

Location **28 Woodside Grove London N12 8QU**

Reference: **17/3729/HSE** Received: 12th June 2017
Accepted: 14th June 2017

Ward: Totteridge Expiry 9th August 2017

Applicant: Mrs Orit Lev

Proposal: First floor side and rear extension plus rooms in a new layout of roof space to include 3no. rear roof lights, change to fenestration, associated parking, refuse and recycling and landscaping

Recommendation: Approve subject to conditions

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

28 Woodside Grove, N12 8QU, Barnet, London (Site Location Plan), 28 Woodside Grove, N12 8QU, Barnet, London(Existing Plans, Sections and Elevation), 28 Woodside Grove, N12 8QU, Barnet, London(Proposed Plan, Sections and Elevations Rev. 02), Arbtech TCP 01 (Tree Constraints Plan), Tree Survey prepared by ARBTECH dated 16 January 2017.

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 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 or doors, other than those expressly authorised by this permission, shall be placed at any time in the flank elevation(s), of the extension(s) hereby approved.

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).

- 5 The proposed window to the kitchen/ diner in the rear elevation shall be permanently fixed shut as shown on the approved drawing or be inward opening only. The window shall be installed as such before the building hereby permitted is first occupied and retained as such thereafter.

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 2016).

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.
- 2 Applicants and agents are encouraged to sign up to the Considerate Contractors Scheme (www.ccscheme.org.uk) whereby general standards of work are raised and the condition and safety of the Borough's streets and pavements are improved.
- 3 Any highway approval as part of the planning process for the alteration to the existing crossovers or new crossovers will be subject to detailed survey by the Crossover Team in Development and Regulatory Services as part of the application for crossover under Highways Act 1980. Removal or relocation of any existing street furniture or alteration to road markings or Controlled Parking Bays would be subject to public consultations and would be done at the applicant's expense, under

a rechargeable works agreement, by the Council's term contractor for Highway Works.

In the case where a highway tree is present in the vicinity of the proposed access road or a crossover for the development the final approval would be subject to the detailed assessment carried out by the Highways Crossover Team as part of the crossover application. The outcome of this assessment cannot be prejudged. Information on application for a crossover can be obtained from London Borough of Barnet, Crossover Team, Development and Regulatory Services, Barnet House, 1255 High Road, Whetstone N20 0EJ.

- 4 The grant of planning consent confers no rights for any work to be undertaken to the trees and you are advised to consult the Council's Principal Arboricultural Officer - Greenspaces and Streets prior to taking any further action.

Officer's Assessment

1. Site Description

The application site currently accommodates a detached single family dwelling located on the northern side of Woodside Grove within the Totteridge Ward. The building is not listed nor does it lie within a Conservation Area.

The site abuts on to the rear gardens of nos. 60-62 and 64 Woodside Avenue to the northwest. These properties are two storeys in height of a suburban typology. There is a small garage to the west of the site and an access path to the east which runs between Woodside Grove and Woodside Lane.

The existing building projects beyond the existing building line of the properties on Woodside Grove to the east. There is a tall wall at the boundary with the path. The single storey front wings project closer to the pavement than the first floor.

To the south east of the site lies a purpose built block of no.12 flats at the corner with Woodside Avenue, and includes hardstanding which provides off street parking. Directly to the south is a pair of semi-detached dwellings.

The road lies within a controlled parking zone.

2. Site History

Reference: C01138

Address: 28 Woodside Grove London N12

Decision: Refused

Decision Date: 27.10.1966

Description: Erection of block of eight flats and garages.

Reference: N14481/04

Address: 28 Woodside Grove London N12

Decision: Lawful

Decision Date: 07.01.2005

Description: Alterations to roof including hip to gable end and rear dormer window to facilitate a loft conversion.

Reference: 17/0468/FUL

Address: 28 Woodside Grove London N12

Decision: Withdrawn

Decision Date: 27.03.2017

Description: Demolition of existing building and erection of a two storey plus rooms in roofspace detached building to provide 4no self-contained flats. Associated parking, cycle store, refuse and recycling and landscaping

3. Proposal

The application seeks planning permission for a first floor side and rear extension plus rooms in a new layout of roof space to include 3no. rear roof lights, change to fenestration, associated parking, refuse and recycling and landscaping.

4. Public Consultation

Consultation letters were sent to 24 neighbouring properties.

8 responses have been received, comprising 6 letters of objection, 1 letters of support , 1 letter of comment

The objections received can be summarised as follows:

- Impact of construction traffic and noise
- Site too small for the construction work
- Traffic assessment should be updated to reflect the change in proposal
- Overdevelopment and out of keeping with the area
- A two to three bedroom house with a reasonable garden space would be more appropriate for this size plot
- Overlooking and loss of privacy due to the increasing number and size of windows in the property.
- Loss of on-street parking space
- Loss of garden space
- French doors opening unto shared drive will cause harm

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

The applicant seeks approval for first floor side and rear extension plus rooms in a new layout of roof space to include 3no. rear roof lights, change to fenestration, associated parking, refuse and recycling and landscaping.

It is acknowledged that a number of amendments have been put forward for the proposed extensions to address the concerns of officers and some of the issues raised by neighbouring occupiers.

The existing ground floor garage would be utilised as a kitchen / diner. The garage door will be replaced with a window (fixed non opening), this would ensure that there would be no obstruction to the free movement of the adjoining neighbour when driving into their property.

The first floor rear extension would sit above the existing single storey side extension and measure approx. 6 metres in depth. The proposed first floor extension would wrap around above the existing ground floor rear extension. The Council's guidance suggests that first floor side extensions should not exceed half the width of the original property, be set-down by a minimum of 0.5 metres from the ridge height. Furthermore, first floor side extensions should maintain a 2 metre gap between neighbouring flank walls in order to reduce visual impact. In this instance, the width of the existing house is approx. 9.5m and the proposed first floor extension would measure approx. 4.2 metres in width. In addition the first floor extension would be set back by approx. 1m from the front elevation of the host building and set down from the ridge height of the host building by approx. 0.5m. The proposed first floor side extension would maintain more than 2m gap with the neighbouring property at No 26 Woodside Grove due to the public footpath separating both properties. Two windows have been proposed to the front elevation, these will serve a hall way and a bathroom.

At the rear, the proposed first floor extension would have a bedroom window and 3 rooflights. The first floor extension would be aligned with the existing rear building line. The creation of windows at the front and the rear is not considered to have a detrimental impact upon the character of the existing building and streetscene.

The three rooflights are of moderate size and would not have an adverse impact on the character of the area.

The proposal includes creating a parking area of approx. 34.2sqm to accommodate two cars. The proposed change to the garden area is not considered to be harmful to the character of the area, due to the scale and prevalence of parking in front gardens in the area. Furthermore the amenity space that would be retained is adequate for a single family dwelling. Planning permission would be required from the Council's highways department prior to works being carried out for the crossover and existing street trees and an informative to this effect would be attached if permission is granted.

It is considered therefore that the proposal would not have an adverse impact on the character of the existing building and the area and it would comply with policies 7.4, 7.6 London Plan (2016), policies CS NPPF, CS5 of the Core Strategy (2012) and Policy DM01 of the Development Management Policies DPD (2012) and Residential Design Guidance (2016).

Impact on neighbouring residents

The proposed first floor side and rear extension is a sufficient distance from the neighbouring properties so as to not appear overbearing or visually intrusive when viewed from these neighbouring properties. The potential impact of replacing the garage doors with French doors on the neighbours at No 64 Woodside Avenue has been mitigated by submitting revised plans showing the French doors substituted with fixed windows non opening below 1.7m.

In addition, it would not lead to overlooking and loss of privacy due to the set back and position of the proposed window at the rear in relation to neighbouring properties. It is considered therefore that the proposal would not have an adverse impact on neighbouring residential amenities and living conditions and it would comply with policies 7.4, 7.6 London Plan (2016), policies CS NPPF, CS5 of the Core Strategy (2012) and Policy DM01 of the Development Management Policies DPD (2012) and Residential Design Guidance (2016).

5.4 Response to Public Consultation

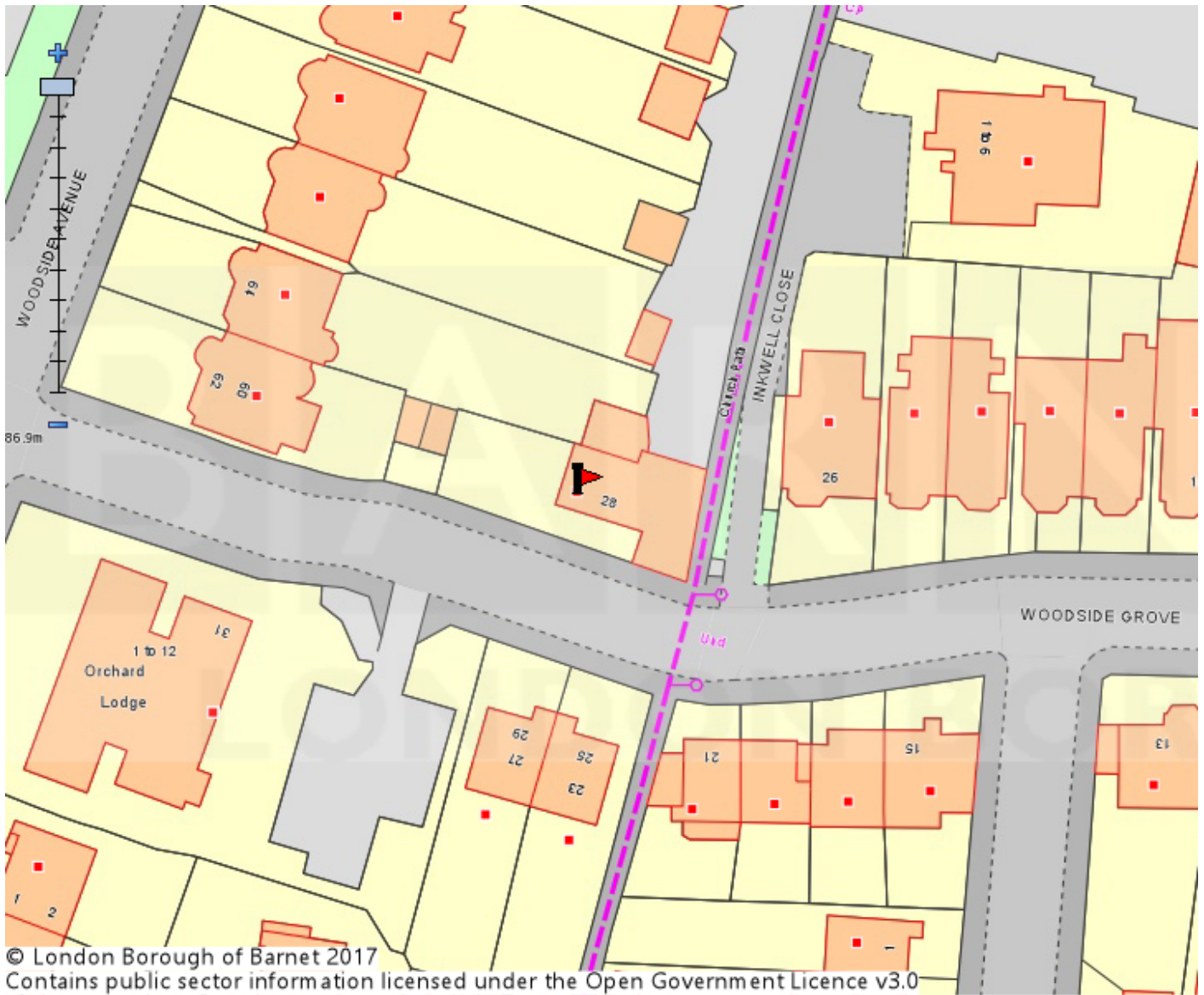
- Impact of construction traffic and noise. An informative relating to construction hours would be attached if granted planning permission.
- Site too small for the construction work. This is not a planning matter and therefore cannot be taken into account in assessing the application
- Traffic assessment should be updated to reflect the change in proposal. There is no policy requirement for traffic assessment to be submitted for householder applications. The Traffic Assessment was not taken into consideration in the assessment of this application as it was not deemed relevant.
- Overdevelopment and out of keeping with the area. The application is for a householder extension and complies with Council's policies and standards.
- A two to three bedroom house with a reasonable garden space would be more appropriate for this size plot. The proposal is for a householder extension and there is no policy limiting the numbers of rooms that can be achieved through a householder extension provided it complies with Council's policies.
- Overlooking and loss of privacy due to the increasing number and size of windows in the property. This has been addressed in the body of the report
- Loss of on-street parking space. This is not a material consideration in the determination of the application.
- Loss of garden space - This has been addressed in the body of the report.
- French doors opening unto shared drive will cause harm. This has been addressed in the body of the report.

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

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposed development would have an acceptable impact on the character and appearance of the application site, the street scene and the locality. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. This application is therefore recommended for approval.



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