

LOCATION: 206 Watford Way, London, NW4 4UA

REFERENCE: H/00735/12

Received: 24 February 2012

Accepted: 15 March 2012

WARD(S): Hendon

Expiry: 10 May 2012

Final Revisions:

APPLICANT: Mr Cockburn

PROPOSAL: First floor rear extension to facilitate conversion of single family dwellinghouse to 3no self-contained flats.

RECOMMENDATION: Approve Subject to Conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site plan, 4249 01, 4249 02 amendment received 22/05/12, 4249 03 A, 4249 04.

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 Notwithstanding the details shown; Before development hereby permitted is occupied, turning space and parking spaces shall be provided and marked out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and that area shall not thereafter be used for any purpose other than the parking and turning of vehicles.

Reason:

To ensure that parking and associated works are provided in accordance with the council's standards in the interests of pedestrian and highway safety and the free flow of traffic.

4 Prior to the occupation of the units, copies of Pre-completion Sound Insulation Test Certificates shall be submitted to the Local Planning Authority, confirming compliance with Requirement E of the Building Regulations 2010 (or any subsequent amendment in force at the time of implementation of the permission).

Reason:

To protect the amenities of future and neighbouring residential occupiers.

5 No development shall take place until details of the arrangements to meet the obligation health facilities and the associated monitoring costs have been submitted to and approved in writing by the local planning authority.

Reason:

To ensure the proper planning of the area and to comply with policies CS2, CS8, CS13, IMP1 and IMP2 of the adopted Unitary Development Plan and the adopted Supplementary Planning Documents, "Contributions to Health Facilities", and "Planning Obligations".

6 Before the development hereby permitted is occupied cycle parking shall be implemented in accordance with the details on plan 4249 02.

Reason: To ensure adequate provision for cycles.

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 (2006).
In particular the following policies are relevant:
Adopted Barnet Unitary Development Plan (2006): GBEEnv1, GBEEnv2, D1, D2, D5, H23, H26, M11, M12, M13, M14.
Supplementary Design Guidance 7: Residential Conversions.
Core Strategy (Examination in Public version) 2012: CS5
Development Management Policies (Examination in Public version) 2012: DM01, DM02, DM08, DM17.
- ii) The proposal is acceptable for the following reason(s): -
The proposed extension and conversion would have an acceptable impact on the character and appearance of the general locality and would not materially harm neighbouring amenity. The proposals would provide adequate level of amenity for future residents and would have an acceptable impact on highway and pedestrian safety.
The proposed development includes provision for appropriate contributions in accordance with Regulation 122 of the Community Infrastructure Levy Regulations 2010.

1. MATERIAL CONSIDERATIONS

National Planning Policy Framework

The Mayor's London Plan: July 2011 3.5, 5.3, 7.4, 7.6

Relevant Unitary Development Plan Policies: GBEEnv1, GBEEnv2, D1, D2, D5, H23, H26, H27, M11, M12, M14, CS2, CS8, CS13, IMP1, IMP2

Supplementary Design Guidance 5: Extensions to Houses
Supplementary Design Guidance 7: Residential Conversions

Supplementary Planning Document: Contributions to Educational Facilities
Supplementary Planning Document: Contributions to Libraries Facilities
Supplementary Planning Document: Contributions to Health Facilities
Supplementary Planning Document: Planning Obligations

Core Strategy (Examination in Public version) 2012
Development Management Policies (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.

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: 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, DM08, DM17

Relevant Planning History:

Site Address: 206 Watford Way London NW4 4UA
Application Number: W16176/07
Application Type: Full Application
Decision: Refuse
Decision Date: 06/02/2008
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Part single, part two-storey rear extension.**
Case Officer: Louise Doran

Site Address: 206 Watford Way London NW4 4UA
Application Number: W/16176/A/08
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 25/04/2008
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Part single, part two-storey rear extension.**
Case Officer: Louise Doran

204 Watford Way -

H/00829/11 - Part single part two storey rear extension to facilitate conversion of a single dwelling into 3No. residential units. - Approved - 13/06/2011

Consultations and Views Expressed:

Neighbours Consulted: 37 Replies: 3
Neighbours Wishing To Speak 0

The objections raised may be summarised as follows:

- Property has already been converted and extended
- Noise and disturbance from use
- Loss of privacy

Internal /Other Consultations:

Transport for London, Road Network Development -

The development site is located on the A41 Watford Way, which forms part of the Transport for London Road Network (TLRN).

- No cycle parking is proposed. In accordance with London Plan standards, a minimum of one cycle parking space per residential unit should be provided.
- The footway and carriageway on the TLRN must not be blocked during the construction and maintenance of the proposal. Temporary obstructions during the construction must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians, or obstruct the flow of traffic.
- No skips or construction materials shall be kept on the footway or carriageway of the TLRN at all times.

Date of Site Notice: 22 March 2012

2. PLANNING APPRAISAL

Site Description and Surroundings:

The site property is a two storey semi-detached dwellinghouse on the east side of Watford Way (A41).

The surrounding area is mixed in character, consisting of dwellinghouses and dwellings converted to flats.

Proposal:

The proposals are for a first floor rear extension and the conversion of dwelling into 3no. self-contained flats.

It should be noted that at the time of site visit the proposed works were under construction.

Planning Considerations:

Policy Context

General Policy GBEEnv1 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 D11 states that the council will require development schemes to include hard and soft landscaping proposals that:

- Achieve a suitable visual setting for buildings;
- Provide attractive, accessible and practical external space;
- Make a positive contribution to the character of the surrounding area;
- Contribute towards community safety; and
- Improve environmental and ecological quality.

Policy H16 states that new residential developments should harmonise with and respect the character of the area within which they are situated and should: Be well laid out in terms of access, car parking and landscaping, Provide and preserve adequate daylight, outlook and residential amenity, Provide a safe and secure residential environment, Maintain privacy and prevent overlooking and Provide adequate levels of private garden or amenity space.

Policy H23 states that the council will permit the conversion of single dwellings into flats provided that the development has an acceptable impact on the amenity of neighbouring occupiers, the established character of the locality and the appearance of the street scene.

Policy H26 states that proposals for residential conversions must Involve no large extensions or alterations to roofs which are unacceptable in terms of their appearance; Be in houses with a useable rear garden of more than 50 square metres and meet the garden space standards set out in Policy H18; Include suitably enclosed refuse storage areas at the rear of the property (if this is not practical, storage areas at the front or side of the property should be adequately screened so as not to become a dominant feature, and to avoid loss of amenity); Provide adequate and properly located car parking retaining as much front garden as is practical; and be designed to have the minimal impact on the amenities of neighbours through the layout of rooms.

Policy CS2 advises that the council will seek to enter into planning obligations, where appropriate, in conjunction with new developments, to secure the provision of community and religious facilities.

Policy CS8 states that where a residential development creates a need for additional school places, the council will seek to enter into planning obligations with the developer to secure contributions to their provision.

Policy CS13 requires that where a proposed residential development creates a need for additional health and social care facilities, the council will seek to enter into planning obligations with developers to secure the provision of such facilities.

Policy IMP1 sets out the council's key priorities for planning obligations.

Policy IMP2 advises that in order to secure the best use of land, the council will seek to ensure through the use of conditions or planning obligations attached to planning permissions, that new development provides for the infrastructure, facilities, amenities and other planning benefits which are necessary to support and serve it, and which are necessary to offset any consequential planning loss which may result from the development.

Supplementary Design Guidance Note 7 gives guidance for the conversion of single family residential properties into two or more self-contained units.

Impact of the conversion to flats on the established character of the area and neighbouring amenity

It should be noted that a conversion to three flats was approved at the neighbouring property no.204 under reference H/00829/11 on 13/06/2011.

It is considered that given the mixed character of the locality, the conversion to three flats would have an acceptable impact on the character of the general locality.

The proposed conversion would result in a bedroom at ground floor and a living room at first floor on the side nearest no.208. Appropriate sound insulation would need to be provided between the units.

Given the location close to a busy trunk road, and that there are other properties converted to flats in the locality it is not considered that the proposed conversion would harm neighbouring amenity through associated noise and disturbance.

The proposed flats would all comply with London Plan minimum standards for floorspace. Sufficient external amenity space would be provided to the rear of the property.

Impact of the extensions on neighbouring amenity and the appearance of the locality

The site property has previously been extended in the form of roof extensions. The first floor rear extension has a crown roof lower than the main roof. Whilst this relationship is not ideal, this is only visible from rear gardens and an access road, it is therefore not considered that this would be materially harmful to the character and appearance of the general locality and site property.

The extension extends approximately 1.5m beyond the rear wall of no. 204 Watford Way, a distance of approximately 1.5m away. Given the limited projection it is not considered that the impact on the occupiers of this property would be harmful.

The extension extends approximately 3m beyond the rear wall of no.208 a distance of approximately 3m away. Given the distance away it is not considered that the impact on the amenities of the occupiers of this property would be harmful.

The impact on highway safety

TfL have been consulted on the proposals and do not object to the proposals. The

proposals provide 3 car parking spaces which would comply with Council policy and would not harm highway safety.

Whether the proposals would make adequate provision for local infrastructure.

In accordance with the approved Supplementary Planning Document, the proposals would necessitate the following planning obligations:

- £772 towards local health facilities.
- £38.60 towards associated monitoring costs.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Property has already been converted and extended - *This is noted but is not considered reason to refuse the application.*

Noise and disturbance from use - *Addressed in main report.*

Loss of privacy - *Addressed in main report.*

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

The application is recommended for **APPROVAL**.

SITE LOCATION PLAN: 206 Watford Way, London, NW4 4UA

REFERENCE: H/00735/12



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