

Location **46 And 48 Woodstock Road London NW11 8ER**

Reference: **16/8060/FUL** Received: 20th December 2016
Accepted: 3rd January 2017

Ward: Childs Hill Expiry 28th February 2017

Applicant: Mr C/O Agent

Proposal: Part single, part two storey rear extension with associated alterations to the rear access. Roof extension involving four rear dormer windows and 2no. rooflights to side elevations to facilitate enlarged habitable 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, drg.no.SV01, drg.no.SV02, drg.no.SV03, drg.no.SV04, drg.no.SV05, drg.no.SV06, drg.no.SV07, drg.no.SV08, drg.no.GA03/A, drg.no.GA04/A, drg.no.GA05/A, drg.no.GA06/A, drg.no. GA07/A drg.no.GA08/A.

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 elevation facing no.44 and Armitage 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).

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

This is a joint application for two semidetached dwelling properties located at 46 and 48 on the north east side of Woodstock Road, on the corner with Armitage Road.

The proposal property is not listed. Whilst the site does not fall within a conservation area, it is located adjacent to the Golders Green conservation area.

2. Site History

Reference: C09362E/06

Address: 46 Woodstock Road, London, NW11 8ER

Decision: Refused

Decision Date: 9 November 2006

Description: Retention of single storey outbuilding in garden.

Reference: C09362C/04

Address: 46 Woodstock Road, London, NW11 8ER

Decision: Refused

Decision Date: 8 April 2004

Description: Conversion of garage to habitable space and first floor extension to provide a 2-bed maisonette.

3. Proposal

Part single, part two storey rear extension with associated alterations to the rear access. Roof extension involving four rear dormer windows and 2no. rooflights to side elevations to facilitate enlarged habitable space.

Single storey extension:

No.46 and No.48 benefit from single storey rear extensions, which will be replaced by the new rear extension.

The proposed single storey extension will extend from the rear wall of no.46 adjacent to the common boundary wall of neighbouring property at no.44 with a depth of 2.8m and a width of 3.2m, before it projects a further 1m towards the rear garden. It will extend across the rear wall of the two properties with a width of 10m.

This extension will extend approximately 2.7m further than the rear wall of this neighbouring property at no.44 and will be set back from the common boundary wall by approximately 0.8m and approximately 1.8m to the flank wall of this neighbouring property.

The proposed rear extension at no.48 will have a depth of 1.2m and a width of 3.1m before it projects a further 1m towards the rear garden to link with the proposed rear extension. This extension will be set away from the street (Armitage Road) by approximately 2.5m.

The single storey rear element will have a crown roof with an eaves height of 2.4m and a maximum height of 3.7m.

First Floor Extension:

The first floor element will sit on top of the single storey rear extensions. It will extend from the rear wall of no.46, adjoining the neighbouring property at no.44 with a depth of 3.9metres full width of the rear walls of both properties.

Its eaves will match the eaves of the main roof and a ridge height of 7m, which will be set down from the ridge of the main roof by approximately 1.6m.

The first floor element will extend approximately 2.5m beyond the rear wall of neighbouring property at no.44.

Roof Extension:

A total of 4no individual dormers are proposed on the rear roof slope of the extension, one pair per property. Each pair comprises a larger dormer measuring 2m wide, 1.5m deep and 1.5m high, the smaller dormer measuring 1.2m wide with the same height and depth of the larger one. All the dormers would be set back 1.2m from the eaves of the roof and would be arranged with the smaller dormers on the outer sides, with the larger ones centrally located.

The plans have been amended and the proposed dormers have been reduced in bulk and scale. Whilst the proposed dormers will be located in the same location, the two dormers have been split into 4no. dormers, 2no. on each roof slope.

Raised Platform

The gradient slopes to the rear of the property and to enable access to the rear garden, the proposal will involve creating a raised platform at both properties.

The platform adjacent to no.44 would be 2.8m wide and 2 m deep at a height of 0.9m, with steps leading to the rear garden.

The platform adjacent to the Armitage Road will be 3m wide and 2 m deep at a height of 1.6m, with steps leading to the rear garden.

4. Public Consultation

Consultation letters were sent to 30 neighbouring properties.

25 responses have been received.

Objections have been summarised below;

- encroach on our private views
- take out more green space for nature life
- Eyesore
- Loss of privacy and amenity
- Out of character
- Stress on environment
- Affects quality of life
- Overdevelopment
- Overbearing
- Overlooking
- No parking
- Over run by estate agents boards
- Noise and Disturbance
- sewerage and other utilities are not appropriate

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 2016)

- 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 2016)

- 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

Impact on the character and appearance of the existing building, the street scene and the wider locality

It has been noted that this part of Woodstock Road is characterise by large extensions; this is evident at each of the corner properties at the crossroads between Armitage and Woodstock Roads, namely no.50 Woodstock Road.

Amendments have been secured and the bulk and massing of the rear roof extension has been substantially reduced and as a result the proposed extension will appear to be a subordinate and proportionate addition to the original house. Besides the property is screened by dense vegetation from Armitage Road and as such the extension will not have any demonstrable impact on the character and appearance of the area and the street scene, especially given the extent of screening that they receive from existing street trees.

This section of the road is also characterised by larger dormers. The amended scheme would respect the appearance, scale, mass and pattern of surrounding buildings and would not be detrimental to the character and appearance of the locality.

Impact on the living conditions of neighbouring residents

Neighbouring property at no.44 has the benefit of a double storey extension and the proposed ground floor rear extension will project by approximately 2.75m beyond the rear of this neighbouring property. In addition the rearmost part of the extension is stepped in to reduce the impact on the neighbouring property. Furthermore there is sufficient buffer distance of approximately 0.8m between the proposed extension and the common

boundary wall of this neighbouring property and approximately 1.8m to the flank of this neighbouring property.

Whilst the first floor extension would extend approximately 2.5m beyond the rear wall of the neighbouring property at no.44 , it will be set away from the flank wall of this neighbouring property by approximately 1.8m and as such this element of the proposal is not considered to have a detrimental impact on the amenities on this neighbouring property in terms overbearing or result in loss of light.

Amendments have been secured and the proposed dormers have been reduced in bulk and scale. Whilst the proposed dormers will be located in the same location, the two dormers have been split into 4no. dormers, 2no. on each roof slope. The proposed dormer would not result in a detrimental impact on the amenities of neighbouring occupiers and therefore this does not warrant reasons for refusal.

Whilst windows are proposed at first floor level, in the side elevations facing no.46 and no.48, the windows will be obscure glazed. And as such the proposed windows are not considered to have an impact on the street scene and neighbouring properties at no.44 in terms of overlooking and loss of privacy.

The raised platform and associated steps will be used to access the rear garden. The platform will be set away from the common boundary wall of neighbouring property at no.44 by approximately 0.6m, besides there is additional screening of an approximately 1.8m high fence.

The platform at no.48 is set away from Armitage Road by approximately 2.5m with a fence of have 2m separating the house from the street.

As such the raised platform is not considered to have a detrimental impact on no.44 and the street in terms of overlooking and loss of privacy.

The proposal does not involve extending to the front of the property and as such it will still retain the existing onsite parking.

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 visual or residential amenities of the occupants of neighbouring properties and the street scene. The proposed extension is not considered to result in overdevelopment, over bearing and out of character with the host property and the immediate vicinity.

5.4 Response to Public Consultation

Concerns have been mainly dealt with in the body of the report. Concerns regarding impact on sewerage and other utilities is not a planning matter, nor is noise disturbance during construction works. The concern in respect of estate agents boards is irrelevant to the consideration of this planning application.

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.

