

LOCATION: 20 Beechwood Avenue, London, N3 3AX
REFERENCE: F/00932/12 **Received:** 07 March 2012
Accepted: 14 March 2012
WARD(S): Finchley Church End **Expiry:** 09 May 2012
Final Revisions:
APPLICANT: Hosawells Ltd
PROPOSAL: Rear and side extension and creation of light wells to front and rear at basement level to create habitable space. Two-storey rear extension. Side extension to existing garage conversion to facilitate conversion back into a garage. First floor side extension over existing ground floor extension, with pitched roof to match existing. Extension to roof including side and rear dormer window to facilitate a loft conversion.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 1110-631-101 Rev B; 1110-631-102 Rev B; 1110-631-103 Rev B; 1110-631-104 Rev B; 1110-631-105 Rev B; 1110-631-106 Rev B; 1110-631-107 Rev B; 1110-631-108 Rev B; 1110-631-109 Rev B; 1110-631-110 Rev B; 1110-631-110.
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 use of the extension hereby permitted shall at all times be ancillary to and occupied in conjunction with the main building and shall not at any time be occupied as a separate unit.
Reason:
To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties.
- 5 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.
- 6 Before the building hereby permitted is occupied the proposed rooflights in the loft on the side elevation facing No's. 18 & 22 Beechwood Avenue 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.

- 7 Before the building hereby permitted is occupied the proposed window in the first floor on the side elevation facing No. 22 Beechwood Avenue 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.

- 8 Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no windows, other than those expressly authorised by this permission, shall be placed at any time in the side elevations of the extension(s) hereby approved.

Reason:

To safeguard the privacy and amenities of occupiers of adjoining residential properties.

- 9 Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order), the following operation(s) shall not be undertaken:
Installation of lighting onto the extensions hereby approved.

Reason:

To protect the amenity of neighbouring occupiers.

- 10 Before occupation, the privacy screens shown on the hereby approved drawings shall be built and retained as such thereafter.

Reason:

To protect the amenity of neighbouring occupiers.

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): GBEnv1, GBEnv2, D1, D2, D5 & H27.

Core Strategy Policies (Examination in Public version) 2012: CS NPPF, CS1, CS5.

Development Management Policies (Examination in Public version) 2012: 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.

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 Address: 20 Beechwood Avenue LONDON N3
Application Number: C12881
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 29/10/1997
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Ground/lower ground floor side and rearextension, dormer windows at rear.**

Case Officer:

Site Address: 20 Beechwood Avenue, London, N3 3AX
Application Number: F/01313/11
Application Type: Householder
Decision: Withdrawn
Decision Date: 13/06/2011
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Ground floor rear extension following demolition of sunroom. First floor both sides extension. Creation of new terrace on ground and first floor with railings. Creation of a new basement. Roof extension including two rear dormer windows and rooflights to the front and side.**

Case Officer: Neetal Rajput

Consultations and Views Expressed:

Neighbours Consulted: 11 Replies: 5
Neighbours Wishing To Speak 1

The objections raised may be summarised as follows:

- impact on amenity (loss of light, visual amenity, overlooking, loss of privacy)
- impact on sub soil and water table
- development not in character
- overdevelopment
- impact on trees
- side windows should be obscure glazed
- light pollution
- lighting times in the garden should be restricted

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is a detached residential dwelling house located on Beechwood Avenue within Finchley Church End ward and is outside any of the Borough's

Conservation Areas. The application site has a two storey bay feature at the rear and benefits from a raised patio area at ground floor and a central terrace on first floor. There are level changes at the application site and thus there are stairs which allow access into the rear garden. There is also a large sun room at the application site, closet to the shared boundary with No. 22 Beechwood Avenue, this measures 4 metres in depth and has a pitched roof, measuring 5.7 metres.

Proposal:

The proposed development has the following elements:

- Creation of light wells to front and rear at basement level to create habitable space. There will also be a patio area with stairs to allow access into the rear garden. The patio area will be screened by a 1.8 metre privacy screen.
- Two-storey rear extension – this will measure 3.4 metres in depth. There will be a 3.7 metre set in from the shared boundary with No. 18 Beechwood Avenue and a 1 metre set in from No. 22 Beechwood Avenue.
- Side extension to existing garage conversion to facilitate conversion back into a garage, this will be in-line with the footprint of the adjoining neighbouring property No. 18 Beechwood Avenue. At the front the footprint will remain in-line with the existing main building line.
- First floor side extension over existing ground floor extension, with pitched roof to match existing, this has been set back from the front by 0.5 metres and set in from the boundary by 1 metre with No. 22 Beechwood Avenue. The proposed roof will be set down from the main roof of the dwellinghouse.
- Extension to roof including side and rear dormer window to facilitate a loft conversion. There will be rooflights to the front, side and rear elevation. The rear dormer will measure 1.85 metres in depth, 1.5 metres in height and 2.5 metres in width. The side dormer facing No. 18 Beechwood Avenue will measure 2.05 metres in depth, 1.7 metres in height and 1.8 metres in width with no proposed window in the elevation. The rooflights in the side elevation have been conditioned to be obscured glass.
- Alterations to the front of the property. This includes front boundary wall and gates, measuring 3 metres in height.

It should be noted that the application was amended since first being submitted and that as a result the extensions have been reduced in size and bulk.

Planning Considerations:

The proposed two storey rear extension would accord with Council policies that seek to maintain the character of areas and individual properties and there are other examples of properties on Beechwood Avenue which have a similar feature. The design, size and bulk of the extension is such that it would not have a detrimental

impact on the appearance of the property, street scene and general area. The proposed two storey rear extension has been set in from the shared boundary with No. 18 Beechwood Avenue by 3.7 metres and set in from the boundary by 1 metre along No. 22 Beechwood Avenue, thus the proposal is not considered to have a detrimental impact on the amenities of neighbouring. The depth of 3.4 metres, ensures that there would be no unduly oppressive sense of enclosure that could be overbearing, or unacceptable loss of daylight or sunlight. For these reasons, the living conditions of the neighbouring properties would not be harmed.

It should be noted the at ground floor element of the extension does not project any deeper than the existing sun room along the shared boundary with No. 22 Beechwood Avenue and the depth does not exceed the guidance of 4 metres within the Council's Guidance (Note No.5 – Extensions to Houses). The patio area will prevent issues of overlooking or loss of privacy into the neighbours gardens by the screen.

The proposed first floor side extension along the share boundary with No. 22 Beechwood Avenue would accord with Council Design Guidance Note 5 – Extensions to Houses which indicates that at first floor level, side and rear extensions should be set back and set in. This ensures that the extension appears subordinate to the existing house. The proposal is in keeping with the character of the host building and area and will not be detrimental to neighbouring residential amenity. In addition, the windows on the side elevation will be of obscured glass, thus this will ensure that there are no issues of overlooking or loss of privacy to neighbouring occupiers.

The single storey side extension along the boundary with No. 18 Beechwood Avenue does not project further rearward than their extension and has a similar style roof proposed with glass on the side elevation which will protect the amenities of the neighbouring occupiers.

The basement storey is considered a subordinate addition to the property which respects the size, form and character of the existing dwelling. Properties in the area vary in terms of style and as such the proposed front and rear lightwell's are not considered to cause harm to the character or appearance of the area. The basement is proposed for purposes ancillary to the main dwelling and the application is conditioned accordingly. The basement is not considered to cause harm to the character and appearance of the area.

The alterations to the front of the boundary including the boundary fence and gates are not considered to present any detriment to the original dwellinghouse, the area in general and the amenities of the neighbouring residential occupiers shall be preserved.

Council's policies and guidelines in respect of extensions to residential properties seek to ensure that they respect the scale, character and design of any building on which they are to be placed and are compatible with the character of the locality. The rear and side dormer accords with Council Guidance (Note No.5 – Extensions to Houses) which indicates that dormers should be subordinate features, not more than half the width or height of the roof slope. The rear and side dormers are not

considered to be out of character with the immediate area. The roof extensions are considered to be acceptable, given the plot size, the side and rear dormers sit comfortably within the roof.

The rooflights proposed are small in nature and would have a minimal impact on the character of the area. The type of window proposed (rooflight) means that there will be a negligible increase in overlooking. The proposed rooflights on the front elevation are not considered to interrupt the streetscene. The rooflights on the side elevation are not considered to cause issues of overlooking or loss of privacy to the immediate neighbouring properties as they have been conditioned to be obscured glass. This is considered to be appropriate as the rooflights on the side elevation closest to No. 18 Beechwood Avenue do not serve a habitable room.

The proposed development respects the proportions of the existing house. It is not considered that the extension is overbearing or unduly obtrusive and therefore there would not be any significant impact on privacy, loss of light, loss of outlook or overbearing in relation to neighbouring properties. As such, policies in Barnet's UDP would be complied with, in particular D2 in respecting its character and appearance, D5 in '*allowing for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users*' and H27 as it has no significant effect on the amenity of neighbouring occupiers.

The proposal is for relatively large extensions, which may not be appropriate on other houses, but due to the site specifics of the site and all material planning considerations the application is considered to be acceptable.

3. COMMENTS ON GROUNDS OF OBJECTIONS

It is considered that the planning related concerns raised on this application were not sufficient to constitute a reason for refusal.

4. EQUALITIES AND DIVERSITY ISSUES

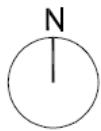
The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

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: 20 Beechwood Avenue, London, N3 3AX

REFERENCE: F/00932/12



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