

Location **69 Friern Watch Avenue London N12 9NY**

Reference: **17/0490/HSE**

Received: 27th January 2017

Accepted: 30th January 2017

Ward: Woodhouse

Expiry 27th March 2017

Applicant: Mr & Mrs Kaplan

Proposal: 4no roof lights to front elevation, 2no rooflights to side elevation and 3no rooflights to rear elevation to facilitate a loft conversion. Two storey side extension following demolition of existing garage. Part single, part two-storey rear extension. New front porch

Recommendation: Approve subject to conditions

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

PA_001 REV A

PA_002 REV A

PA_003 REV A

PA_004 REV A

PA_005 REV A

PA_006 REV A

PA_007 REV A

PA_008 REV A

PA_009 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 Before the building hereby permitted is first occupied the proposed window(s) in the side elevation facing No. 67 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. 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 application site relates to a semi-detached single family dwelling situated in the north side of Friern Watch.

The property is not listed or situated within a conservation area.

2. Site History

None

3. Proposal

The proposals under this application include:

- A part single, part two storey rear extension. At ground floor level the rear extension will have a depth of 5.2 metres and a width of 6.6 metres. The ground floor will have a height of 2.7 metres to eaves level and a maximum height of 3.8 metres. At first floor level, the rear extension will have a depth of 3 metres and a width of 5.6 metres. The height of the first floor rear extension will be 5.7 metres to the eaves level and a maximum height of 7.7 metres.
- A part single, part two storey side extension. At ground floor level the side extension will have a depth of 9.1 metres and a width of 4.3metres. The ground floor will have a height of 2.3 metres to eaves level and a maximum height of 3.3metres. At first floor level, the side extension will have a depth of 7.1 metres and a width of 3.4 metres. At first floor level, the eaves of the side extension will be 5.7 metres and the maximum height will stand at 8.6 metres. There is a set down from the main ridge line of approximately 0.5 metres.
- The erection of a new front porch with a square footage of 3 metres and an eaves height of 2.3 metres with a maximum height of 3 metres. The porch will extend forward of the established front elevation by 1 metre at a width of 2.4 metres.
- 4No. roof lights to be added to the front elevation , 2No. Roof lights to be added to the side elevation and 3 No. roof lights to be added to the rear elevation to facilitate a loft conversion

4. Public Consultation

Consultation letters were sent to 8 neighbouring properties.

1 response was received during consultation amounting to a letter of OBJECTION which can be summarised as follows:

- the proposals would lead to a loss of light and heightened sense of enclosure
- the plans provided are not accurate in relation to the size of extensions at the proposal site and the neighbour extensions at No. 67.
- issues of character

-the proposals would constitute overdevelopment of the site.

The application was called to committee by Councillor Hutton on the 27th of March 2017 to ascertain the impact of the proposals on the amenities of the neighbouring residents and to ascertain whether or not the proposals would be stylistic of the local area.

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 2015

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 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.

5.2 Main issues for consideration

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

Impact on the character and appearance of the property and general locality (Principle):

Any scheme for the site will need to respect the character and appearance of the local area, relate appropriately to the sites context and comply with development plan policies in these respects. This will include suitably addressing the requirements of development plan policies such as DM01, CS05 (both of the Barnet Local Plan), 7.4 and 7.6 (both of the London Plan).

The Council's Residential Design Guidance SPD outlines that extensions to houses can have a profound effect on the appearance of an area. In regard to character, Policy DM01

of the Council's Development Management Policies outlines that development proposals should be based on an understanding of local characteristics and seek to preserve or enhance local character. Further, the Council's Residential Design Guidance SPD outlines that extensions should not be unduly overbearing or prominent and should normally be subordinate to the existing dwelling.

Planning permission is sought for a part single, part two storey side and rear extensions, the erection of a new front porch and a rear dormer extension to facilitate a loft conversion. It is noted that the proposals under this application are designed to be of similarity to the extensions at the neighbouring property at No. 67. Other examples of similar extensions exist at No. 64. Additionally, the two storey side and rear extension has been moved away from a pre-existing ground and first floor bay window during the process of this application in order to facilitate the appearance of subordination. As such, in its' current form, the structure is deemed to be an appropriate subordinate feature to the original dwellinghouse as well as the street scene and wider locality.

Loft conversions involving dormer windows are common along Friern Watch Avenue and as such, the uses of roof lights are deemed to form an appropriate addition to the dwelling house and the street scene. It is noted that a dormer was removed from the application through amendments as to ensure the character of the original dwellinghouse was protected and that the host site did not enter a state of overdevelopment.

Porches are not characteristic of the area; however the proposed shape incorporating a pitched roof structure would respect the character of the proposal site and also the wider locality of Friern Watch Avenue. It is also noted that the porch extending outward of the current front elevation of the property will not impact the established street scene of the property for bay window features already exist to the eastern side of the current entrance and as such, the street scene will not be negatively impact through the erection of a new front porch.

As such, it is not found that the proposals under this scheme would have a negative impact on the street scene or the wider locality.

Impact on the amenities of neighbouring occupiers:

It will be important that any scheme addresses the relevant development plan policies (for example policy DM01 of the Barnet Local Plan and policy 7.6 of the London Plan) in respect of the protection of the amenities of neighbouring occupiers. This will include taking a full account of all neighbouring sites. Any subsequent application should include plans demonstrating how this has been achieved. Specific areas which will need to be addressed in this regard include the proposals impacts on daylight and sunlight.

At ground floor level the rear extension will be built up to the common boundary shared with No. 67 however, as this property has already extended, the proposals under this application will not extend beyond the pre-existing extension at this site. It is noted that the proposal is to replace an existing garage at the site and therefore no change will be experienced in terms of depth under the proposals than what is existing on site.

The extension to the rear is set away from the common boundary shared with No. 71 by approximately 4.5 metres and therefore this neighbouring amenity is also protected in this respect of the plan. The first floor element of the rear proposals is set away from the boundary by the same distances as it's' ground level counterpart. At first floor level, the rear extension is set away from the common boundary shared with No. 67 by 1.4 metres and thus any impact to neighbouring amenity should be avoided.

The side extension is again to be built up to the common boundary shared with No. 67 and will not be visible from No. 71 and as such, it is not found that these proposals will have a detrimental impact on either neighbouring properties amenities'. At first floor level, the side extension is set away by 2.2 metres from the front elevation of the property, and it set away by 1.4 metres from the common boundary shared with No.67 and 2 metres from the nearest side wall to this neighbouring property. There are no windows serving this elevation on the property at No. 67 and as such this neighbour will not experience a loss of light, privacy, and outlook nor would the structure appear overbearing in this respect.

Additionally, the roof lights to be used in order to facilitate the loft conversion will not protrude the roof slope by more than 150cm and as such, will not have a negative impact on the amenities of the neighbouring residents in this respect. Moreover, the rooflights to be added to the side elevation will be obscurely glazed as to protect neighbouring amenity.

Due to the size and siting of the porch, located between the aforementioned ground floor side extension and a pre-existing bay window at ground floor level, it is not found to have a detrimental impact on the amenities of either neighbouring occupier.

5.4 Response to Public Consultation

Comments have been addressed in the body of the report.

6. Equality and Diversity Issues

The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our 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, this proposal complies with the Adopted Barnet Local Plan policies and guidance and would be in keeping with the character and appearance of the surrounding area. It is not considered to have a detrimental impact on the residential amenities of neighbouring occupiers. This application is therefore recommended for APPROVAL.

