

Location **46 Alan Drive Barnet EN5 2PW**

Reference: **17/5266/HSE** Received: 11th August 2017
Accepted: 14th August 2017

Ward: Underhill Expiry 9th October 2017

Applicant: Mr R Kamdar

Proposal: Part single, part two storey front, side and rear extension including new front porch

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: 46AD/P200 Rev B

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 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 in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).

- 5 Before the building hereby permitted is first occupied the proposed window(s) at first floor level in the flank elevation facing 10 Dollis Brook Walk 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 in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and the Residential Design Guidance SPD (adopted April 2013).

- 6 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 first floor flank elevations of the extension 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).

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.

Officer's Assessment

1. Site Description

The application site is an end of terrace dwelling house. The property is not within a conservation area, and is not listed. It should be noted that the applicant has had two duplicate prior approval applications approved for 4.5 metre deep and 3 metre high single storey rear extensions, under applications 17/1918/PNH, and 17/2302/PNH respectively.

2. Site History

Reference: 17/1918/PNH

Address: 46 Alan Drive, Barnet, EN5 2PW

Decision: Prior Approval Required and Approved

Decision Date: 28 April 2017

Description: Single storey rear extension with a proposed depth of 4.5 metres from original rear wall, eaves height of 3 metres and maximum height of 3 metres

Reference: 17/2302/PNH

Address: 46 Alan Drive, Barnet, EN5 2PW

Decision: Prior Approval Required and Approved

Decision Date: 15 May 2017

Description: Single storey rear extension with a proposed depth of 4.5 metres from original rear wall, eaves height of 3 metres and maximum height of 3 metres.

3. Proposal

This application seeks planning permission for a part single part two storey front side and rear extension.

A part two storey, part single storey front, side and rear extension. The front extension would comprise a single storey front porch, and have a width of approximately 4 metres and a depth of 1m, reflecting the depth of the existing front bay window. It would have a lean-to roof with an eaves height of 2.4 metres and maximum height of 3.6 metres.

The side element would have a width of 1.8 metres from the existing side wall and would have a depth of approximately 12.9 metres at ground floor level and 7 metres at first floor level. It would have an eaves height matching that of the main dwelling and a maximum height set below the ridge to the main dwelling. The extension would be L-shaped and wrap around the rear of the existing dwelling with a maximum depth of 4.5 metres from the original rear wall at ground floor level and 2.7 metres at first floor level. The ground floor element would extend across the entire width of the building, whilst the first floor rear projection would have a width of 4.1 metres and be set approximately 3 metres from the boundary with the attached neighbouring property.

4. Public Consultation

Consultation letters were sent to 11 neighbouring properties. 14.no objections were received. An additional objection was received from 63 Alan Drive, however this has not been considered as it does not appear to be sent from an existing address. The 14.no neighbouring objections can be summarised as:

- Overbearing

- Visually intrusive
- Overshadowing
- Loss of sunlight
- Overlooking
- Loss of privacy
- Out of character
- Incongruous addition to street scene
- Overdevelopment
- Increase sense of enclosure
- Adverse impacts to parking arrangements and access
- Restriction of access to neighbouring properties
- Infringement on right of way
- Restriction to access for emergency services
- Drainage and sewage issues
- Damage to neighbouring property
- Encroachment
- Disruption from construction
- Damage to pavement
- Loss of value

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 (MALP)

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 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 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 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 height of the single storey rear element of the proposed development would be approximately 0.2 metres less than that of the extensions approved under applications 17/1918/PNH and 17/2302/PNH. Taking this on board, it is considered the single storey rear element of the proposed development would be an acceptable addition on both grounds of character, and impact on neighbouring amenity.

Impact on Street scene, Existing Building and Character of the Area

The single storey front/side porch element of the extension is not considered to detract from the character and appearance of the application property, street scene and wider area. By reason of its limited massing, it is considered that this element of the scheme would be a congruous addition to the site. The single storey front/side porch element of the extension would respect the proportions of the existing house and would not protrude beyond the property's existing front bay window. Furthermore the roof form of the single storey front/side porch element of the extension is considered to correspond with the roof form on the main house. It should be noted that there are other examples of similar front porches along the street scene. Notable examples include No. 2, 12, 16 and 36 Alan Drive.

The two storey side extension element is not considered to be an incongruous and disproportionate addition to the application property, street scene, and wider area. In line with Paragraph 14.16 of Barnet's Residential Design Guidance SPD, the roof associated with the two storey side element is in keeping with the gabled roof form on the main house, and is well set down from the ridge of the main roof. In accordance with paragraph 14.15 of Barnet's Residential Design Guidance SPD, the width of the two storey side extension element would not exceed half the width of the original house. The first floor element is set back approximately 300mm from the main front wall and this ensures a subservient appearance which is further helped by the set back from the property's front bay windows. This is considered sufficient to make the two storey side extension element appear as a subservient addition to the main house. Given that it would sit adjacent to 10 Dollis Brook Walk's rear outbuilding and garden, the proposed two storey side extension element is not anticipated to result in a terracing effect on the street scene.

The proposed first floor rear element has a narrow width and a maximum height below that of the ridge to the main dwelling. It has been set 0.5m in from the main flank wall to introduce a visual break to the wall. It would appear as a subservient addition to the host property and the wider area, and is not considered to be detrimental to the character or appearance of the locality.

Whilst the council recognises that the proposed development, in conjunction with existing works would result in a significant alteration to the property from its original form, it is considered that the proposed part single part two storey front side and rear extension, by virtue of its appropriate massing, its subservience and its design would be an acceptable addition to the property.

Impact on Neighbouring Amenity

The massing of the front/side porch element of the extension is not considered excessive enough to be overbearing and visually intrusive when viewed from any neighbouring properties. Furthermore, by virtue of its minimal size, it is not anticipated to result in an increased strain to parking and access arrangements in and around the site.

Whilst the two storey side element of the proposed extension would sit very close to the boundary of 10 Dollis Brook Walk, it would be adjacent to their rear outbuilding and garden, and would be approximately 20 metres from their rear wall. It is considered that the two storey side element of the proposed extension would not be visually intrusive and overbearing when viewed from the rear windows and rear garden of 10 Dollis Brook Walk because of the separation distance. It would not appear too dissimilar to views of the existing house, and accordingly would not result in a significantly increased sense of

enclosure. With regards to potential loss of sunlight and overshadowing, it considered that the two storey side element of the proposed extension would not result in significantly worse impacts than those afforded by the body of the existing house. It noted that the two storey side element of the proposed extension would feature new flank windows at first and ground floor level, however the new first floor window would have the same effect as the existing first floor flank window to the main house, and the new ground floor window would only introduce views of 10 Dollis Brook Walk's outbuilding. Taking this into account, the two storey side element of the proposed extension is not anticipated to result in severe overlooking and a loss of privacy to occupants at 10 Dollis Brook Walk.

The two storey side element of the proposed extension would be obscured from view of 44 Alan Drive by the body of the main house, accordingly it is not anticipated to result in any adverse impacts on their amenity.

The first floor rear element of the extension would feature a minimal depth, and a significant separation distance from the rear wall of 10 Dollis Brook Wall, and the flank wall of 44 Alan Drive. Taking this on board, it is considered that the first floor rear element of the extension would not result in a significant sense of enclosure, and loss of sunlight, nor would it appear as an overbearing and visually intrusive addition when viewed from the aforementioned neighbouring properties.

5.4 Response to Public Consultation

- Overbearing
- Visually intrusive
- Overshadowing
- Loss of sunlight
- Overlooking
- Loss of privacy
- Out of character
- Incongruous addition to street scene
- Overdevelopment
- Increase sense of enclosure
- Adverse impacts to parking arrangements and access

These were assessed in the appraisal section.

- Restriction of access to neighbouring properties
- Infringement on right of way
- Restriction to access for emergency services
- Drainage and sewage issues
- Damage to neighbouring property
- Encroachment
- Disruption from construction
- Damage to pavement
- Loss of value

These are not material planning considerations.

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 a significant adverse impact on the amenities of neighbouring occupiers. This application is therefore recommended for approval.

