

LOCATION: 26 Basing Hill, London, NW11 8TH
REFERENCE: F/01254/12

Received: 02 April 2012

Accepted: 02 April 2012

WARD(S): Childs Hill

Expiry: 28 May 2012

Final Revisions:

APPLICANT: Ms I Joseph

PROPOSAL: Two storey front, part single, part two side and single storey rear extensions. Roof extension involving side and rear dormer windows. Lowered parking spaces with new stairs to ground floor level. (Amended Description and Drawings- including removal of basement and alterations to front landscaping).

RECOMMENDATION: Approve Subject to Conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site plan; 1207.1; 1207.2; 1207.3; 1207.4; 1207.5; 1207.6; 1207.P1 RevA; 1207.P2; 1207.P3; 1207.P4; 1207.P5; 1207.P6 RevA; 1207.P7 RevA; 1207.P8 RevA.

Reason:

For the avoidance of doubt and in the interests of proper planning.

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 the surrounding area.

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.

5 Before the building hereby permitted is occupied the proposed window(s) in the side elevation facing 24 and 28 Basing Hill 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.

6 A scheme of hard and soft landscaping to the front of the site shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.

Reason:

To ensure a satisfactory appearance to the development.

7 All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

Reason:

- To ensure a satisfactory appearance to the development.
- 8 Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.
Reason:
To ensure a satisfactory appearance to the development.
- 9 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 on other days.
Reason:
To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.
- 10 Details of any extraction and ventilation equipment shall be submitted to and approved by the Local Planning Authority and implemented in accordance with agreed details before they are installed on site.
Reason:
To ensure that the proposed development does not prejudice the enjoyment or amenities of occupiers of adjoining residential properties.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
- i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (UDP) (2006).
In particular the following policies are relevant:
Adopted Barnet Unitary Development Plan (2006): GBEEnv1, GBEEnv2, D1, D2, D5 & H27.

Design Guidance Note No 5 – Extensions to Houses
Core Strategy (Submission version) 2011:
Relevant policies: CS NPPF, CS1, CS5.
Development Management Policies (Submission version)2011:
Relevant Policies: DM01, DM02
- ii) The proposal is acceptable for the following reason(s): -
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 UDP policies 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.
- 2 Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk

Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

1. MATERIAL CONSIDERATIONS

National Planning Policy Framework

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 London Plan is recognised in the NPPF as part of the development plan.

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."

NPPF retains 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 July 2011:

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 2031. It forms part of the development plan for

Greater London.

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.

Relevant Unitary Development Plan Policies:

The statutory plan for the Borough is the Barnet UDP. This was adopted on 18 May 2006, replacing the original UDP adopted in 1991.

On 13 May 2009 the Secretary of State for Communities and Local Government issued a Direction “saving” 183 of the 234 policies within the UDP.

Relevant policies to this case: GBEnv1, GBEnv2, D1, D2, D5 & H27.

Design Guidance Note No 5 – Extensions to Houses

The Council Guide ‘Extension to Houses’ was approved by the Planning and Environment Committee (The Local Planning Authority) on March 2010. This leaflet in the form of a supplementary planning guidance (SPG) 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.

Included advice 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.

In respect to amenity, the extension should not be overbearing or unduly obtrusive and care should be taken to ensure that they do not result in harmful loss of outlook and be overbearing or cause an increased sense of enclosure to adjoining properties.

The basic principles the Local Authority has adopted in respect to different types developments are that they should not unduly reduce light or outlook from neighbouring windows to habitable rooms, overshadow or create an unacceptable sense of enclosure to neighbouring gardens. They should not look out of place, overbearing or bulky from surrounding areas.

The Council has also adopted (June 2007), following public consultation, a Supplementary Planning Document “Sustainable Design and Construction”. The SPD provides detailed guidance that supplements policies in the Unitary Development Plan, and sets out how sustainable development will be delivered in Barnet. Part 6 of the SPD relates to generic environmental requirements to ensure that new development within Barnet meets sufficiently high environmental and design standards.

Core Strategy (Examination in Public version) 2012

Barnet’s emerging Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents

(DPD). Until the Local Plan is complete, 183 policies within the adopted Unitary Development Plan (UDP) remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy sets the vision, core objectives and strategic policies for Barnet. Barnet's Local Plan is at an advanced stage following submission in August / September 2011. The National Planning Policy Framework (NPPF) (para 216) sets out the weight that can be given to emerging policies as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies:

CS NPPF, CS1, CS5.

The Development Management Policies document provides the borough wide planning policies that implement the Core Strategy. These policies will be used for day-to-day decision making.

Barnet's Local Plan is at an advanced stage following submission in August / September 2011. Therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Development Management Policies:

DM01, DM02

Relevant Planning History:

Site history for current landparcel :

137677 - 26 Basing Hill, London, NW11 8TH

Case Reference: **F/01254/12**

| | | | |
|---------------------|--|----------------------|------------------|
| Application: | Planning | Number: | F/01254/12 |
| Validated: | 02/04/2012 | Type: | APF |
| Status: | REG | Date: | |
| Summary: | DEL | Case Officer: | Elizabeth Thomas |
| Description: | Two storey front, part single, part two side and single storey rear extensions. Roof extension involving side and rear dormer windows. Lowered parking spaces with new stairs to ground floor level. (Amended Description and Drawings- including removal of basement and alterations to front landscaping). | | |

Consultations and Views Expressed:

Neighbours Consulted: 20 Replies: 14
Neighbours Wishing To Speak 0

The objections raised may be summarised as follows:

- Proposed development will adversely affect the amenity of adjoining properties and general character of the street
- Proposals will result in loss of open space

- Proposals will put at risk the structural stability of adjacent buildings
- Proposals will result in a loss of trees and shrubs of townscape value
- Development is out of character
- Excessive amount of hardstanding proposed, risks increasing water run off and creating a flood risk
- Basement excavations will affect local ground water
- Noise and disturbance as a result of the development
- Request a construction method statement for proposed works
- Loss of privacy due to overlooking from side dormer windows
- Overdevelopment of site

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application property is a detached dwelling with a single storey link between garages with the neighbouring property. There are substantial level changes at the front of the property. The area is in a predominately residential location and does not fall within a conservation area.

Proposal:

The application relates to a two storey front, part single, part two side and single storey rear extensions. Roof extension involving side and rear dormer windows. Lowered parking spaces with new stairs to ground floor level.

Planning Considerations:

The proposal has been amended substantially since the initial submission, the basement level has now been omitted from the proposal and the front landscaping and changing of levels has also been amended.

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

- The living conditions of neighbouring residents;
- Whether harm would be caused to the character and appearance of the area and street scene, having regard to the size and siting of the proposal.

General Policy GBEnv1 aims to maintain and improve the character and quality of the environment.

Policies D1 and D2 aims to ensure compatibility with the established character and architectural identity of existing and adjoining properties and the general location in

terms of scale, design and impact on neighbouring properties. Established local character and townscape quality can be harmed by insensitive development, which is out of scale with and unrelated to the locality.

Part of policy D5 requires new development to safeguard outlook and light of neighbouring residential occupiers

Policy H27 states that extensions to houses should harmonise existing and neighbouring properties, maintain the appearance of the streetscene and have no significant adverse effect on the amenity of neighbouring occupiers. They should be in keeping with the scale, proportion, design and materials of existing and neighbouring houses.

The proposals would comply with the aforementioned policies and Council Design Guidance on Extensions to Houses and would be a proportionate addition to the dwellinghouse. It would have an acceptable impact on the character and appearance of the streetscene, site property, general locality and the residential amenity of neighbouring occupiers.

There are a number of other examples of extensions to residential properties in the surrounding area. The proposals have been designed to be sympathetic to the host property and the surrounding area. The site is considered large enough to accommodate the extensions without resulting in overdevelopment of the site. A condition has been placed on the application to ensure side windows will be obscure glazed to prevent any potential of overlooking or loss of privacy to the neighbouring residential occupiers.

There are a number of other examples in the street where a part of the front garden has been lowered to provide a more level ground for car parking including 22 and 18 Basing Hill, the proposal is therefore not considered to be out of context. The properties along this stretch of the road have significant level changes from the public highway level up to the front entrance of the property. The hardstanding maintains a slight gradient to ensure it respects the level changes on the site which is characteristic of the properties along this stretch of Basing Hill. A large area of soft landscaping is proposed at existing levels directly in front of the property and to either side of the proposed parking hardstanding area to ensure the front remains aesthetically pleasing without resulting in harm to the streetscene. The amount of soft landscaping proposed is also considered to mitigate concerns of rainwater runoff.

3. COMMENTS ON GROUNDS OF OBJECTIONS

All planning related matters are considered to be covered in the above appraisal. The proposal has been substantially amended since the initial submission removing the basement and altering the front landscaping. The removal of the basement previously proposed from the plans is considered to mitigate concerns relating to the structural impact of the proposal on surrounding properties.

The front landscaping will now provide a greater level of soft landscaping and a smaller ground level car area will be provided.

The property is not in a flood risk zone, however, more soft landscaping has been introduced to the front of the property to mitigate concerns of excess water runoff

and flood risk.

4. EQUALITIES 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.

5. 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 UDP policies 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**.

SITE LOCATION PLAN: 26 Basing Hill, London, NW11 8TH

REFERENCE: F/01254/12



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