

Location **16 Rundell Crescent London NW4 3BP**

Reference: **16/3037/FUL** Received: 9th May 2016
Accepted: 13th May 2016

Ward: West Hendon Expiry 8th July 2016

Applicant: Mr David Narunsky

Proposal: Conversion of existing dwelling into 2no semi detached houses including part single, part two storey side and rear extension following demolition of existing garage and removal of rear bay at ground and first floor. Formation of front bay window and new entrance. Roof extension involving side and rear dormer windows, 2no rooflights to front elevation. Provision of 4no off street parking spaces, refuse/recycling stores associated hard and soft landscaping and amenity space

Recommendation: Approve subject to conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; Planning Statement; Drawing no. RC15-PP-101; Drawing no. RC15-PP-201 Rev B.

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 Before the building hereby permitted is first occupied the proposed window(s) in the side elevations facing no.14 and no.18 Rundell Crescent 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).

- 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 side elevation(s), of the extension(s) hereby approved, facing no.14-16 Rundell Crescent.

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 a) Before the development hereby permitted is first occupied, details of privacy screens to be installed shall be submitted to and approved in writing by the Local Planning Authority.

b) The screens shall be installed in accordance with the details approved under this condition before first occupation or the use is commenced and retained as such thereafter.

Reason: To ensure that the development does not prejudice the amenity of future occupiers or the character of the area in accordance with policies DM01 and DM02 of the Development Management Policies DPD (adopted September 2012), the Residential Design Guidance SPD (adopted April 2013) and the Sustainable Design and Construction SPD (adopted April 2013).

- 8 The layout of the residential units as indicated on the hereby approved plans shall be implemented and retained as such thereafter.

Reason: To ensure that the development does not prejudice the amenity of future occupiers or the character of the area 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) Before the development hereby permitted is first occupied, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a

satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority.

b) The development shall be implemented in full accordance with the details as approved under this condition prior to the first occupation and retained as such thereafter.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS14 of the Adopted Barnet Core Strategy DPD (2012).

- 10 The amenity space shall be implemented and subdivided in accordance with the details indicated on the hereby approved Drawing no. RC15-PP-201 Rev B before first occupation or the use is commenced and retained as such thereafter.

Reason: To ensure that the development does not prejudice the amenity of future occupiers or the character of the area in accordance with policies DM01 and DM02 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted April 2013).

- 11 Before the development hereby permitted is first occupied or the use first commences the parking spaces/garages shown on Drawing No. RC15-PP-201 Rev B shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason: To ensure that parking is provided in accordance with the council's standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area in accordance with Policy DM17 of the Development Management Policies DPD (adopted September 2012) and Policies 6.1, 6.2 and 6.3 of the London Plan 2015.

- 12 Prior to the first occupation of the units, copies of Pre-completion Sound Insulation Test Certificates shall be submitted to the Local Planning Authority, confirming compliance with Requirement E of the Building Regulations 2010 (or any subsequent amendment in force at the time of implementation of the permission).

Reason: To protect the amenities of future and neighbouring residential occupiers in accordance with Policies DM02 and DM04 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted April 2013)

- 13 The property shall be used as self-contained units as shown in the hereby approved drawings under Class C3(a) and no other purpose (including any other purpose in Class C3 or C4 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification).

Reason: To enable the Local Planning Authority to exercise control of the type of use within the category in order to safeguard the amenities of the area.

- 14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any of Classes A, B, C, D, E, F and G of Part 1 of Schedule 2 of that Order shall be carried out within the site area or building hereby approved.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality in accordance with policies DM01 of the Development Management Policies DPD (adopted September 2012).

- 15 Prior to the first occupation of the development hereby approved it shall be constructed incorporating carbon dioxide emission reduction measures which achieve an improvement of not less than 6% in carbon dioxide emissions when compared to a building constructed to comply with the minimum Target Emission Rate requirements of the 2010 Building Regulations. The development shall be maintained as such in perpetuity thereafter.

Reason: To ensure that the development is sustainable and minimises carbon dioxide emissions and to comply with the requirements of policies DM01 and DM02 of the Barnet Development Management Policies document (2012), Policies 5.2 and 5.3 of the London Plan (2015) and the 2016 Mayors Housing SPG.

- 16 Prior to the first occupation of the new dwellinghouse(s) (Use Class C3) hereby approved they shall all have been constructed to have 100% of the water supplied to them by the mains water infrastructure provided through a water meter or water meters and each new dwelling shall be constructed to include water saving and efficiency measures that comply with Regulation 36(2)(b) of Part G 2 of the Building Regulations to ensure that a maximum of 105 litres of water is consumed per person per day with a fittings based approach should be used to determine the water consumption of the proposed development. The development shall be maintained as such in perpetuity thereafter.

Reason: To encourage the efficient use of water in accordance with policy CS13 of the Barnet Core Strategy (2012) and Policy 5.15 of the March 2016 Minor Alterations to the London Plan and the 2016 Mayors Housing SPG.

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.

- 2 The Community Infrastructure Levy (CIL) applies to all 'chargeable development'. This is defined as development of one or more additional units, and / or an increase to existing floor space of more than 100 sq m. Details of how the calculations work are provided in guidance documents on the Planning Portal at www.planningportal.gov.uk/cil.

The Mayor of London adopted a CIL charge on 1st April 2012 setting a rate of £35 per sq m on all forms of development in Barnet except for education and health developments which are exempt from this charge. Your planning application has been assessed at this time as liable for a £4,798.50 payment under Mayoral CIL.

The London Borough of Barnet adopted a CIL charge on 1st May 2013 setting a rate of £135 per sq m on residential and retail development in its area of authority. All other uses and ancillary car parking are exempt from this charge. Your planning application has therefore been assessed at this time as liable for a £18,508.50 payment under Barnet CIL.

Please note that Indexation will be added in line with Regulation 40 of Community Infrastructure Levy.

Liability for CIL will be recorded to the register of Local Land Charges as a legal charge upon your site payable should you commence development. Receipts of the Mayoral CIL charge are collected by the London Borough of Barnet on behalf of the Mayor of London; receipts are passed across to Transport for London to support Crossrail, London's highest infrastructure priority.

You will be sent a 'Liability Notice' that provides full details of the charge and to whom it has been apportioned for payment. If you wish to identify named parties other than the applicant for this permission as the liable party for paying this levy, please submit to the Council an 'Assumption of Liability' notice, which is also available from the Planning Portal website.

The CIL becomes payable upon commencement of development. You are required to submit a 'Notice of Commencement' to the Council's CIL Team prior to commencing on site, and failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet other statutory requirements relating to CIL, such requirements will all be set out in the Liability Notice you will receive. You may wish to seek professional planning advice to ensure that you comply fully with the requirements of CIL Regulations.

If you have a specific question or matter you need to discuss with the CIL team, or you fail to receive a 'Liability Notice' from the Council within 1 month of this grant of planning permission, please email us at: cil@barnet.gov.uk.

Relief or Exemption from CIL:

If social housing or charitable relief applies to your development or your development falls within one of the following categories then this may reduce the final amount you are required to pay; such relief must be applied for prior to commencement of development using the 'Claiming Exemption or Relief' form available from the Planning Portal website: www.planningportal.gov.uk/cil.

You can apply for relief or exemption under the following categories:

1. Charity: If you are a charity, intend to use the development for social housing or feel that there are exception circumstances affecting your development, you may be eligible for a reduction (partial or entire) in this CIL Liability. Please see the documentation published by the Department for Communities and Local Government at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6314/19021101.pdf

2. Residential Annexes or Extensions: You can apply for exemption or relief to the collecting authority in accordance with Regulation 42(B) of Community Infrastructure Levy Regulations (2010), as amended before commencement of the chargeable development.

3. Self Build: Application can be made to the collecting authority provided you comply with the regulation as detailed in the legislation.gov.uk

Please visit <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil> for further details on exemption and relief.

- 3 The applicant is advised that any development or conversion which necessitates the removal, changing, or creation of an address or addresses must be officially registered by the Council through the formal 'Street Naming and Numbering' process.

The London Borough of Barnet is the Street Naming and Numbering Authority and is the only organisation that can create or change addresses within its boundaries. Applications are the responsibility of the developer or householder who wish to have an address created or amended.

Occupiers of properties which have not been formally registered can face a multitude of issues such as problems with deliveries, rejection of banking / insurance applications, problems accessing key council services and most importantly delays in an emergency situation.

Further details and the application form can be downloaded from: <http://www.barnet.gov.uk/naming-and-numbering-applic-form.pdf> or requested from the Street Naming and Numbering Team via street.naming@barnet.gov.uk or by telephoning 0208 359 7294.

- 4 The applicant is advised that if any modification is required or proposed to access from the public highway, such works would be subject to a detailed investigation by the Traffic and Development section. Heavy duty access may need to be provided to cater for a heavy duty use and may involve relocation of existing street furniture. The works would be undertaken by the Highway Authority at the applicant's expense. You may obtain an estimate for this and any associated work on the public highway, and further information, from the Traffic and Development Section - Development and Regulatory Services, Barnet House, 1255 High Road, Whetstone N20 0EJ, by telephone on 020 8359 3018, or via crossovers@barnet.gov.uk.

Officer's Assessment

1. Site Description

The application site is located at 16 Rundell Crescent, London, NW4 3BP. This site currently contains a two storey detached dwelling sited on the eastern side of Rundell Crescent. This street is predominately characterised by large detached and link-detached two storey single family dwellings. However, it is noted that this character varies to the north of the application site close to the junction with Watford Way where examples of larger flatted development buildings and a bungalow are observed.

The site is not indicated as being subject to flooding hazard, nor does not contain any listed buildings or protected trees. The site is also not located within a conservation area. There are no other specific matters which could restrict development on the site.

2. Site History

Reference: 15/06458/192

Address: 16 Rundell Crescent, London, NW4 3BP

Decision: Lawful

Decision Date: 14 December 2015

Description: Two storey rear extension, single storey side extension following demolition of existing garage. Roof extension involving rear dormer window. Removal of bay window to first floor and erection of a side gate.

Reference: 16/3037/FUL

Address: 16 Rundell Crescent, London, NW4 3BP

Decision: Pending Consideration

Decision Date: No Decision Made.

Description: Conversion of existing dwelling into 2no semi-detached houses including part single, part two storey side and rear extension following demolition of existing garage and removal of rear bay at ground and first floor. Roof extension involving side and rear dormer windows, 2no rooflights to front elevation. Provision of 4no off street parking spaces, refuse/recycling stores associated hard and soft landscaping and amenity space

Reference: 16/3072/191

Address: 16 Rundell Crescent, London, NW4 3BP

Decision: Lawful

Decision Date: 7 June 2016

Description: Use as HMO (House in multiple occupation) (Class C4)

3. Proposal

The applicant seeks planning permission for the conversion of existing dwelling into 2no semi-detached houses including part single, part two storey side and rear extension following demolition of existing garage and removal of rear bay at ground and first floor and formation of front bay window and new entrance. In addition, the proposal would include a roof extension involving side and rear dormer windows, 2no rooflights to front elevation. 4no off street parking spaces would be provided, and refuse/recycling stores with associated hard and soft landscaping and amenity space for each dwelling.

The extension would have a width of 2.9m at ground and first floor level. At ground floor level, the front bay would match the existing bay near the boundary with no.14 and include a new entrance which would be centrally located and have a lean-to roof. The bay window at first floor level would also match the existing bay on the property in its projection.

At the ground floor rear, the extension would have a projection 2.9m, sited 1.45m away from the boundary with no. 18 and 0.5m from the boundary with no.14. The ground floor extension would have a flat roof with an eaves height 3m from the raised patio. The patio would be set in from both sides.

At first floor level with a crown roof, the extension would be sited approximately 3.6m from the boundary with no. 18 and 2m from the boundary with no.14, and have a depth of 2.9m.

The side and rear dormers would have a width of 1.85m and height of 2.1m, located centrally on the roofslope of the main roof.

4. Public Consultation

Consultation letters were sent to 33 neighbouring properties.
9 responses have been received, comprising 9 letters of objection.

The objections received can be summarised as follows:

- Reckless & unsuitable development for the area
- Area is characterised by semi-detached houses and single family dwellings
- Out-of-character
- Loss of privacy by proximity of extension
- Loss of light/ sunshine in the garden.
- Unsightly to have 4 parking spaces at the front
- Gardens not hardstanding should be encouraged/ Loss of garden
- This would be the only semi-detached dwelling on the road
- Noise and disturbance from the development
- Closing up the gap between the properties.
- Parking pressures
- Loss of on street parking spaces to facilitate the development
- Tunnelling effect
- Refuse stores would be out of character
- Increase in density
- Loss of property value

Highways were consulted and consider that the development would be acceptable subject to conditions.

A site notice was erected on the 19th May 2016.

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, CS4, CS5.
- Relevant Development Management Policies: DM01, DM02, DM03, DM04, DM08, DM17.

The Council's approach to development as set out in Policy DM01 is to minimise the 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

Principle of conversion into self-contained units

The Borough has an attractive and high quality environment that the Council wishes to protect and enhance. It is therefore considered necessary to carefully assess both the design and form of new development to ensure that it is compatible with the established character of an area that is defined by the type and size of dwellings, the layout, intensity, and relationship with one another and their surroundings. Proposals involving the redevelopment of sites in residential localities are required to reflect the particular character of the street in which the site is located and the scale and proportion of the houses.

The Council recognises that flat developments can make an important contribution to housing provision, in particular smaller units and that they can make more efficient use of urban land, however they normally involve an intensification of use creating more activity and can adversely affect the appearance of a street through, for example, the provision of car parking and refuse facilities, that can have an unacceptable impact on the established character of an area.

Within Chapter 2 of the Core Strategy, which is a material consideration in the determination of this application, the Council state the following:

"The conversion of existing dwellings into flats can have a cumulative effect that damages the quality of the environment and detracts from the character of established residential areas. Conversions may be appropriate in certain types of property or street but can harm the character by changing the function of a neighbourhood through more activity which increases noise and disturbance and thus impacts on amenity. This intensification of use can often involve more people movements, increased car movements, more rubbish to be collected and more deliveries. Flat conversions must therefore be situated in appropriate locations characterised by housing that has already undergone significant conversions or redevelopment to small flatted accommodation. Conversions in roads characterised by unconverted houses will not normally be considered appropriate."

Whilst there are few examples of flatted development (most notably at no.18), it is accepted that the area is not characterised by flats. However officers take the view that given the design of the proposal, both units can be perceived as family dwellings given the vertical alignment of room and subdivision of the plot rather than as flats in the traditional sense, where there would be more of a horizontal alignment.

It is noted that the predominant character in this street is link-detached dwellings. The recognition of this has been considered in the principal elevation of the dwelling, which does not take the form of two clearly distinct semi-detached dwellings through the use of a single entrance way. In addition, the treatments to the front garden/courtyard area seek to avoid creating the appearance of two semi-detached dwellings by not including an evident subdivision of the plot at the front.

The Council does not object in principle to the development proposed on the application site. The site will remain residential in nature and thus be consistent with the predominant use of this street. Therefore, the proposed development would not adversely impact the character of the street or wider area. Further, it is noted that the proposal will result in a net gain of 1 residential dwelling which will contribute positively to the Council's housing targets within the borough.

Impact on character

One of the Council's key objectives is to improve the quality of life for people living in the Borough and therefore development that results in unacceptable harm to neighbours amenity is unlikely to be supported. Good neighbourliness is a yardstick against which proposals can be measured.

Policies DM01 and DM02, seeks to ensure adequate outlook for occupiers adjoining new development, and that new residential developments should provide and preserve adequate residential amenity. The relevant Residential Design SPD offers guidance for the assessment.

The Council's SPD 'Residential Design Guidance' states that extensions should normally be subordinate to the original house, respect the original building and should not be overly dominant. The Council's guidance advises that 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 this instance, it is considered that the scale, design, siting and mass of the proposed extensions are appropriate taking into account the existing building and its surrounding context. It is noted that the works would respect the scale and design of the host property and other dwellings located within Rundell Crescent. In particular, the roof form would provide a degree of visual interest and would appropriately reflect the design of the host dwelling and other dwellings along this street.

It is important to consider the fallback position of development that could be constructed under permitted development by the applicant which is a material consideration in the decision-making process. The weight to be given to the fallback position varies according to whether what could be built using permitted development would have a broadly similar or worse impact to what is proposed.

At the rear the dwelling would not extend deeper than the previously approved permitted development works which involved a two storey rear extension approved by way of lawful development certificate 15/06458/192. It is not considered that the scale of this rear extension would harm the character of the existing dwelling or the wider area.

Although the proposed development would see the dwelling extended to the side at its northern elevation across two storeys and sit forward of the existing principal elevation incorporating bay windows, it is considered that this additional bulk would be sympathetic to the host dwelling and respect the restrictions of the plot. The side extension would introduce a degree of architectural balance to the dwelling, removing the results of unsympathetic permitted development extensions approved under lawful development certificate 15/06458/192.

The proposed dormers are considered to read as subordinate additions, which are centrally located on the respective roofslope and comply with the requirements within the Residential Design Guidance SPD. These features would not harm the character of the application site or the street scene.

Impact on living conditions of neighbouring and future occupiers

It is not considered that the submitted scheme would adversely impact neighbouring amenity in this instance. This determination is based on the scale, siting and design of the extensions.

To the north, the dwelling at 18 Rundell Crescent is detached from the subject dwelling. It does contain windows serving habitable room within its southern elevation facing the application site, however, it is noted that a distance of approximately 1 metre would be left between the side extension and the boundary of the site, and approximately 2.1 metres would be maintained between the side extension and the southern flank elevation of 18 Rundell Crescent. The development would therefore comply with those design guidelines for first floor side extensions contained within the Council's Residential Design Guidance SPD.

It is noted that a side dormer window, large first floor window and a smaller ground floor window would be incorporated into the side extension. However, the submitted plans indicate that all new windows in this side extension would be obscure glazed and would therefore not result in overlooking or a loss of privacy. As such, it is not considered that the side extension would adversely impact the dwelling 18 Rundell Crescent.

The subject dwelling would not be any closer to the boundary with the neighbouring dwelling to the south at 14 Rundell Crescent whose northern flank wall is separated from the application site by a distance of approximately 3.3 metres. It is noted that a window is located within the northern elevation of 14 Rundell Crescent facing the application site. However, it is not considered that any overlooking or loss of privacy would occur as the works would only see a modest dormer added to this elevation. No other windows are proposed within the southern elevation.

At the rear, the dwelling would extend approximately 3 metres beyond the rear elevation of the existing dwelling across the ground and first floor, but would be no deeper than the two storey rear extension approved by way of lawful development certificate 15/06458/192. It is also noted that at first floor, the extension would be set in from the boundaries of the site and would not contain any windows, balcony or terrace features that would cause adverse overlooking or a loss of privacy. Given this, it is not considered that the depth of the rear extension would result in an overbearing or overly prominent addition of built mass that would adversely impact the living conditions of adjoining occupier, including unacceptable loss of privacy.

The scheme also includes a rear raised patio area which would extend approximately 5.4 metres beyond the proposed rear extension. The patio would be sited 1.4m from the boundary with no.18 and 0.5m from the other boundary. With the set back from both sides and the proposed privacy screen, it is not considered that the proposal would result in unacceptable levels of overlooking to warrant refusal of the application.

The proposed units comply with the space standards for new development outlined in Policy 3.5 (table 3.3) of the London Plan 2015 (including National Space standards) and it is considered that the development would provide adequate internal space for future occupiers.

Sound insulation between units should be incorporated into the scheme which should be in compliance with Requirement E of the Building Regulations 2010 (or any subsequent amendment in force at the time of implementation of the permission). This is due to its relationship both horizontally and vertically to neighbouring residential units. The applicant

should achieve the required sound insulation levels; this will be enforced by an appropriate condition attached to the decision. The stacking of the flats is considered to be suitable.

Table 2.3 within the Sustainable Design and Construction SPD indicates that for suitable amenity space should be provided to all units. The development would provide separate gardens for each unit which would meet and exceed the minimum standard and this is considered to be acceptable.

Finally, the applicant proposes a new refuse store which complies with the Council's Recycling and Refuse Scheme at the front of the site, however set away from the front boundary for one unit and another refuse store towards the rear garden near the boundary with no18.

Highways

Officers have consulted with the Council's Highways team, who have assessed the scheme in terms of the impact on highways.

The proposal would involve the provision of 2no off street parking each dwelling, generally utilising the existing access/ carriageway on the site. There would be a requirement to widen the existing crossovers to 4.8m to facilitate access at either boundary. At present the property "shares" two crossovers with both neighbouring properties at both boundaries; the proposal would involve elongating these crossovers. Although the total width of the crossovers between the host property and no.18 and no.14 respectively would be in excess of 4.8m, Highways have confirmed that this is acceptable given that the total width of the crossovers when measured at the host site only would be limited to 4.8m at each side and these would be separated the existing raised pavement level.

The parking provision would comply with the minimum standards and Highways do not consider that the proposal would give rise to an unacceptable increase in parking pressures. It is recommended that the application is approved in highway terms subject to conditions.

CIL

The Mayor of London is empowered to charge a Community Infrastructure Levy (CIL). The Levy is intended to raise £300 million towards the delivery of Crossrail. The Mayoral CIL will take effect on developments that are granted planning permission on or after 1 April 2012 setting a rate of £35 per sqm (index related) on all 'chargeable development' in Barnet.

Barnet has adopted its own CIL Charging schedule chargeable on liable development granted permission on or after 1st of May 2013 at £135 per sqm (index related).

The proposal has been calculated to be liable for £18,508.50 of Barnet CIL and £4,798.50 of Mayor's CIL.

Accessibility and Sustainability

In respect of carbon dioxide emission reduction, the applicant has confirmed that the scheme has been designed to achieve a 6% CO₂ reduction over Part L of the 2013 building regulations. This level of reduction is considered to comply with the requirements

of Policy 5.2 of the London Plan (2016 Minor Alterations) and the 2016 Housing SPG's requirements and a condition is attached to ensure compliance with the Policy.

In terms of water consumption, a condition is attached to require each unit to receive water through a water meter, and be constructed with water saving and efficiency measures to ensure a maximum of 105 litres of water is consumed per person per day, to ensure the proposal accords with Policy 5.15 of the London Plan (2016 Minor Alterations).

5.4 Response to Public Consultation

The planning related comments have been addressed in the report above.

"Gardens not hardstanding should be encouraged/ Loss of garden"- Whilst there would be some level of hardstanding by virtue of the raised patio, the amenity space for both units would be gardens and would be in keeping with the character of the area.

"Noise and disturbance from the development" - A condition has been added to restrict the hours of construction; however problems arising during construction are not material considerations in the determination of the application.

"This would be the only semi-detached dwelling on the road"- the property would still have the appearance of a detached dwelling due to the sole entrance door.

"Closing up the gap between the properties"/ "Tunnelling effect"- Although the side extension would reduce the gap between no.18 and the host site, there would still be a distance of 2m between the flank walls, which complies with the requirements stipulated with the Residential Design Guidance SPD.

"Refuse stores would be out of character" - it is not considered that the location of some of the bins at the front of the site in a discrete store would warrant refusal of the application on its own.

"Loss of property value"- this is not a material 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

The proposal is considered to accord with the requirements of the Development Plan and is therefore recommended for approval.

