

Location **25 Holmfield Avenue London NW4 2LP**

Reference: **16/2867/FUL** Received: 29th April 2016
Accepted: 11th May 2016

Ward: Hendon Expiry 6th July 2016

Applicant: Ms Brenda Feig

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: H002.EXT-PP-00.R1; H002.EXT-PP-01.R1; H002.EXT-PP-02.R1; H002.EXT-PP-03.R1; H002.EXT-PP-04.R1

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 The use of the extension hereby permitted shall at all times be ancillary to and occupied in conjunction with the ground floor flat 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. 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 host property is a semi-detached dwelling that has been converted into 2no. flats, it's located on the north side of Holmfield Avenue.

The property is not listed or situated within a conservation area.

2. Site History

Reference: W09242A/07

Address: 25 Holmfield Avenue, London, NW4 2LP

Decision: Lawful

Decision Date: 7 April 2008

Description: Continue use of property as 2 No. self-contained flats.

3. Proposal

The applicant seeks permission for a single storey rear extension and a front porch.

The rear extension would have a depth of 4 metres and occupy the full width of the existing building. It would have a flat roof with a height of 2.95 metres.

The proposed front porch would have a depth of 1.1 metres and width of 2.2 metres. it would have a pitched roof with a maximum height of 3 metres and 2.45 metres to the eaves.

4. Public Consultation

Consultation letters were sent to 6 neighbouring properties.

20 responses have been received, comprising 20 letters of objection.

No. of speakers: 11

The objections received can be summarised as follows:

- conversion of the property into flats.
- issues with the proposed outbuilding.

- parking issues.
- use of property/possible rent as separate units
- no refuse details.
- Noise pollution from additional people.
- cumulative effect.
- impact on the visual amenities.
- insufficient amenity space.
- overdevelopment.

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

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

Within Barnet's Residential Design Guidance it sets out that rear extensions should 'not look too bulky and prominent compared to the size of the main building and garden to which they relate'. It is considered that the proposed rear extension would not appear as an overly bulky and prominent addition compared to the host dwelling and the garden.

The proposed porch would be similar to other existing front porches in Holmfield Avenue. This element is not considered to detract from the character of the street scene and due to its size the porch does not appear overly prominent or intrusive.

The design and form is considered to complement that of the host dwelling. It is therefore considered that the proposed single storey rear extension and porch will have an acceptable impact on the character and appearance of the host dwelling.

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

Barnet's Residential Design Guide states that ground floor rear extensions to semi-detached properties would normally be acceptable at 3.5 metres in depth. The proposal has been amended during the life of the application so to ensure that the development would not materially harm the amenities of the neighbouring properties. Its depth has been reduced by two metres and would have a depth of 4 metres. It is also noted that no. 27 Holmfield Avenue has recently benefitted of a larger extension of 6 metres in depth and as a result the extension would not have any impact to this neighbouring property.

Although the neighbouring property at no. 23 has not benefitted of a rear extension, the reduction in depth to 4 metres and the distance to the shared boundary with this property of approximately 1 metre and 2 metres to the flank wall of this property; the proposed extension is considered to have an acceptable impact on the amenity of this neighbouring residents.

The proposed porch extension, given its relationship with the neighbouring buildings would not appear overbearing or visually intrusive when viewed from the neighbouring buildings and would comply with Barnet's Residential Design Guide.

Although the extension of the ground floor flat will create 1no. additional bedroom to the existing ground floor flat. The Highways Officer has confirmed that the current off-street parking situation of Holmfield Avenue can accommodate an additional car and this is not a reason to warrant refusal.

Concerns had been raised regarding the possible creation of additional self-contained units. It is noted that the applicant has not applied for the change of use or the creation of new residential units and as such this cannot be assessed under this application. This would require a separate planning permission.

Given the proportions and 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, in terms of loss of light, overshadowing or overbearing.

It is noted that the property has previously been converted to two flats and that this use has been confirmed as lawful and immune from enforcement action. The Local Planning Authority therefore cannot take any further action against this. The extensions would add an additional bedroom to the ground floor unit and it is not considered that this would intensify the use to a harmful degree, nor would it harm local character.

5.4 Response to Public Consultation

- conversion of the property into flats - conversion of the property into 2no. flats was decided as lawful under a lawful development certificate, which demonstrated the continued use as two separate units for a period of over 4 years.
- issues with the proposed outbuilding - this application does not seek permission for an outbuilding.
- parking issues - covered in the main report.
- use of property/possible rent as separate units - the applicant has not applied for the change of use or the creation of new residential units. This would require a separate planning permission.

- no refuse details - not required for this type of proposal/application
- Noise pollution from additional people - is not a material planning consideration
- cumulative effect - the proposed extensions under this application and the proposed outbuilding under reference 16/2481/FUL are considered to have an acceptable impact on the character of the area and impact on the amenities of the neighbouring resident.
- impact on the visual amenities - covered in the main report.
- insufficient amenity space - the remaining garden space is considered to be sufficient for a two bedroom flat. The applicant has confirmed the ground floor has exclusive use to the amenity space.
- overdevelopment - the proposed development is considered appropriate for the type and size of property/plot and is not considered overdevelopment.

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.

