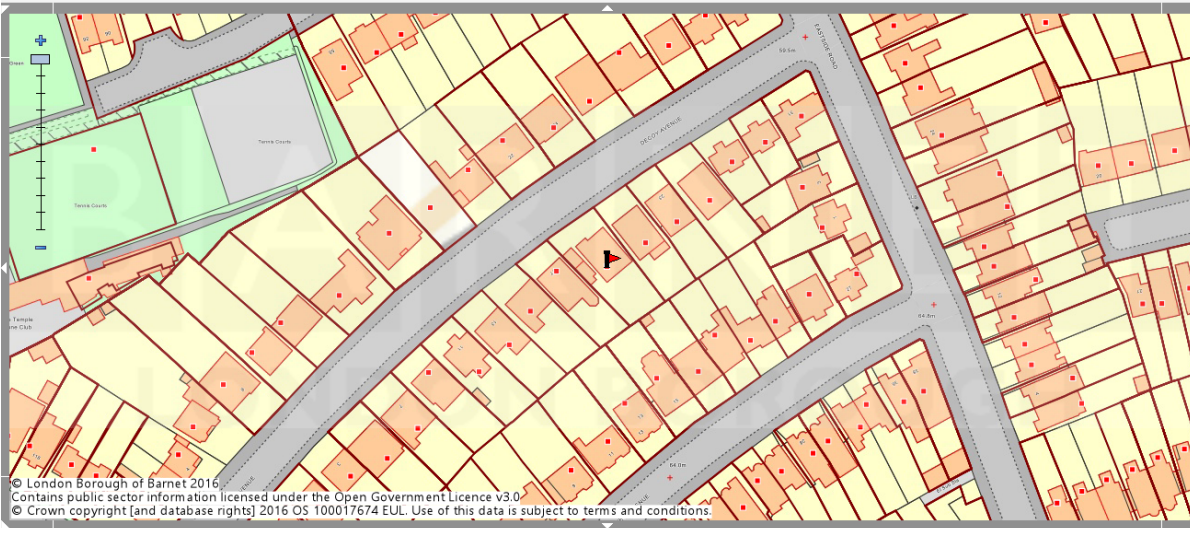
Boundary disputes are not a material planning consideration.

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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