

**Location**                      **51 Glendale Avenue Edgware HA8 8HF**

**Reference:**                      **17/4845/HSE**

Received: 26th July 2017

Accepted: 27th July 2017

Ward:                              Edgware

Expiry 21st September 2017

Applicant:                      Mr Hugh Rayner

Proposal:                      Single storey side 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

01 Existing ground floor plan

02 Existing elevations

03 Proposed ground floor plan

04 Proposed elevations

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).

**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**

The application site is in ownership of Counsellor Hugh Rayner and therefore the application is presented before committee to dispel any conflict of interest.

### **2. Site Description**

The application site is a two story semi-detached property located on the western side of Glendale Avenue within the ward of Edgware. The property has been previously extended by way of a single storey rear extension. The property is not locally/ statutorily listed, it does not lie within a conservation area, and there are no specific restrictions on site.

### **2. Site History**

Reference: W10173D/01

Description: Single storey rear extension (variation of previous approval W10173A) incorporating a pitched roof and a front porch

Decision: Approved subject to conditions

Decision date: 10th July 2001

### **3. Proposal**

The application seeks consent for a single storey rear extension. This element would infill an existing external area at the side of the property on the common boundary with no 53 Glendale Avenue to the north west of the application site and set in approx. 6m from the common boundary with adjoining no 49 Glendale Avenue. It would be 3m in max. height, project approx. 2.3m in depth further rear of the extended rear elevation and cumulatively project approx. 5.2m further rear of the original rear wall.

### **4. Public Consultation**

Consultation letters were sent to 12 neighbouring properties.

0 responses have 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.

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 Residential Design Guide SPD 2016 recommends a maximum depth of 3.5m in the case of a single storey rear extension on a semi-detached property. The application site is extended at the rear by way of a single storey rear extension across the width of the rear wall and on the common boundary with adjoining no 49 Glendale Avenue. The existing extension serves a dining room and measures 3m depth x 3.8m max. height, 2.6m high to the eaves. The proposed single storey rear extension would infill an existing external area at the side of the property on the common boundary with no 53 Glendale Avenue to the north west of the application site and set in approx. 6m from the common boundary with adjoining no 49 Glendale Avenue. It would serve a study/ recreational room and be 3m in max. height, project approx. 2.3m in depth further rear of the extended rear elevation and cumulatively project approx. 5.2m further rear of the original rear wall. Given the established pattern of development in the immediate area and subject to attached conditions, the proposed extension is not considered to adversely compromise the character and appearance of the host property and local area in this instance.

It should be noted that adjacent no 53 Glendale Avenue to the north west of the application site is sited further rear of the application site and extended by way of a single storey side to rear extension. Following a site visit, the planning officer is satisfied that there are no single aspect primary openings at ground level in the flank southern flank wall of this neighbouring property. The proposed extension would be consistent with the extended elevation of 53 Glendale Avenue and given the varied land levels would sit lower than the natural ground level at this neighbouring property. Given these circumstances, the impact as a result of the extension would be mitigated to a greater level and thus would not compromise the residential amenities of this neighbouring occupier in terms of loss of light and outlook. In terms of adjoining no 49 Glendale Avenue, the extension would be set in approx. 6m from the common boundary and therefore would not compromise the residential amenities of this neighbouring occupier in terms of loss of light and outlook.

In terms of privacy, a door opening would be located in the south eastern flank wall of the extension facing onto the common boundary with no 49 Glendale Avenue, however the distance of approx. 6m would offset the potential impact of overlooking. No openings are proposed in the north western flank wall of the extension and therefore would not give rise to any undue perceived and or actual overlooking onto the adjacent no 53 Glendale Avenue.

The resulting garden space would not be demonstrably reduced as a result of the extension and therefore would retain the existing depth of 16m and set away approx. 28m from adjoining rear properties on Sterling Avenue. Given these circumstances, the extension would not result in a cramped rear amenity space and given the aforementioned distances would offset any undue harm onto the residential amenities of rear adjoining properties in terms of loss of light, outlook and privacy.

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

N/A

## **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.



SITE LOCATION PLAN (1:1250)