

Location **69 Sydney Road London N10 2LY**

Reference: **17/3250/FUL** Received: 19th May 2017
Accepted: 23rd May 2017

Ward: Coppetts Expiry 18th July 2017

Applicant: Mr John Wordingham

Proposal: Roof extension involving rear dormer window, 3no. rooflights to front
and 1no rooflight to rear elevation to facilitate a loft conversion

Recommendation: Refuse

AND the Committee grants delegated authority to the Head of Development Management or Head of Strategic Planning to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee).

- 1 The proposed roof extension, by reason of its size, design, mass and positioning within the rear roofslope would appear as an overly dominant and prominent addition to the host building. It would be inappropriate and out of context with the prevailing character of this row of terraces and would introduce a feature detrimental to the character and appearance of the host property, streetscene and wider locality contrary to policies CS1 and CS5 of Barnet's Adopted Core Strategy (2012), policy DM01 of the Adopted Development Management Policies DPD (2012) and the Adopted Residential Design Guidance SPD (2016).

Informative(s):

- 1 The plans accompanying this application are:
 - DWG No 2016-03-5487(A)/1, DWG No 2016-03-5487(A)/2 and Site Location Plan
- 2 In accordance with paragraphs 186 and 187 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. To assist applicants in submitting development proposals, the Local Planning Authority (LPA) has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered.

The applicant did not seek to engage with the LPA prior to the submission of this application through the established formal pre-application advice service. The LPA has discussed the proposal with the applicant/agent where necessary during the application process. Unfortunately the scheme is not considered to accord with the Development Plan. If the applicant wishes to submit a further application, the Council is willing to assist in identifying possible solutions through the pre-application advice service.

1. Site Description

The application site contains a two storey mid-terraced property located along Sydney Road. The property is not listed and is not located within a designated Conservation Area.

2. Site History

16/2264/FUL: Proposed rear dormer window and front rooflights to create additional living accommodation involving a rear mansard roof extension. **Refused** (i) Fail to be subordinate to the existing host property and constitute a disproportionate, discordant and incongruous addition to the detriment of the character and appearance of the existing dwellinghouse, the surrounding area and the visual amenity of the neighbouring occupiers. (ii) Window would result in overlooking and a loss of privacy to No. 65.

3. Proposal

The application seeks permission for a roof extension involving rear dormer window, 3no. rooflights to front and 1no rooflight to rear elevation to facilitate a loft conversion. The proposal rear dormer window would have a depth of 2.2 metres, height of 2 metres and a maximum width of 4.3 metres.

4. Public Consultation

Consultation letters were sent to 23 neighbouring properties. No responses have been received.

This application has been called in to Committee by Cllr Rawlings for the following reason: "it complies with planning requirements and has no negative impact, no local objections, creates a 3 bedroom accommodation which is acknowledged there is a shortage of in Barnet and reduces overcrowding."

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 October 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 October 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 of the area

The proposal seeks the addition of a rear dormer with a depth of 2.2 metres, height of 2 metres and a maximum width of 4.3 metres. The application site is a first floor flat and therefore does not benefit from permitted development rights. This is the case along the rest of the row of terraces which has resulted in almost an entirely uniform rear facade to the row of terraces.

Barnet's Residential Design Guidance SPD (RDG) has a specific section which deals with the design of dormer roof extensions. It highlights that the scale of proposed dormer windows is an important aspect of any consideration for a planning application. The RDG illustrates that dormer roof extensions should be subordinate features on the roof and should not occupy more than half the width or half the depth of the roofslope. In this instance the dormer is considerably over such guidance. The width of the proposed dormer window of 4.3 metres would exceed half the width of the existing roof (the existing roof is 5.9m wide). The proposed dormer window would not appear as a subordinate addition to the roofslope.

In respect of positioning, the RDG states that dormer extensions should be set in at least 1 metre from the party wall, flank wall or chimney stack. It notes that in smaller terraced houses where due to internal physical constraints dormers that are set in less than 1 metre will be taken into account providing such constraints and any minimum building regulation or fire regulation requirements are clearly demonstrated. In the current application, the proposed dormer window would abut the party wall and chimney stack, with no gap at all on one side. The application has not been accompanied by any clear demonstration as to why the dormer window could not be constructed with a gap. In the absence of this, and having regard to the width of the dormer window, it is considered that the proposal would appear cramped and as a disproportionate addition within the roofspace.

In terms of proportion, the RDG seeks to retain the balance of houses, and sets out that dormer roof extensions should not normally be wider than the window below it, and the dormer cheeks kept as narrow as possible. In terms of design, the RDG notes dormers should reflect the style and proportion of windows on the existing house. In this application, the dormer structure and windows would be wider than the windows below, with a horizontal emphasis which would conflict with the vertical emphasis of the existing windows. Furthermore, no evidence has been submitted to demonstrate that the width of the dormer cheeks is the narrowest possible width.

On the basis of the above, it is not considered that the proposed dormer window would comply with the requirements of the RDG. The proposed dormer window would appear as an overly prominent and dominant addition to the host property which would lack subordination. It would be detrimental to the character and appearance of the dwelling.

It is noted that there is one example of a dormer window along this row of terraces on the rear roof slope to the property on the corner of the row of terraces (No. 89 Sydney Road). It is noted however that although the occupiers at No.89 did seek and obtain planning permission for this dormer (planning reference N13331B/07), the existing dormer is larger

than shown on the approved plans. The proposed dormer as shown on the plans was significantly smaller in height and depth and was considered a subordinate addition to the property.

Given that there are few examples of rear dormer windows to this row of terraces, it is considered that the proposal, particularly due to the proposed dimensions and positioning of the dormer would be at odds with the prevailing character of this row of terraces, the street scene and wider locality and would have a detrimental impact on the character of the existing property, street scene and wider locality contrary to Policy DM01 of the Development Management Policies DPD.

Impact on the amenities of neighbours

In regards to the amenity of neighbouring occupiers it is not considered that the proposed dormer would result in any unacceptable levels of harm to the amenity of the neighbouring occupiers in accordance with Policy DM01 of the Development Management Policies DPD. It would not introduce any level of overlooking significantly or demonstrably harmful when compared to the existing mutual overlooking that exists between properties.

5.4 Response to Public Consultation

No responses have been received

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

It is considered that the proposed development would not comply with the requirements of the Development Plan and the application is therefore recommended for refusal.

8. Suggested conditions in the event a future appeal is allowed - Without Prejudice

1) The development hereby permitted shall be carried out in accordance with the following approved plans: DWG No 2016-03-5487(A)/1, DWG No 2016-03-5487(A)/2 and Site Location Plan.

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 dormer window shall match those of the existing property.

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).

Site Location Plan

