

**Location**                    **16 Downage London NW4 1AH**

**Reference:**                **16/7140/HSE**                    Received: 9th November 2016  
Accepted: 15th November 2016

Ward:                        Hendon                                Expiry 10th January 2017

Applicant:                 Mr & Mrs B Georgiou

Proposal:                    Ground floor and first floor side/rear extension. Roof extensions including raising of the eaves of the main dwelling by 0.75 metres, relocation of stain glass gable window, new roof dormers and new rooflights. Amendments to driveway and vehicle entrance/exit. New boundary wall and 2 no. automatic sliding vehicle access gate. New hard and soft landscaping. [AMENDED DESCRIPTION]

**Recommendation: Refuse**

- 1     The proposed increase in the height of the building would by reason of its height and its change to the appearance of the elevations would fail to result in subordinate and proportionate additions to the main building, to the detriment of the character and appearance of the host property, street scene and surrounding area. In this regard, the proposal is considered unacceptable and fails to comply with Policy DM01 of the Barnet Development Management Policies DPD, Policy CS5 of the Barnet's Core Strategy (2012) and the guidance set out in Barnet's adopted Residential Design Guidance SPD (2016).

**Informative(s):**

- 1     In accordance with paragraphs 186 and 187 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. To assist applicants in submitting development proposals, the Local Planning Authority (LPA) has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered.

The applicant did not seek to engage with the LPA prior to the submission of this application through the established formal pre-application advice service. The LPA has discussed the proposal with the applicant/agent where necessary during the application process. Unfortunately the scheme is not considered to accord with the Development Plan. If the applicant wishes to submit a further application, the Council is willing to assist in identifying possible solutions through the pre-application advice service.

- 2     The plans accompanying this application are:

168.000.01 - Existing Site Plan  
168.000.02 - Existing Plot

168.000 Rev D - Existing Ground Floor Plan  
168.001 Rev D - Existing First Floor Plan  
168.001 Rev D - Existing Roof Plan  
168.301 Rev C - Existing North West Elevation  
168.302 Rev A - Existing West Elevation  
168.303 Rev A - Existing South West Elevation  
168.304 Rev B - Existing South East Elevation  
168.305 Rev B - Existing North East Elevation

168.311 Rev K - Proposed North West Elevation  
168.312 Rev G - Proposed West Elevation  
168.313 Rev E - Proposed South West Elevation  
168.314 Rev D - Proposed South East Elevation  
168.315 Rev G - Proposed North Elevation  
168.100 Rev H Proposed Ground Floor Plan  
168.101 Rev K Proposed First Floor Plan  
168.102 Rev G Proposed Loft Plan  
168.103 Rev D Proposed Roof Plan  
1681.100.02 Rev D Proposed Site Plan

## **Officer's Assessment**

### **1. Site Description**

The application site is a detached dwelling located on the east side of the Downage.

The property is sited on a bend, as the road curves south-easterly to join with Parson Street.

As such the property benefits from a large frontage which affords a degree of presence along the street scene.

The property has benefitted from numerous extension and additions in the past.

The property is not located within a conservation area and is not a listed building.

### **2. Site History**

Reference: W11238

Address: 16 Downage London NW4

Decision: Approved subject to conditions

Decision date: 15 September 1997

Description: Ground floor side and rear extensions, first floor side extension, conversion of garage to living accommodation.

Reference: W11238A

Address: 16 Downage London NW4

Decision: Approved subject to conditions

Decision date: 30 March 1999

Description: Front porch and canopy extension to be used as a balcony.

Reference: 16/2529/HSE

Address: 16 Downage, London, NW4 1AH

Decision: Withdrawn

Decision Date: 8 August 2016

Description: Ground and first floor side/rear extension. Roof extension including 2 no. side dormers and 1 no. inverted dormer to facilitate loft conversion. New boundary wall with railings

### **3. Proposal**

The application proposes:

- Ground floor and first floor side/rear extension.
- Roof extensions including raising of the eaves of the main dwelling by 0.75 metres, relocation of stain glass gable window, new roof dormers and new rooflights.
- Amendments to driveway and vehicle entrance/exit.
- New boundary wall and 2 no. automatic sliding vehicle access gate. New hard and soft landscaping.

Amendments were received by the Local Planning Authority, however it is considered they remain unacceptable, as discussed in the main body of the report.

### **4. Public Consultation**

Consultation letters were sent to 15 neighbouring properties.  
0 responses have been received.

Councillor Braun has called the application into Committee.

### **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**

Paragraph 56 of the NPPF (2012) 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.

Policy CS5 of Barnet's Core Strategy (2012) states that the Council will ensure that development in Barnet respects local context and distinctive local character creating places and buildings of high quality design.

Policy DM01 of Barnet's Development Management Policies Documents DPD (2012) states that development proposals should be based on an understanding of local characteristics. Proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets.

Impact on character and appearance:

The application proposes to extend the existing attached garage forward by 1.6 metres. It would remain set behind the main front wall by 1.1 metres. The garage would be extended to the rear by 0.6 metres and set off the side wall by 1.5 metres.

The first floor side extension would be built above the garage and would project a width of 4.1 metres from the main side wall. It would project a depth of 7.5 metres. This extension would be set back from the front main wall by 1.1 metres and would be set in from the side boundary by 1 metre and the extension would be set down from the main ridge by 0.5 metres as recommended in design guidance.

Beyond this, the application proposes a first floor rear extension, located above the flat roof of the ground floor kitchen and garden room. This would project a depth of 5 metres and have a width of 3.5 metres.

Paragraph 14.9 of the Residential Design Guidance SPD (2016) states that consistency with the original type of a building can be achieved by respecting the proportions of the existing house and reflecting the character of the original house.

Guidance states that whichever type of design, an extension should normally be subordinate, should respect the original building, and should not be overly-dominant.

The applicant also proposes to raise the eaves of the whole of the main dwelling by 0.75 metres to provide a new level of accommodation in the roof, in addition to roof dormers and rooflights. The works would consequently raise the height of the building.

The property is sited on a bend as the road curves south-easterly to join with Parson Street. As such the property benefits from a large double-bay frontage which affords it a degree of presence along the street scene. It is considered that due to the properties' siting, the raising of the eaves by 0.75 metres would result in the building appearing unduly prominent and incongruous within its setting. It would generate excessive height out of keeping and uncharacteristic with the form of development within the street. The property has an expansive roof element which would be enlarged and raised. Furthermore, the

proposed development would increase the gap between the upper windows and the eaves which would also be uncharacteristic of properties in this street and would also exacerbate the additional height being envisaged by this development.

For the above reasons it is considered that the proposed extensions, would fail to respect the proportions or character of the original house.

Therefore the quantum of extensions, would fail to preserve or enhance local character, and would not represent good design, contrary to Policy DM01 and Policy CS1, as well as the principles of the NPPF (2012).

#### Impact on amenity

In regards to the first floor side extension above the garage, planning records of No. 18 Downage (reference H/04704/11, dated 02 February 2012) indicate that there are no side windows at first floor facing the application property and the ground floor side windows are not primary windows. Thus it is considered that the first floor side extension (above the garage) would not cause harm to the amenity of these occupiers.

Beyond this, the application proposes a first floor rear extension, located above the flat roof of the ground floor kitchen and garden room. This would project a depth of 5 metres and have a width of 3.5 metres. It would be set from the boundary adjacent to No. 18 Downage by 4.6 metres. It is considered this is a suitable distance to safeguard the amenity of occupiers at No. 18. The first floor side extensions would not be visible from No. 14 Downage.

In conclusion, no demonstrable harm to residential amenity would arise from the development.

#### Alterations to the front driveway:

Upon amendments, the front boundary wall has been reduced to 1 metre in height, and thus complies with the requirements of the Class A, Part 2, Schedule 2 of the General Permitted Development Order 2015.

All other alterations proposed to the frontage are deemed acceptable.

### **5.4 Response to Public Consultation**

N/A

### **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 the proposed development, would have an unacceptable impact on the character and appearance of the application site and the street scene. This application is therefore recommended for refusal.

## 8. Conditions on any appeal

Should an appeal against this decision be allowed the Local Planning Authority would ask that the following conditions are applied to any consent:

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

168.000.01 - Existing Site Plan  
168.000.02 - Existing Plot  
168.000 Rev D - Existing Ground Floor Plan  
168.001 Rev D - Existing First Floor Plan  
168.001 Rev D - Existing Roof Plan  
168.301 Rev C - Existing North West Elevation  
168.302 Rev A - Existing West Elevation  
168.303 Rev A - Existing South West Elevation  
168.304 Rev B - Existing South East Elevation  
168.305 Rev B - Existing North East Elevation

168.311 Rev K - Proposed North West Elevation  
168.312 Rev G - Proposed West Elevation  
168.313 Rev E - Proposed South West Elevation  
168.314 Rev D - Proposed South East Elevation  
168.315 Rev G - Proposed North Elevation  
168.100 Rev H Proposed Ground Floor Plan  
168.101 Rev K Proposed First Floor Plan  
168.102 Rev G Proposed Loft Plan  
168.103 Rev D Proposed Roof Plan  
1681.100.02 Rev D Proposed Site Plan

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)

