

Location **13 Ridge Hill London NW11 8PN**

Reference: **17/4876/HSE** Received: 27th July 2017
Accepted: 27th July 2017

Ward: Childs Hill Expiry 21st September 2017

Applicant: Mr anthony lee

Proposal: Part single, part two storey rear extension

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: site location plan, drawing number:
HD1034/1000
HD1034/1001
(Received 27/07/2017)
HD1034/2000 REV A
HD1034/2001 REV A
(Received 21/09/2017)

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 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 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 side elevation(s), of the extension(s) hereby approved, facing No.11 and No.15 Ridge Hill.

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. 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 contains a semi-detached two storey dwellinghouse on the south eastern side of Ridge Hill, which is predominantly residential in character.

The property is not located in a conservation area and is not listed.

2. Site History

Reference: 17/0115/192

Address: 13 Ridge Hill, London, NW11 8PN

Decision: Lawful

Decision Date: 6 March 2017

Description: Extension to roof including hip to gable end, 1no rear dormer with 2no roof lights to front elevation. Single storey rear extension

Reference: 17/2211/HSE

Address: 13 Ridge Hill, London, NW11 8PN

Decision: Refused

Decision Date: 2 June 2017

Description: Single storey front extension. Part single, part two storey rear extension

Reference: 17/4120/PNH

Address: 13 Ridge Hill, London, NW11 8PN

Decision: Prior Approval Required and Refused

Decision Date: 27 July 2017

Description: Single storey rear extension with a proposed depth of 6 metres from original rear wall, eaves height of 3 metres and maximum height of 3 metres.

3. Proposal

The applicant seeks approval for a 'Part single, part two storey rear extension'.

Dimensions:

The proposed ground floor rear element would project beyond the rear elevation by 3.5m, with a width of 7.3m and a height of 3m to the top of the flat roof. The extension would be built up to the common side boundary with No. 11 Ridge Hill and would be set away from the side boundary with No. 15 Ridge Hill by at least 0.9m.

The first floor rear extension would have a depth of 3m, a width of 3.8m, 5.1m high to the eaves and 7.2m high to the top of the pitched roof. The drawings show the set away of the extension from the side boundary with No. 15 Ridge Hill by 2m and from No. 11 Ridge Hill by approximately 2.5m.

4. Public Consultation

4 No. consultation letters were sent to neighbouring properties.

7 correspondences have been received by way of objections.

The objections can be summarised as follows:

- Loss of light
- Intention to change use of house to House of Multiple Occupation
- Impact on outlook of neighbours
- Sense of enclosure to neighbours
- Overbearing impact of development on neighbours
- Neighbouring properties are located at a lower level
- Depth of 1st floor extension is excessive
- Extension is out of character with surrounding area, impact on look and feel of area

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 July 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 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 April 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 April 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 and the wider locality;
- Whether harm would be caused to the living conditions of neighbouring residents.

5.3 Assessment of proposals

The application seeks planning permission for a part single part two storey rear extension following a previous planning permission refusal on design and impact on neighbouring amenity. The proposal has been assessed below.

Rear extensions

The Residential Design Guidance states "The depth of a single storey rear extension, normally considered acceptable for semi-detached properties is 3.5 metres." This sets out general guidance and good practice for proposed householder extensions

The proposed rear extension would be of 3.5m depth, 7.5m wide and 3m height to the top of the flat roof at ground floor. The first floor extension will be 3.0m deep, 3.8m wide, 5.1m high to the eaves and 7.2m high to the top of the pitched roof, setting away by 2.5m from the boundary with the adjoining neighbour at No. 11 Ridge Hill and at least 2m from the

boundary with No. 15 Ridge Hill. The proposal has been amended to address concerns regarding impact of neighbouring amenity.

The proposal is in line with the SPD Residential Design Guidance in relation to the ground floor due to its depth of 3.5m. Likewise, the guidance suggests a maximum depth of 3m from the rear elevation at first floor level, if the extension is set away from the side boundary by at least 2m.

Although the extension would extend to the edge of the rear bedroom window, it is not considered that this would harmfully impact the appearance of the rear of the house.

The adjoining property at No. 11 Ridge Hill benefits from a two storey rear extensions which is set away from the proposal property by in excess of 3m. Therefore a two storey element would be characteristic of the area. It is not considered the proposal would have an adverse impact on the proposal property and character of the area.

Amenity related matters :

The proposed ground and first floor extensions are in line with the Residential design Guidance SPD as the depth of the ground floor element does not exceed the recommended 3.5m from the rear wall and the first floor element is set away from both neighbouring boundaries by at least 2m.

The rear window of the ground floor element at No. 15 serves the kitchen dining area at the neighbouring property. It is considered that due to the first floor proposal been set in 2m from the boundary as recommended by the Residential Design guidance, the extensions would not harmfully impacted this neighbour in terms of loss of light and outlook, sense of enclosure and overbearing impact on this neighbouring property. It is also recognised that the relation between these two properties differ in levels with the host property been slightly higher than this neighbouring property, however given the 2 metres gap from the boundary and the depth of 3 metres it is not considered this will give rise to. The proposal is also set away 2.5m from the party wall with the adjoining neighbour No.11, This distance is considered to be acceptable to mitigate loss of light and outlook, sense of enclosure and overbearing impact on this neighbouring property.

Whilst No.15 is at lower level than No.13 it is not considered the impact on neighbouring windows and garden would be so harmful to warrant refusal. It must be noted that the first floor part of the extension in isolation would be permitted development not requiring planning permission.

Given that no.17 has extended, the possible tunnelling impact on no.15 has been considered. However, whilst there may be some impact on no.15 from the proposed extension the level of this impact is not considered to be severe enough to warrant refusal of planning permission. No.15 is located to the south-west of the site, whereas no.11 is to the north-east. Although some loss of light may result this is not considered to be so great as to seriously harm neighbouring living conditions.

It can be concluded that by reason of its size, siting and design, the proposal would have an acceptable addition to the dwelling and would fall within the Residential Design Guidance SPD 2016. It would have an acceptable impact on the neighbouring visual or residential amenities and in keeping with the character and appearance of the existing building and the wider locality, therefore recommended for Approval, subject to conditions. It would not cause harmful loss of light, outlook or privacy to neighbouring residents.

5.4 Response to Public Consultation

The above objections have been received as a result of re-consultation due to amended plans and the majority were not received to the initial consultation to larger plans. It is true that the extension is now marginally closer to the boundary with no.11 however it has also been reduced in depth from 3.5m to 3m.

The comments have been addressed in the report as well as expanded upon below. The plans were amended to make sure there is sufficient gap between the host property and the two neighbouring properties and to mitigate the impact on no.15 which sits at a lower level than the site property. The increased gap to no.15 is considered to reduce the visual impact on no.15 to an acceptable extent. Furthermore the impact on no.11 would remain acceptable.

It must be noted that the first floor part of the extension in isolation would be permitted development not requiring planning permission.

The original submission had a gap of less than two metres from the boundary with no. 15 Ridge Hill; the amended plans propose a depth of 2 metres from the boundary as recommended by the Residential Design Guidance. It is nevertheless noted that the host property is at a higher level than the neighbouring property at no.15, however given the gap of 2 metres from the boundary it is considered adequate to mitigate impact to this neighbouring properties amenity.

No change of use is proposed under this application and it therefore cannot be considered. The plans show layout as a single dwellinghouse.

If a change of use is proposed in the future a planning application would be required and neighbours would be consulted. If the change of use to an HMO takes place without planning permission then residents should notify the planning enforcement team.

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 the proposed development would have an acceptable impact on the character and appearance of the proposal property and general vicinity, and neighbouring amenities. This application is therefore recommended for Approval.

