

**Location**                      **2A Uphill Drive London NW7 4RR**

**Reference:**                      **16/7727/FUL**                      Received: 5th December 2016  
Accepted: 15th December 2016

Ward:                              Mill Hill                              Expiry 9th February 2017

Applicant:                      Mr Selt

Proposal:                      Conversion of existing property into semi-detached pair of properties. Part single, part two storey rear extensions following demolition of existing garage to no.2a. Roof extension involving hip to gable, dormer windows to facilitate a loft conversion. New front porch and entrance. Provisions for parking, cycle store, refuse and recycling and amenity space. (AMENDED ADDRESS, SITE PLAN AND DESCRIPTION OF DEVELOPMENT)

**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: 1370-PA-001 RevA; 1370-PA-002 RevA; 1370-PA-300 RevF; 1370-PA-308 RevC.

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 a) The site shall not be brought into use or first occupied until details of the means of enclosure, including boundary treatments, have been submitted to and approved in writing by the Local Planning Authority.
- b) The development shall be implemented in accordance with the details approved as part of this condition before first occupation or the use is commenced and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the appearance of the locality and/or the amenities of occupiers of adjoining residential properties and to confine access to the permitted points in the interest of the flow of traffic and conditions of general safety on the adjoining highway in accordance with Policies DM01, DM03, DM17 of the Development Management Policies DPD (adopted September 2012), and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

- 5 Before the development hereby permitted is first occupied or the use first commences the parking spaces shown on Drawing No. 1370-PA-300 RevF; shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason: To ensure that parking is provided in accordance with the council's standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area in accordance with Policy DM17 of the Development Management Policies DPD (adopted September 2012) and Policies 6.1, 6.2 and 6.3 of the London Plan 2015.

- 6 a) A scheme of hard and soft landscaping, including details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping, shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted is commenced.
- b) All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.
- c) Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and 7.21 of the London Plan 2016.

- 7 Prior to the first occupation of the new dwellinghouse(s) (Use Class C3) hereby approved they shall all have been constructed to have 100% of the water supplied to them by the mains water infrastructure provided through a water meter or water meters and each new dwelling shall be constructed to include water saving and efficiency measures that comply with Regulation 36(2)(b) of Part G 2 of the Building Regulations to ensure that a maximum of 105 litres of water is consumed per person per day with a fittings based approach should be used to determine the water consumption of the proposed development. The development shall be maintained as such in perpetuity thereafter.

Reason: To encourage the efficient use of water in accordance with policy CS13 of the Barnet Core Strategy (2012) and Policy 5.15 of the March 2016 Minor Alterations to the London Plan and the 2016 Mayors Housing SPG.

- 8 Prior to the first occupation of the development hereby approved it shall be constructed incorporating carbon dioxide emission reduction measures which achieve an improvement of not less than 6 % in carbon dioxide emissions when compared to a building constructed to comply with the minimum Target Emission Rate requirements of the 2010 Building Regulations. The development shall be maintained as such in perpetuity thereafter.

Reason: To ensure that the development is sustainable and minimises carbon dioxide emissions and to comply with the requirements of policies DM01 and DM02 of the Barnet Development Management Policies document (2012), Policies 5.2 and 5.3 of the London Plan (2015) and the 2016 Mayors Housing SPG.

- 9 Notwithstanding the details shown in the drawings submitted and otherwise hereby approved, prior to the first occupation of the new dwellinghouse(s) (Use Class C3) permitted under this consent they shall all have been constructed to meet and achieve all the relevant criteria of Part M4(2) of Schedule 1 to the Building Regulations 2010 (or the equivalent standard in such measure of accessibility and adaptability for house design which may replace that scheme in future). The development shall be maintained as such in perpetuity thereafter.

Reason: To ensure the development meets the needs of its future occupiers and to comply with the requirements of Policies 3.5 and 3.8 of the March 2016 Minor Alterations to the London Plan and the 2016 Mayors Housing SPG.

- 10 a) Notwithstanding the details submitted with the application and otherwise hereby approved, no development other than demolition works shall take place until details of (i) A Refuse and Recycling Collection Strategy, which includes details of the collection arrangements and whether or not refuse and recycling collections would be carried out by the Council or an alternative service provider, (ii) Details of the enclosures, screened facilities and internal areas of the proposed building to be used for the storage of recycling containers, wheeled refuse bins and any other refuse storage containers where applicable, and (iii) Plans showing satisfactory points of collection for refuse and recycling, have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall be implemented and the refuse and recycling facilities provided in full accordance with the information approved under this condition

before the development is first occupied and the development shall be managed in accordance with the information approved under this condition in perpetuity once occupation of the site has commenced.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with Policy CS14 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted April 2013).

#### **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.
- 2 The Community Infrastructure Levy (CIL) applies to all 'chargeable development'. This is defined as development of one or more additional units, and / or an increase to existing floor space of more than 100 sq m. Details of how the calculations work are provided in guidance documents on the Planning Portal at [www.planningportal.gov.uk/cil](http://www.planningportal.gov.uk/cil).

The Mayor of London adopted a CIL charge on 1st April 2012 setting a rate of £35 per sq m on all forms of development in Barnet except for education and health developments which are exempt from this charge.

The London Borough of Barnet adopted a CIL charge on 1st May 2013 setting a rate of £135 per sq m on residential and retail development in its area of authority. All other uses and ancillary car parking are exempt from this charge.

Please note that Indexation will be added in line with Regulation 40 of Community Infrastructure Levy.

Liability for CIL will be recorded to the register of Local Land Charges as a legal charge upon your site payable should you commence development. Receipts of the Mayoral CIL charge are collected by the London Borough of Barnet on behalf of the Mayor of London; receipts are passed across to Transport for London to support Crossrail, London's highest infrastructure priority.

You will be sent a 'Liability Notice' that provides full details of the charge and to whom it has been apportioned for payment. If you wish to identify named parties other than the applicant for this permission as the liable party for paying this levy, please submit to the Council an 'Assumption of Liability' notice, which is also available from the Planning Portal website.

The CIL becomes payable upon commencement of development. You are required to submit a 'Notice of Commencement' to the Council's CIL Team prior to commencing on site, and failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet other statutory requirements relating to CIL, such requirements will all be set out in the Liability Notice you will receive. You may wish to seek professional planning advice to ensure that you comply fully with the requirements of CIL Regulations.

If you have a specific question or matter you need to discuss with the CIL team, or you fail to receive a 'Liability Notice' from the Council within 1 month of this grant of planning permission, please email us at: [cil@barnet.gov.uk](mailto:cil@barnet.gov.uk).

#### Relief or Exemption from CIL:

If social housing or charitable relief applies to your development or your development falls within one of the following categories then this may reduce the final amount you are required to pay; such relief must be applied for prior to commencement of development using the 'Claiming Exemption or Relief' form available from the Planning Portal website: [www.planningportal.gov.uk/cil](http://www.planningportal.gov.uk/cil).

You can apply for relief or exemption under the following categories:

1. Charity: If you are a charity, intend to use the development for social housing or feel that there are exception circumstances affecting your development, you may be eligible for a reduction (partial or entire) in this CIL Liability. Please see the documentation published by the Department for Communities and Local Government at [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6314/19021101.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6314/19021101.pdf)
2. Residential Annexes or Extensions: You can apply for exemption or relief to the collecting authority in accordance with Regulation 42(B) of Community Infrastructure Levy Regulations (2010), as amended before commencement of the chargeable development.
3. Self Build: Application can be made to the collecting authority provided you comply with the regulation as detailed in the [legislation.gov.uk](http://legislation.gov.uk)

Please visit <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil> for further details on exemption and relief.

## **Officer's Assessment**

### **1. Site Description**

The application site of the application is at the corner of Uphill Drive and Watford Way. The application is the corner plot with which comprises of a detached dwelling of single storey with accommodation in the roofspace, the property faces Watford Way.

The plot is accessed off an existing slip road leading off Watford Way. Uphill Drive is a residential crescent road that sits just off Watford Way comprising of a relatively small number of houses.

Due to the location of the site the property is orientated at 90 degrees to the other properties on Uphill Drive and is single storey in nature whereas the other properties on Uphill Drive are two storey with 2A being the only single storey dwelling.

The area is characterised by single residential dwellings. The site is not within a conservation area.

### **2. Site History**

Reference: 16/0313/FUL

Address: 2A Uphill Drive, London, NW7 4RR

Decision: Withdrawn

Decision Date: 13 June 2016

Description: Demolition of a detached properties and the construction of a part two-storey, part three-storey building to provide 6 self-contained units with parking and landscaping

Reference: 16/3953/FUL

Address: 2A Uphill Drive, London, NW7 4RR

Decision: Refused

Decision Date: 16 August 2016

Description: Demolition of a two storey detached dwelling and construction of a part single, part two storey, part three-storey building to provide 6 self-contained units with provisions for parking, refuse and amenity space

Reasons for refusal:

The proposed development, which would result in the loss of family accommodation, and by reason of its design, siting, depth height and location would result in an overly prominent form of development would be detrimental to the character and appearance of the streetscene and the locality. The proposal would be contrary to policies CS NPPF, CS1 and CS5 of the Local Plan Core Strategy (Adopted September 2012), Policy DM01 and DM02 of the Development Management Policies DPD (Adopted September 2012) and the Residential Design Guidance SPD (Adopted April 2013).

The proposed access to the parking at the development does not allow sufficient space for manoeuvring, which would impact on highway safety at the corner of Uphill Drive and Watford Way. Taking this into account the proposal is considered to be contrary to Policy DM17 of the Barnet Development Management Policies Document (2012).

Reference: 17/2665/192

Address: 2A Uphill Drive, London, NW7 4RR

Decision: Lawful

Decision Date: 7 July 2017

Description: Two storey rear extension following demolition of existing conservatory and garage. Roof extension involving, rear dormer window

### **3. Proposal**

The application relates to the conversion of the existing property into a pair of semi-detached dwellings. The proposal also relates to alterations and extensions to the existing property including a new roof form comprising of a hipped roof of a lower height than the existing roof with dormer windows on the front, side and rear elevations. Additional front door and windows in front elevation.

It should be noted that the application has changed significantly since the initial submission. The previous proposal also incorporated extensions to 2 Uphill Drive and the sub-division of the property to create two dwellings as a semi-detached pair. Since this proposal was first submitted the application has evolved and the red line of the site now only includes 2A Uphill Drive, the site address now refers only to 2A Uphill Drive and the proposal seeks to convert the existing property to 2A Uphill Drive into a pair of dwellings.

For reference works to 2 Uphill Drive have been consented under a certificate of lawfulness application, however, these are not subject to the current application being considered.

No.2A Uphill Road -

The proposal involves the removal of the existing side projection and the increase of the building to the side/rear. The proposal will not project beyond the existing rear building line and will infill the existing L-shaped footprint.

The proposal will also change the roof form and will provide 1 rear dormer and 2 front dormer windows and a side dormer.

The proposal will sub-divide the existing unit into 2 houses comprising 1 x 2 bed unit and 1 x 3 bed unit.

The roof will be set approximately 1.3m lower than the existing ridge line.

### **4. Public Consultation**

Consultation has been carried out twice for the site. Initial consultation was carried out in December 2016 for the original scheme that was submitted. Following discussions with the agent it was decided that the proposal would be revised and would relate solely to 2A Uphill Drive and as such amendments were made to the site plan, address and description of development. Consultation letters were sent out again in respect of these changes.

Following the second round of consultation a further letter was received which confirmed that previous objections raised to the initial proposal are still considered valid.

Consultation letters were sent to 24 neighbouring properties.

12 responses have been received, comprising 11 letters of objection, 0 letters of support and 1 letter of comment.

The objections received can be summarised as follows:

Traffic and parking concerns - hazard caused by additional cars entering the site, increased traffic/congestion, parking strain, parking shown is unrealistic.

Character and appearance - bulk, massing, density, excessive given the plot size, will be asymmetrical hindering the balance of the Crescent, overbearing.

Loss of amenity - overlooking and loss of privacy.

Loss of garden space, loss of trees, environmental cost of development.

Increased pollution.

Not enough space for bins will take up space on the footpath.

Reference to cycle store but none shown on plans.

Will change the demographics of the street.

Increased population.

Looking for maximum profit.

## **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, DM17.

The Council's approach to development as set out in Policy DM01 is to minimise the 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

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 principle of the proposed development

The proposal seeks to extend the existing dwelling and create a pair of semi-detached dwellings within the extended footprint. The principle of residential accommodation is already established and there is no concern in this regard. The character of Uphill Road is comprised of residential houses in occupation as family units. The proposal to convert an existing detached dwelling into a pair of semi detached dwellings is considered to be appropriate, the proposal will fit comfortably within the site. In addition, the proposal will still allow for family sized accommodation.

The impact on the character and appearance of the application site and surrounding area

The 2012 National Planning Policy Framework states that 'the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'.

In addition to the NPPF, Policy CS5 of the Core Strategy states that the Council 'will ensure that development in Barnet respects local context and distinctive local character creating places and buildings of high quality design'. In addition to this, Policy DM01 of the Council's Development Management Policies 2012 states that 'development proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets' development (should) demonstrate a good understanding of the local characteristics of an area. Proposals which are out of keeping with the character of an area will be refused'.

The proposal seeks to demolish an existing garage adjacent to the property and extend the footprint of the main building by way of a single storey side/rear extension. The proposal also seeks to extend and re-design the roof form of the building and provide dormer windows to the front, side and rear elevations of the property. The rear extension will infill the existing rear building line to align with the rearmost building line of the established property. The current property has a staggered rear footprint and the proposal will give a more consistent rear building line with a maximum depth of 3m which will align with the rear most part of the building.

The extended footprint of the dwelling will not extend beyond the established rear most building line of the existing property and the side building line, it is therefore not considered that the proposal will significantly harm the character and appearance of the host building or the wider surrounding area.

The proposal will re-design the roof form and will result in a lower ridge line than the existing building. There are no concerns with the changes to the roof form as the existing property has an unusual roof design as existing and as such the re-design is not considered to impact the character of the area or the host property. The existing building is already of a different design to the neighbouring properties on Uphill Drive.

Although front dormer windows are not usually considered to be acceptable it is noted that the current property benefits from a large front dormer window and considering the size of the front facing dormers the dormers are considered to be acceptable in this instance. It should also be noted that the existing building appears as an isolated building and as such the proposal to incorporate front dormers would not set an unwanted precedent.

The introduction of a new dwelling is not considered to be inappropriate within this location which is characterised by residential development.

#### Impact on the amenities of neighbours

Due to the siting of no.2A it is not considered that the extensions to the dwelling would have a harmful impact on the neighbouring occupiers. There is a sufficient distance maintained between the application site and the neighbouring units and due to the orientation of the dwelling and the neighbouring properties it is considered that the extensions are acceptable in this regard. The proposal will extend an existing property and will reduce the overall height of the existing dwelling. The introduction of an additional dwelling within the extended footprint by virtue of the size of the units, is not considered to increase comings and goings and cause increased noise and disturbance to an unacceptable degree. The location of the site adjacent to a main road and as such the new unit is not considered to be harmful in regards to noise and disturbance.

#### Impact on the amenities of future occupiers

The proposed works would result in the creation of two separate units which are set out as a pair of semi-detached dwellings. Policy DM01 of the Development Management Policies 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.

Section 8.4 of Barnet's Local Plan SPD: residential design guidance states: "in designing high quality amenity space, consideration should be given to privacy, outlook, sunlight,

trees and planting, materials (including paving), lighting and boundary treatment. All dwellings should have access to outdoor amenity space that is not overlooked from the public realm and provides reasonable level of privacy". In addition to this, section 2.4 of the SPD for sustainable design and construction states that "the impact of development on the availability of daylight / sunlight and privacy to the occupants of existing buildings and the occupants of new development is strongly influenced by design and contributes significantly to the quality of life. The amount of daylight available in buildings enhances people's quality of life and reduces energy use. The Mayor's Housing SPG standard 5.5.2 recommends that development should preferably have direct sunlight in living areas and kitchen dining spaces and all homes should provide for direct sunlight to enter at least one habitable room for part of the day. Overheating should be considered when designing for sunlight".

The proposed houses meet the minimum space standards as set out in the London Plan and would provide sufficient outlook and access to light for habitable rooms. It is also considered that the proposed dwellings would have access to sufficient amenity space.

The London Plan requires 79sqm for a 2 bedroom 4 person 2 storey dwelling and 102sqm for a 3 bedroom 6 person 2 storey dwelling. Based on these requirements each dwelling meets these requirements with plot 1 having a total area of approximately 103sqm and plot 2 having an internal area of approximately 108sqm.

Barnet's Residential Design Guidance states that 55sqm of external amenity space will be required for houses of 5 habitable rooms or more. The proposal provides 61sqm for house 1 and as such is in compliance with this guidance.

House 2 has 63sqm of external amenity space, however, this is a 6 habitable room dwelling and as such the guidance indicates that 70sqm would be required, however, this shortfall is not considered to warrant a reason for refusal when considering the acceptability of all other aspects of the proposal and the location of the site.

The proposal provides adequate outlook, daylight and privacy for the future occupiers by way of the appropriate level of glazing serving all habitable rooms. Windows are proposed are in the front and rear elevation with adequate distance between the windows and boundary lines. A ceiling height of 2.3m is proposed in the upper floors to ensure that the proposal provides adequate headroom, this headroom is created by the introduction of dormer windows.

In terms of noise it is not considered that the proposal will give rise to significant comings and goings in to an unacceptable degree.

#### Traffic and highways

The proposal provides two off street parking spaces sited adjacent to the buildings which will be accessed off Uphill Road. The parking provision will be adequate for the number and size of the units. The proposed development is considered to provide sufficient space for manoueuvering of vehicles with an area of turning space at the end of the site.

Bin stores are indicated on the site plan, however, further details are to be secured by way of condition to ensure that the bin shelter is of an adequate size and design. Also to be secured by way of condition is the management strategy to seek details of where bins will be located on collection day to ensure that bins are sited within 10m of the public highway and ensure that the Council's refuse team are satisfied with the refuse arrangements.

Details of cycle parking will be secured by way of condition, however, it is considered that there is sufficient space in the rear garden to incorporate cycle parking.

### Sustainability

In respect of carbon dioxide emission reduction, the applicant has confirmed that the scheme has been designed to achieve a 6% CO<sub>2</sub> reduction over Part L of the 2013 building regulations. This level of reduction is considered to comply with the requirements of Policy 5.2 of the London Plan (2016 Minor Alterations) and the 2016 Housing SPG's requirements and a condition [is attached/would be attached in the event planning permission is granted] to ensure compliance with the Policy

In terms of water consumption, a condition would be attached in the event planning permission is granted to require each unit to receive water through a water meter, and be constructed with water saving and efficiency measures to ensure a maximum of 105 litres of water is consumed per person per day, to ensure the proposal accords with Policy 5.15 of the London Plan (2016 Minor Alterations).

The proposed development therefore would meet the necessary sustainability and efficiency requirements of the London Plan.

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

It should be noted that the site plan, address and proposal has been amended since its initial submission. As such the proposal now relates solely to 2A Uphill Road. The proposal now relates to the extension and conversion of 2A Uphill Road into a pair of semi-detached properties.

It is considered that the revised and extended footprint of the building does not result in an overdevelopment of the site nor will it be overbearing or visually obtrusive.

Although the extension will lead to some loss of existing garden space, it is considered that there is adequate spacing around the building and adequate amenity space to ensure that the proposal sits comfortably within the site and provides adequate amenity provision.

2 parking spaces are to be provided for the 2 units, the access is considered to be acceptable and would not lead to a significant increase in traffic in the surrounding roads.

All planning related matters are considered to be covered in the above appraisal.

### **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**

The proposal is considered to accord with the requirements of the Development Plan and is therefore recommended for approval.

