

Location **11 Rundell Crescent London NW4 3BS**

Reference: **17/4498/HSE**

Received: 13th July 2017

Accepted: 4th August 2017

Ward: West Hendon

Expiry 29th September 2017

Applicant: Mr H Daswani

Proposal: Part single, part two storey rear extension including creation of 2no juliette balconies following removal of existing rear bay window. Changes to fenestration at front and side of property (amended description).

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:

Existing and Proposed Front Elevation Drawing No NAT1005C
Existing and Proposed Side Elevation Drawing No NAT1006D
Existing First Floor Plan Drawing No NAT1002C
Existing Loft Plan Drawing No NAT1009C
Existing and Proposed Rear Elevation Drawing No NAT1007D
Existing and Proposed Side Elevation Drawing No NAT1008D
Existing Ground Floor Plan Drawing No NAT1001C
Existing Roof Plan Drawing No NAT1010C
Existing Site Plan Drawing No NAT1013C
Proposed First Floor Plan Drawing No NAT1004D
Proposed Ground Floor Plan Drawing No NAT1003C
Proposed Roof Plan Drawing No NAT1011D
Proposed Site Plan Drawing No NAT1014C
Proposed Block Plan Drawing No NAT1015C
Proposed Loft Plan Drawing No NAT1012D

Received 11 September 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 side elevations facing 9 or 13 Rundell Crescent.

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 and the Applicant engaged with this prior to the submissions of this application. 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 is a two storey detached property located on Rundell Crescent. The property is not listed nor does it lie within a Conservation Area. The property benefits from a single storey rear extension which was substantially constructed at the time of the site visit for this planning application. Its size and scale would fall under permitted development regulations.

The area is predominantly residential in character.

2. Site History

Reference: 14/07990/PNH

Address: 11 Rundell Crescent, London, NW4 3BS

Decision: Prior Approval Required and Refused

Decision Date: 23 January 2015

Description: Single storey rear extension with a proposed depth 6.0 metres from original rear wall, eaves height of 3 metres and maximum height of 3 metres.

Reference: 16/3622/192

Address: 11 Rundell Crescent, London, NW4 3BS

Decision: Withdrawn

Decision Date: 28 July 2016

Description: 2 storey rear addition, single storey side addition & loft conversion under 50 cubic meters

Reference: 15/08009/ENQ

Address: 11 Rundell Crescent, London, NW4 3BS

Decision: Pre-application advice issued

Decision Date: 3 February 2015

Description: Proposed erection of porch including alterations, first floor rear extension and erection of rear dormer.

3. Proposal

This application is for a single storey, first floor level rear extension including 2 Juliette balconies following removal of the existing rear bay window and changes to the front and side fenestration.

The ground floor extension is substantially complete. The extension measures 8.9 metres in width, 4 metres in depth and 3 metres in height with a flat roof.

The first floor rear extension measures 2.8 metres in depth, 6.3 metres in width and 5.4 metres in height to the eaves with a crown roof. The extension is set in 2 metres from the side elevation facing 9 Rundell Crescent and 0.6 metres from the side elevation facing 13 Rundell Crescent.

The plans have been amended in the course of the application. The proposal originally included an extension to the crown roof and removal of the front and side dormers and insertion of new rooflights. Although the removal of the existing dormers was supported, the increase to the roof pitch was not supported. This element has been removed to retain

the roof as existing. The proposal also originally included a modification to the two storey front bay window. The removal of the two storey bay feature and replacement with a squared frontage was not supported as it would harm the original character of the property and appear at odds with other properties of similar architectural style in the street. The applicant has retained the characteristic bay windows. Officers also raised concerns with the size of the proposed porch and requested a reduction. The porch feature has been removed.

4. Public Consultation

Consultation letters were sent to 10 neighbouring properties.

39 responses have been received, comprising 6 letters of objection and 33 letters of support.

The objections received can be summarised as follows:

- ground floor extension as built is blocking light and view
- The first floor extension will result in a further loss of light and be overbearing for neighbouring properties. The first floor rear extension appears out of character with the area as there are no other first floor extensions in this side of the street.
- extension will result in a loss of privacy as it extends past the first floor rear building line
- the development to the front elevation will impact the character of the property and road.
- the vast area of concrete will further diminish the proportion of green area

The representations received can be summarised as follows:

- the development improves the existing property which is rundown and in poor condition
- we should be welcoming positive refurbishment of family houses as it attracts families to the area
- This proposes brings a welcome modernisation that is needed in Rundell Crescent and should serve as a precedent to follow.
- The development for a larger family home is supported as long as it is retained as a family home.

A secondary consultation period followed the amendments made to the plans.

A further 3 letters of objection were received and can be summarised as:

- o Proposal for first floor rear is larger and more intrusive than before.
- o Comments received are not by residents in Rundell Crescent
- o Support for retaining the front of the building as existing

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 proposal is to construct a single storey rear extension to the rear of the property at first floor level, following removal of an existing rear bay window. The single storey rear extension which was substantially completed at the time of the officer's site visit is considered to fall under the regulations of permitted development. No concerns are raised about this aspect of the proposal.

The proposed first floor extension would project approximately 2.8m from the rear elevation and is set in from both flank elevations. The first floor extension has been reduced in width to provide more setback from the neighbouring properties and reduce the scale of the extension. The extension is set away at least 2m from the flank elevations of the adjacent properties. The extension has a crown roof which is set down lower than the main roof slope and is sympathetic to the existing roof form as advocated by the Residential Design Guidance SPD. The proposal also includes changes to the fenestration detail in the front elevation and side elevation which is considered to be acceptable. The front two storey bay window is now retained and ensures the character of existing building and streetscene is maintained as there are a number of other houses of similar architectural style within the street which have the double bay feature. The roof and loft remain as existing.

The applicant has provided a statement from Right to Light consultants which states the proposal satisfies the requirements set out in BRE guide 'Site Layout planning for Daylight and Sunlight'. Given the depth is less than 3 metres and the extension is set away 2 metres from the boundaries with each neighbouring property, the impact to the neighbours is not considered to be of significant harm to warrant refusal.

The proposal includes two Juliet balconies in the rear elevation. The Juliet balconies do not increase overlooking as the railing is flush with the rear wall and does not allow any external access.

5.4 Response to Public Consultation

Discussed above.

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.

