

**Location**                    **31 East View Barnet EN5 5TW**

**Reference:**                **17/5780/HSE**                    Received: 11th September 2017  
Accepted: 11th September 2017

Ward:                         High Barnet                         Expiry 6th November 2017

Applicant:                 Mr & Mrs Sarah & Stephen Sowerby

Proposal:                    Single storey side/rear extension. Conversion of garage into habitable room

**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 prepared by Projection Architects:

- Drawing No. A-01 Revision I, titled 'Existing & Proposed Ground Floor Plan'; dated 01/09/17
- Drawing No. A-02 Revision I, titled 'Existing & Proposed First Floor Plan'; dated 01/09/17
- Drawing No. A-03 Revision I, titled 'Existing & Proposed Loft Floor Plan'; dated 01/09/17
- Drawing No. A-04 Revision I, titled 'Existing & Proposed Roof Plan'; dated 01/09/17
- Drawing No. A-05 Revision I, titled 'Existing & Proposed Elevations'; dated 01/09/17
- Drawing No. A-06 Revision I, titled 'Existing & Proposed Elevations'; dated 01/09/17
- Drawing No. A-07 Revision I, titled 'Existing & Proposed Elevations'; dated 01/09/17
- Drawing No. A-08 Revision I, titled 'Existing & Proposed Sections'; dated 01/09/17
  
- Drawing No. A-09 Revision H, titled '3D Views. Front'; dated 11/09/17
- Drawing No. A-10 Revision H, titled '3D Views. Rear'; dated 11/09/17
- Drawing No. B-01 Revision I, titled 'Location and Block Plan'; dated 01/09/17

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 side elevations, of the extension hereby approved, facing 1 Hyde Close and 33 East View .

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.
- 2 To reduce the risk of accidental harm to trees, all development activities must remain at least 15m away from the protected trees along the rear boundary.

## **Officer's Assessment**

### **1. Site Description**

The application site contains a semi-detached dwellinghouse located on East View. The existing dwelling house is two storeys, with an attached single car garage to the side of the property. The existing building, including the garage is set back at least 6 metres from the boundary shared with the highway.

The site is not within a conservation area (designated as Article 2(3) land in The Town and Country Planning (General Permitted Development)(England) Order 2015 as amended) and is not within an area covered by an Article 4 direction. Furthermore, there are no conditions attached to the site which remove permitted development rights.

The site is located within an Area of Special Archaeological Significance, and adjoins an area of TPO trees to the south-west.

### **2. Site History**

None relevant.

### **3. Proposal**

The proposal seeks to undertake the following works:

- Convert the existing garage into a habitable room;
- Construct a single storey side and rear extension that will be connected in with the garage conversion and will project a maximum 2.8 metres from the existing north-western side elevation and a maximum depth of 3.1 metres into the rear garden. The extension will have a hipped roof with a maximum eaves height of approximately 2.8 metres, and a maximum ridge height of approximately 3.7 metres which will also extend over the garage.
- The insertion of 6 new roof-lights in the proposed side and rear extension

### **4. Public Consultation**

Consultation letters were sent to 23 neighbouring properties.  
At the close of consultation, no submissions had been received.

### **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 and DM17.

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.

Policy DM17 states the expectation for parking management in the Borough through the provision of off-street parking as guided by the London Plan in addition to the 2006 Unitary Plan. The policy states that a detached dwellinghouse of this nature should expect to provide a maximum of 2 parking spaces.

### 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 an extension 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.
- Whether harm would be caused to the highway parking environment

## **5.3 Assessment of proposals**

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.

### Residential Amenity

Policy DM01 of the Development Management Policies (Adopted) 2012 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.

The proposed extension will have a maximum height of approximately 3.7 metres along the north-eastern elevation and 3.6 metres along the rear elevation. The extension will protrude no more than 3.1 metres beyond the existing rear elevation of the dwellinghouse.

The additional building bulk along the north-eastern side elevation will adjoin the property at 1 Hyde Close. The space immediately adjoining the addition within 1 Hyde Close is used as access into the rear garden, and contains a garage door for rear access into the garage. The subject site is located at a lower level to this property, and as such, the existing fence is likely to screen the majority of the single storey rear extension from view of this property. Additionally, there are no primary windows on the elevations of this dwellinghouse that are orientated towards the subject site; those that do are obscured and/or located at first floor level and will therefore overlook the proposed extension.

The property to the south-west of the subject site, being 33 East View, will be subject to viewing only the rear portion of the proposed extension, and which as previously mentioned will protrude no more than 3.1 metres from the existing rear edge of the building; such a protrusion is within what is considered to be generally acceptable by the residential SPD. Furthermore, the proposed side and rear extension will have a sloping roof in which it will have a maximum height of 3.6 metres decreasing to 2.8 metres away from the existing building. The downward sloping roof pitch away from the existing building minimises the bulk associated with the extension that would be created through a flat roof design.

The proposed addition will not contain windows on flank elevations facing the adjoining properties, with only roof-lights proposed to provide natural light into the extension. On this basis, the proposed side and rear extension is not considered to harm the privacy of any adjoining property.

For the above reasons, any harm that could be caused to the residential amenity of the surrounding residential properties is considered to be minimal.

### Highways and Parking Environment

Although the proposal involves the removal of a parking space within the garage as a result of the conversion of the garage into a habitable space, an on-site parking space in front of the garage will remain. Additionally, through the retention of a garage-style door, the use of this space is able to be flexible for future owner(s) and/or occupant(s).

In assessing this proposal, comment has been sought from the Council's Highways team. The Highways team have stated that the proposal is not expected to have a detrimental impact on the public highway and is therefore acceptable on highway grounds.

For the above reasons, any harm that could be caused on the highway and parking environment is considered to be minimal.

### Archaeology

The proposed additions will be within 3.1 metres of the external faces of the existing building, and will largely occupy land that has previously been disturbed either to facilitate the construction of the dwelling or to establish outdoor patio areas and landscaping. As such, it is unlikely that the proposed extensions will disturb any additional archaeological sites.

### Tree Preservation Order

As previously mentioned in this report, the subject site adjoins a collection of protected trees. The proposed extension will be setback from the closest protected tree by approximately 20 metres; as such it is considered to be unlikely that the roots of these trees will be harmed through this proposal. The Council's arborist has reviewed the proposal and is satisfied that given the set back of the proposed works from the TPO area, the trees should not be affected. It has been advised that the development activities remain at least 15 metres away from the protected trees along the boundary.

### Character and Street Scene

The Council's SPD 'Residential Design Guidance' states that extensions should normally be subordinate to the original house, respect the original building and should not be overly dominant.

The proposed extension has been designed to be subordinate to the original building; with a maximum height sitting below the highest roof ridgeline and a sloping pitch downwards away from the existing building. Additionally, the extension has been designed to be constructed of materials to match the existing building. For this reason, the proposed extension is not considered to detract from the existing character or form of the building.

The adjoining semi-detached property at 33 East View has undergone alterations, with a two storey side extension. Through designing a single storey side and rear extension rather than a two storey addition, the proposal will neither contribute to a greater sense of symmetry nor detract from the existing relationship between the two dwellinghouses.

With regards to the conversion of the garage into a habitable space; there are several examples of this conversion occurring in the immediate environment. This conversion has occurred at 33 East View as well as across the road from the subject site. Unlike these conversions, the proposal will see the retention of a garage styled door and therefore there will be no impact on the character of the building as seen from the street environment.

Based on the above reasoning, any potential harm that could be caused on the character of the immediate building and the surrounding residential and street scene context is considered to be minimal.

#### **5.4 Response to Public Consultation**

Not applicable.

#### **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.

