

**Location**                                **Ground Floor Flat 15 Redbourne Avenue London N3 2BP**

**Reference:**                            **17/2320/FUL**                                Received: 7th April 2017  
Accepted: 11th April 2017

Ward:                                        West Finchley                                Expiry 6th June 2017

Applicant:                                Mr Virji Patel

Proposal:                                 Single storey rear extension

**Recommendation:** Approve subject to conditions

- 1     The development hereby permitted shall be carried out in accordance with the following approved plans: Drg.no.SV508/P/01 (Site Location Plan), drg.no.SV508/P/02 Rev.A, drg.no.SV508/P/03 Rev.A and drg.no.SV508/P/04 Rev.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).

**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 is a semi-detached dwellinghouse that has been converted into flats. It is located on the western side of Redbourne Avenue, which is predominantly residential in character. The property is not listed and does not fall within a designated conservation area.

### **2. Site History**

None

### **3. Proposal**

This application seeks a single storey rear extension with 1no. rooflight. The scheme has been amended since the original submission and the extension has been reduced in depth.

The host property benefits from a two storey outrigger.

The proposed single storey rear extension, will infill the gap between the boundary fence with neighbouring property at no.13 Redbourne Avenue and the outrigger at the host property. It will extend 3m in depth beyond the rear wall.

It has a flat roof with a height of 3m and 3.1m to the top of the rooflight.

### **4. Public Consultation**

07 consultation letters were sent to neighbouring properties.

13 responses have been received.

Objections have been summarised below:

- Flat accommodating 5 or more people with tenants changing regularly which effects the character of the street
- Assume the applicant wants to turn the house into a HMO, leading to noise nuisance
- Would be an over intensive use of the flat
- Too many cars, too much rubbish and noise
- Proposed Parking Layout is unsuitable
- Adverse effect on the character and appearance of the area
- Oppressive tunnel in the area
- Reduction in the view of the garden for present of future occupants
- Risk to security to the flat above
- Emergency vehicles having manoeuvring difficulties due to increase in vehicles on the street
- The proposed total occupancy of 11 equals to the recently refused on appeal for 3-flat development at no.8 Redbourne Avenue.
- The submitted drawings and information do not accurately represent the proposed increase in occupation
- Not possible to properly assess the proposal because critical dimensions are not shown

- It is overbearing and will cause overshadowing, with significant undue harm to amenity of neighbouring property.
- Depth and height will cause sense of enclosure, loss of outlook and light
- The proposed change of the lounge to a bedroom will result contrary to Residential Design Statement.
- The extension will not sit comfortably within the main building and protrudes beyond prominent building lines
- Current parking is close to capacity and increased occupancy will put further demands on parking with loss of amenity for local residents and others.

## **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

The proposed extension is a common form of extension across the borough and is small enough in scale to be considered a proportionate and subordinate addition to the host property. It is considered that it does not detract from the character of the host building, the neighbouring properties and the wider locality.

#### Impact on the living conditions of neighbouring residents

The host property and the adjoining property at no.13 benefits from a veranda approximately 1.7m deep, that line up with each other. It has a pitched roof with a maximum height of approximately 3.5m and an eaves height of approximately 2.68m.

The proposed extension will replace the existing veranda with an extension that will extend along the boundary fence of no.13 with a depth of 3m. It will project approximately 1.3m beyond the existing veranda of the adjoining property at no.13 and will be set away approximately 2.8m away from the side window located on the outrigger facing the host property. It will have a flat roof with a height of 3m and a maximum height of approximately 3.1m to the top of the proposed rooflight.

The proposed extension will not extend beyond the outrigger of the host property. There are no windows proposed to the side elevations and as such there would be no overlooking or loss of privacy to the neighbouring properties at no.13.

The proposed extension is considered to be small enough in scale, not to have a detrimental impact on the amenities of neighbouring properties at no.13, in terms of loss of light, loss of outlook, overshadowing, be overbearing or result in a sense of enclosure to this neighbouring property.

Due to the siting of the proposed extension it will not be visible to neighbouring properties at no.17 Redbourne Avenue, furthermore the proposed extension will not project beyond the existing outrigger at the host property and as such it is not considered to have a detrimental impact on the amenities on this neighbouring property.

Given the size and design of the proposed extension and the relationship between the proposal and the neighbouring properties, it is not considered that this proposed extension would be detrimental to the amenities of the occupants of any neighbouring property, in term of loss of light, loss of privacy and loss of outlook.

It is not considered that the occupation and use of the proposed extension would result in any additional levels of noise and disturbance such as to materially detract from the residential amenities of neighbouring residents such as to warrant refusal.

Whilst the proposed extension would be visible from the upper floor levels at 15 Redbourne Avenue and neighbouring property at no.13 Redbourne Avenue, it is not considered that this would result in any loss of visual amenity.

Given this relationship it is not considered that the proposed extension would adversely affect sunlight reaching the rear habitable room windows of no.13, nor would it be overbearing or visually obtrusive such as to affect the outlook from no.13.

Furthermore, the Residential Design Guidance SPD states that the depth of single storey rear extensions normally considered acceptable for a semidetached property is 3.5m and should not cause 'a significant sense of enclosure, or loss of outlook from, or light to, principal windows of habitable rooms of neighbouring properties.' The proposed extension would comply with this requirement of Barnet's Residential Design Guidance.

The proposals would comply with the aforementioned policies and Council Residential Design Guidance and would be a proportionate addition to the dwelling house. It would have an acceptable impact on the character and appearance of the street scene, site property, general locality and the residential amenity of neighbouring occupiers. It is therefore recommended for conditional approval.

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

Use as HMO, will require planning permission and is not part of this application.

With regards to highways parking issues, the proposed extension does not attract additional parking requirement. It does not affect highways conditions and traffic flow.

With regards to accuracy of plans, the plans are satisfactory to enable applications to be considered.

Other concerns have been dealt with in the body of the report.

## **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.



# Location Plan

