

**Location**                    **44 The Reddings London NW7 4JR**

**Reference:**                **17/5556/HSE**                    Received: 29th August 2017  
Accepted: 15th September 2017

Ward:                         Mill Hill                                Expiry 10th November 2017

Applicant:                   Mr V Deshpande

Proposal:                    Two storey side extension. Single storey front porch extension.  
Ground floor rear extension with new patio area

**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
  - 44 The Reddings/FP/01 Revision B
  - 44 The Reddings/FP/02 Revision B
  - 44 The Reddings/FP/04 Revision C
  - 44 The Reddings/FP/05 Revision C
  - 44 The Reddings/FP/06 Revision C

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 186-187, 188-195 and 196-198 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 site contains semi-detached dwellinghouse located on the south side of The Reddings, which is a predominantly residential area. The property is not located within a conservation area, and is not listed. The Reddings is a circular street accessed from Lawrence Street and the property backs on to the southern side of The Reddings.

The property is in the process of being extended to implement a Certificate of Lawfulness with respect to a hip to gable end extension and rear dormer.

The dwelling house is situated on sloping land that falls away from the road north to south. There is a step down to garden level from a raised terrace or patio area. The property has also been extended by way of a single storey rear extension.

The neighbouring property has been extended with a two storey side extension with a hipped roof to reflect the fact that the host dwelling retains its hipped roof.

### **2. Site History**

Reference: 17/4488/192

Address: 44 The Reddings, London, NW7 4JR

Decision: Lawful

Decision Date: 27 July 2017

Description: Roof extension involving hip to gable, rear dormer window with Juliette balcony, 3no. rooflights to front elevation to facilitate a loft conversion.

This permission has been implemented and is nearing completion.

### **3. Proposal**

This application seeks planning permission for:

Two storey side extension; a single storey front porch extension and a ground floor rear extension with new patio area.

The proposed two storey side extension will measure 2.8 metres in width with a setback of 1 metre from the front building line at first floor level, a set in of 1.2 metres from the neighbouring boundary and a set down of 0.5 metres from the ridge of the main roof.

The proposed two storey side extension would adjoin the proposed rear extension. The rear extension would measure 3.5 metres in depth, 3 metres in height and take full width of the property. The proposed patio which will extend beyond the rear extension would measure 2.5 metres in depth and would actually see a reduction in depth of the existing patio by approximately 0.3 metres and would remain at the same height.

The proposed front extension would extend beyond the front building line by 1.2 metres, measure 5.5 metres in width with an eaves height of 2.9 metres. It would adjoin the proposed two storey side extension.

### **4. Public Consultation**

Consultation letters were sent to 6 neighbouring properties, 3 objections were received, along with 2 comments in support.

Objections are as follows:

-Given the extent and scale of all extensions, the proposed development would be overbearing to the visual amenity of the streetscene and of adjoining neighbours.

-Out of character with adjoining properties and the lack of harmony with its immediate adjoining neighbour at 46 The Reddings.

-Objection to previous roof extension carried out under permitted development. The proposed development in this application would, in conjunction with the Certificate of Lawfulness, constitute overdevelopment of the property.

## **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 (MALP)

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, DM06.

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 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 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 Street scene, Existing Building and Character of the Area:

Planning permission is sought for the erection of a two storey side extension, a single storey front extension and a single storey rear extension.

The Council's Supplementary Planning Guidance encourages the provision of two storey side extensions to detached and semi detached dwelling houses providing that the structure remains subordinate to the existing dwelling house.

The application property is in the process of being extended by virtue of a Certificate of Lawfulness issued by the Council earlier in 2017 which involved a hip to gable extension and a rear dormer.

The two storey side extension would comply with Barnet's Residential Design Guidance as it would be half the width of the original dwelling with a set back from the front building line of 1 metre and a set down from the ridge of the main roof by 0.5 metres. Furthermore, the flank wall of the extension will be set in from the neighbouring boundary by 1.2 metres which would be in compliance with paragraph 14.17 of Barnet's Residential Design Guidance. Following the formation of a gable end from the original hipped roof, a gable ended side extension would be more appropriate to achieve the harmony between dwelling and extension which is sought by the SPG. It is considered that the proposed side extension would be an appropriate and sympathetic addition to the host dwellinghouse that would not detract from its character.

Moreover, it has been noted that many properties along The Reddings benefit from two storey side extensions which are similar to the proposed side extension. Therefore, it is not considered that the proposed two storey side extension would unduly detract from the character of the street scene.

The proposed front extension would adjoin the side extension. It has been noted that the front building line is not uniform along The Reddings with some properties benefiting from front extensions. The front extension is proposed to be 1.2 metres in depth with the roof of it reflecting that of the existing dwellinghouse. Therefore, it is considered that the front extension would be sympathetic to the existing dwellinghouse and would not unduly detract from the character of either the host property or the street scene.

Barnet's Residential Design Guidance; paragraph 14.21 sets out that rear extensions on semi-detached properties should not exceed 3.5 metres in depth, which in this case it would not. Therefore, given the height and depth of the extension, it would be considered to be an appropriate addition to the host dwellinghouse. The proposed patio area which would extend beyond the rear extension would measure 2.5 metres in depth and would see a decrease in the depth of the existing decking by 0.3 metres. Given that a patio area already exists and the proposed patio would have a lesser depth, it is not considered to be detrimental to the character of the host property.

The scheme has been amended during its lifetime to remove the lower ground floor or basement level which would have been visible within the rear elevation. Given the creation of a large rear dormer (under permitted development) and the two storey side extension, the presence of a lower ground floor with fenestration would have undoubtedly appeared overly large and visually dominant within the outlook of surrounding residents. The removal of this is considered to result in an appropriate scheme.

#### Impact on Neighbouring Amenity:

The neighbouring property at no. 46 The Reddings adjoins the host property to form a pair of semi-detached properties. The rear building line aligns with the host property and on the side which neighbours with no. 48 the neighbouring property benefits from a 3 metre deep rear extension. Given the appropriate scale of the rear extension, it is not considered to create significant adverse impact to neighbouring residents at no 46 The Reddings, in terms of loss of light or outlook, or appear overbearing.

The main part of the neighbouring property at no. 42 is set away from the shared boundary by approximately 5 metres and with a further set in of 1.2 metres from the boundary to the proposed rear extension. Therefore, it is not considered that the proposed rear extension would create significant adverse impacts to the amenity of the neighbouring residents at no. 42, by virtue of its size and the sufficient set away from the neighbouring property.

The two storey side extension would be sited on the side which shares a boundary with no. 42, therefore, it is not considered that it would create significant harmful impact to the amenity of residents at no. 46. Moreover, given the set back of the main part of no. 42 from the boundary, it is not considered that the two storey side extension would create a significant loss of light or outlook. Additionally, the only two windows to the side elevation will be obscure glazed, so as to safeguard the privacy of both the neighbouring residents as well the residents of the host property.

By virtue of scale and design, it is not considered that the proposed front extension would have a harmful impact to the amenity of neighbouring residents.

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

The objections listed above have been addressed in the report.

#### **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 extensions 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 a significant adverse impact on the amenities of neighbouring occupiers. This application is therefore recommended for approval.

