

Location **112 Grove Road London N12 9EA**

Reference: **17/0885/HSE** Received: 14th February 2017
Accepted: 24th February 2017

Ward: Woodhouse Expiry 21st April 2017

Applicant: Mr Joseph Zekaria

Proposal: Part single, part two storey side extension with ground floor terrace at rear of existing garage. Part single, part two storey rear extension. Roof extension involving hip to gable, rear dormer window, two rooflights to front and one rooflight to rear to facilitate loft conversion. Removal of chimney. (Amended Description)

Recommendation: Approve subject to conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plans:

- Site Location Plan Drawing No PI 001
- Existing and Proposed Block Plan Drawing No PI 002
- Existing Elevations Drawing No PI 004
- Existing Ground and First Floor Plan Drawing No PI 003

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- Proposed Sections Drawing No PI 008 Rev 27.03.2017
- Proposed Ground, First Floor Plans Drawing No PI 005 Rev 27.03.2017
- Proposed Elevations Drawing No PI 007 Rev 27.03.2017
- Proposed Loft and Roof Plan Drawing No PI 006 Rev 27.03.2017

All Received 27 March 2017

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 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).

- 4 No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm on other days.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policy DM04 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 property is a two storey end of terrace house with an attached garage at the front side located on the east side of Grove Road N12. The rear garden is bordered to the north by the rear gardens of 4-9 Northwood Gardens. The house benefits from an existing part single, part two storey flat roof rear extension along the boundary with number 110 Grove Road.

The street has a mixture of terraced and semi-detached properties.
The site is not in a conservation area nor is it a listed building.

2. Site History

n/a

3. Proposal

The proposal includes the addition of a two storey side extension following removal of the existing garage. At ground floor level the extension will measure 3.3 metres in width and 7.2 metres in depth. The extension will be set in 0.5 metres from the front building line with a pitched roof with a maximum height of 3.2 metres. The roof of the ground floor side projection that extends beyond the first floor will be pitched from 3.2 metres to 2.8 metres in height at the boundary. At first floor level the extension will measure 2.1 metres in width and 6.6 metres in depth. From the front building line, the extension will be set in 1 metre.

At the rear of the property it is proposed to extend 3 metres from the original rear wall adjacent to 110 Grove Road and infill the L shaped footprint with a depth of 7.4 metres from the original recessed wall. The ground floor rear extension will have a total height of 2.9 metres with a pitched roof sloping to 2 metres at the boundary. One window has been included in the side elevation of the ground floor rear extension facing Northwood Gardens. Two rooflights are proposed in the ground floor rear extension. Ground floor terraces are proposed on the property accessed from the proposed living room. The proposed first floor extension will extend an existing two storey rear projection and infill the recess to the boundary. The width will measure 1.7 metres and the depth will measure 3.5 metres. It will have a flat roof 5.6 metres high above ground level and incorporate the flat roof of the existing first floor extension.

The additions to the roof involve a hip to gable conversion, and creation of a rear dormer. The rear dormer will measure 1.5 metres in height, 2.3 metres in width and 2.1 metres in depth. Two rooflights will be included in the front elevation. The existing chimney will be removed.

The proposed development has been amended from the original proposal at the request of the case officer. The amendments included:

- removal of a first floor terrace
- alteration of ground floor rear infill to create a pitched roof to reduce the height of the ground floor extension
- removal of the second floor rear extension
- reduction of the size of the rear dormer
- reduction of width of first floor side extension to provide setback from the boundary

4. Public Consultation

Consultation letters were originally sent to 12 neighbouring properties. 13 responses were received, comprising 13 letters of objection.

The objections received can be summarised as follows:

- The bulk of extensions are not in character with the area
- the proposal will result in a loss of light into neighbouring properties
- the height and size of the development will result in a loss of outlook for neighbouring properties
- Light spill from rooflights
- Loss of privacy
- Addition of materials not in keeping with rest of property
- Removal of garage will cause a loss of parking on site and impact on street traffic and parking
- No information on how the parking spaces will be accommodated
- Noise effects during construction
- The increased number of bedrooms will result in increased noise for neighbouring residents
- Request for a tree preservation order and restriction on removal of garden

The proposal was re-consulted on the amended plans. Letters were sent to 17 neighbouring properties. Two additional responses can be summarised as follows:

- Clarification is needed on the detail of the fence
- New dormer will affect light and amenity into rear garden of neighbouring property
- The scale of the proposal has not changed in any material way and is still out of proportion with other terrace properties.

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 October 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 October 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

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

This application proposes a part single, part two storey side extension. Barnet's Residential Design Guidance states that pitched roofs can help extensions fit into the street. The proposed side extension incorporates pitched roofs at ground floor level to help the extension tie in with the original elements of the host property and improve the appearance of the proposed front elevation. Barnet's Residential Design Guidance for side extensions states side extensions should not usually be more than half the width of the original house. The proposal does not comply with this guidance as the ground floor element is wider than half the width of the original house.

The guidance also states first floor side extensions should be set back 1 metre from the main front wall of the house and maintain a minimum gap of 1 metre between the first floor extension and the boundary. The original proposal did not comply with this guidance. The applicant was asked to reduce the width of the side extension and create setbacks from the boundary and front building line. The first floor element was subsequently reduced. Although the proposal is still wider than the policy recommends at ground floor level, the changes that have been made have reduced the visual impact. The roof of the first floor element incorporates a gable roof end. The gable roof will not unbalance the terrace as the other end terrace also has a gable end. Overall, the part single, part two storey side extension appears as a subordinate addition to the host property.

At the rear of the property, a part single, part two storey rear extension is proposed. The extensions will extend an existing part single, part two storey rear projection which is characteristic of the attached terraced properties. The ground floor element will extend the depth of the rear wall by 3 metres and the width of the extension by 1.7 metres. At first floor, the extension will increase the width of the rear projection by 1.7 metres. The proposal will alter the characteristic 'L' shaped footprint of the property. However it is noted that there are other examples of infill extensions in the area such as 106 and 73 Grove Road. The proposal will still maintain the characteristic part single, part two storey rear projection but with a wider footprint and deeper ground floor extension. The proposal is not considered to harm the character and appearance of the host property or terrace properties within the locality.

The proposed roof additions would alter the existing roof from a hipped roof to a gable end. The Residential Design Guidance for roof extensions states extensions should not unbalance a short terrace or reduce the degree of visual separation between houses or glimpsed views of the street. The short terrace has a gable end roof at the opposite end and the alteration would balance the symmetry of the roof. The size of the proposed rear dormer was reduced in height and width and now complies with residential guidance which states dormers shall be half the width and half the height of the roof slope.

Overall, the proposed development represents a moderate enlargement of the host property. The proposal has been amended significantly from the original proposal to reduce the footprint and improve the impact of the development on the character of the host property and area.

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

The two storey side extension will extend the existing two storey element of the property. At first floor the extension has been set in 1 metre from the boundary with the neighbouring property and set back from the front building line to comply with Residential Design Guidance. The set in at first floor prevents terracing and allows for a view through to the street. The set in also helps the extension to appear as a more subservient addition to the property. There are no side windows proposed in the extension which would cause any overlooking to the neighbouring properties. Furthermore, there are no windows in the side elevation of 114 Grove Road to be overshadowed by the development. It is not considered that the proposal would be overbearing or visually obtrusive to the neighbouring property at 114 Grove Road.

The ground floor rear extension will project 3 metres from the existing rear wall adjacent to the boundary with 110 Grove Road. The neighbouring property is not extended. It is noted that a depth of 3 metres is generally considered acceptable for extensions on terrace properties. Furthermore, an extension constructed under permitted development could be built from the rear wall out to a depth of 3 metres. While permitted development would only allow for a 3 metre extension from the rear wall of the existing rear projection and could not apply for the total width of the dwelling, the effect to the neighbour at 110 Grove Road of the ground floor extension is likely to be same. This relationship is considered to be acceptable.

The ground floor extension will extend 7.4 metres along the boundary with 9-8 Northwood Gardens. The proposal has been amended to a sloped roof lowered to 2 metres at the boundary with the Northwood Gardens properties. The height of the structure at the boundary is the same height as a permitted boundary fence. The amendments have been made to reduce the effects to the neighbouring properties. With the sloped roof, the outlook and light for these properties is reduced. Furthermore, the extensions are at the rear of the Northwood properties gardens which have a depth of some 10 metres.

At the rear, the infill section will not project any further rearward than the rear wall of the existing two storey rear projection. Therefore the extension will not be visible when viewed from the neighbouring properties on the southern side. The two storey extension will increase the width of the existing two storey element. The extension will be 3 metres from the boundary except for an approximate 0.7 metres which will adjoin the boundary with 8-9 Northwood Gardens. The extension will be visible for residents in Northwood Gardens but as it will infill a recessed gap and does not protrude any further than the current rear wall, it is not expected to detrimentally affect the amenity of neighbouring occupiers.

The applicant has removed a first floor terrace from the original plans at the request of the case officer as there were concerns the terrace at a raised level would result in overlooking and a loss of privacy for neighbouring occupiers. The applicant has included a Juliet balcony for the first floor rear window. The outlook from these windows will be over the rear of the property. No access is obtained onto the balcony so the inclusion of the balcony will not harm the privacy of the neighbouring occupiers. The ground floor terraces are not expected to harm the amenity or privacy of neighbouring occupiers. The terraces are not elevated from ground level and there is no increased ability to overlook. While the details of the boundary fencing has not been shown but it is expected that a standard fence of 2 metres high will screen the terrace.

The proposal includes the insertion of a number of rooflights. The proposal is to add 3 rooflights in the front roof slope and 1 rooflight in the main rear roofslope, and 2 in the

ground floor rear extension. The outlook from these rooflights is not expected to be of an angle that could result in overlooking into neighbouring properties.

The window proposed in the side elevation of the ground floor rear extension facing Northwood gardens is 3 metres from the boundary and overlooking the internal terrace. While it is noted that the existing side elevation has no side facing windows, the proposed window is at ground floor level and is set back 3 metres from the boundary of the site and an estimated 10 metres from the facing windows of the Northwood Garden Residences. Furthermore, boundary fencing will obscure the view from the window.

5.4 Response to Public Consultation

Trees

- It was considered the trees fail to meet the public amenity criteria necessary and are inappropriate for inclusion in a Tree Preservation Order.

Privacy

- Concern was raised that the development will reduce privacy and result in overlooking. In particular, the terrace and the rooflights were mentioned. The first floor terrace has been removed from the proposal and the rooflights are not positioned at an angle on the slope where they are likely to give any outlook into neighbouring properties. The one window facing directly onto residential units is in the ground floor of the rear extension. Due to its non-elevated height and setback from neighbouring properties, the window is not likely to result in any undue overlooking for neighbouring properties. Any boundary fencing is likely to obscure the view from the window beyond the application site.

Loss of light

- Concern was raised about a loss of light for neighbouring properties as a result of the developments. The most directly affected property is 114 Grove Road. The first floor side extension may result in some loss of light into the rear garden, but this is not sufficient to justify refusal. It is noted there are no side windows facing 112 Grove Road.

- The properties along Northwood Road are located some distance away and the extensions are not expected to result in a significant loss of light to these properties.

- Properties to the south of the application site, including 110 Grove Road will be unaffected.

Out of character

- Concern was raised that the developments would be out of character for the property and terrace housing in the area. The additions are not considered to harm the character and appearance of the host property or detract from the character of the area.

Materials not in keeping

- A condition will be added to the consent that the materials to be used are in keeping with the existing materials.

Noise from construction

- A condition restricting the hours of construction noise will be imposed.

Noise from future residents

- The proposed development is not expected to give rise to any significant noise disturbance to neighbouring occupiers.

Parking

- The removal of the garage will not impact on street parking as one parking space can be retained on site.

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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Site location plan , scale 1:1250



112 Grove Rd N12 9EA
Rear, Side Extension, Loft and Garage conversion
Site location plan , scale 1:1250



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