

Location **54 Longland Drive London N20 8HJ**

Reference: **16/4003/HSE** Received: 17th June 2016
Accepted: 15th July 2016

Ward: Totteridge Expiry 9th September 2016

Applicant: Mr Jas Kaliray

Proposal: Part single, part two storey rear extension

Recommendation: Approve subject to conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 809-01 Revision B (Incorporating Site Location Plan), 809-05 [Received 15-July-2016].

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) except the proposed windows and doors which should be as that which is shown on the approved drawings and mentioned within the submitted planning application form.

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 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 first floor side elevation(s), of the

extension(s) hereby approved, facing No. 52 Longland Drive and No. 56 Longland Drive.

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).

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 situated on the western side of Longland Drive. The road is residential in character. The site does not fall within a conservation area and the proposal property is not statutorily listed. Longland Drive increases in level towards the west.

2. Site History

Reference: 16/1831/HSE

Proposal Address: 54 Longland Drive N20 8HJ

Description: Demolition of existing garage and erection of two storey side extension and two storey rear extension. Raising of roof height. Insertion of Juliette balcony at rear and 4 no. rooflights to side to facilitate loft conversion

Decision date: 13 May 2016

Decision: Withdrawn

Reference: 16/1836/HSE

Proposal Address: 54 Longland Drive N20 8HJ

Description: Construction of new gardens annex following demolition of existing

Decision date: 09-September-2016

Decision: Withdrawn

3. Proposal

The applicant proposes a 'Part single, part two storey rear extension'.

Dimensions:

The single storey rear element would measure 4m deep, 7.3m wide, 2.5m high to the eaves and approximately 3.2m high to the top of the mono-pitched roof.

The first floor rear element would measure 3m deep, 7.3m wide, 5m high to the eaves and approximately 8m high to the top of the pitched roof. The extension at both levels would be set away from the side boundary with No. 52 Longland Drive by 2.4m and would be set away from the side boundary with No. 56 Longland Drive by 1m.

4. Public Consultation

4 consultation letters were sent to neighbouring properties.

11 responses have been received by way of objections/comments.

Comments received:

*Loss of light and feeling of openness

*Overlooking

*Loss of privacy

*Issues in relation to possible use

*Out of proportion and overdevelopment

*Large and bulky

*Highways issues

*Impact streetscene

*Could be converted into multi-occupancy

- *Loss of value to neighbouring dwellings
- *Will garage be re-built
- *Will there be a side extension
- *Pending application for residential bungalow in the garden
- *Safety issues

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 July 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 2031. 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

Planning Considerations:

The main issues are considered to be covered under two main areas:

- o The living conditions of neighbouring residents;
- o Whether harm would be caused to the character and appearance of the area, having regard to the size and siting of the proposal.

Amended drawings were submitted for the proposal including the omission of the side dormer roof extensions and the single storey side extension.

For reasons of clarity the current proposal involves a part single, part two storey rear extension similar to that which was approved on the property at No. 66 Longland Drive under planning reference B/01925/13 dated 24.10.2013 and more recently at No. 68 Longland Drive under planning reference 15/07977/HSE dated 26.02.2016.

The proposed single storey rear extension at the proposal property would project 4m beyond the rear elevation, it would not have an adverse impact on the neighbouring amenities. It should also be considered that the applicant could construct a 4m deep single storey rear element as long as it falls within the permitted development regulations. The

proposal property benefits from an attached side garage measuring 2.4m in width. The neighbouring property is further set away by an entrance gate which is at the common side boundary. Therefore, the rear element would not have any further impact on the neighbouring amenities of the site at No. 52 Longland Drive. The extension would be set away from the neighbouring property at No. 56 by at least 1m and would also have an acceptable impact on the amenities of this site.

The first floor rear element would measure 3m deep, remaining at the same width as the ground floor extension and would therefore be set away from the neighbouring sites by the same distance as the ground floor element. No. 56 benefits from an extension at ground and first floor level which projects beyond the rear elevation of the proposal property. The first floor extension at No. 56 projects at least 1m beyond the rear elevation of the proposal property. The proposed projection at first floor level of 3m depth would therefore be acceptable and would project beyond the rear elevation of No. 56 by 2m but would also be set away from this neighbouring side boundary by 1m.

It is considered that the proposed first floor rear extension by reason of its scale, massing and height would not result in an adverse impact on the neighbouring amenities at No. 52 Longland Drive, as the extension would be set away from this neighbouring side boundary by 2.4m. The rear extension would respect the form and design of the main house. No windows are proposed within the first floor side elements and there would be no issue of overlooking on to the neighbouring amenities. In this regard the extensions are considered acceptable and comply with the Council's relevant policies and guidance and would not have an adverse impact on the neighbouring amenities.

Therefore, it can be concluded that the proposal would not detract from the character of the immediate vicinity and surrounding area and would not have an adverse effect on the proposal site, current streetscene or neighbouring amenities. The application is therefore recommended for Approval subject to conditions.

5.4 Response to Public Consultation

Comments dealt with within the main body of the report. However, the issue in relation to loss of value to neighbouring dwellings is not a planning consideration. No further impact is envisaged on the highway from the domestic extension and the drawings show that the extension will remain as a single family dwellinghouse. Conversion into further self-contained units would require full planning permission.

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.

