

**Location**                               **155 And 157 Chanctonbury Way London N12 7AE**

**Reference:**                               **17/6065/HSE**                               Received: 25th September 2017  
Accepted: 25th September 2017

Ward:                                       Totteridge                                       Expiry 20th November 2017

Applicant:                               Mr And Mrs Scott And Mr And Mrs Rusta

Proposal:                               Part single, part two storey side and rear extension following demolition of existing attached garage. Extension to roof including hip to gable end, 1no rear dormer window and 2no roof lights to front elevation. Basement excavation below footprint of ground floor. Associated changes to windows and door including relocation of front entrance to 155 Chanctonbury Avenue. Part single-part two-storey side and rear extension following demolition of existing side/rear extension and garage. Association changes to windows and door including relocation of front entrance to 157 Chanctonbury Avenue

**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:

- PA\_001 Rev A (received 17/11/2017)
- PA\_002 (received 17/11/2017)
- PA\_003 (received 17/11/2017)
- PA\_004 (received 17/11/2017)
- PA\_005 (received 17/11/2017)
- PA\_006 Rev A (received 17/11/2017)
- PA\_007 (received 17/11/2017)
- PA\_008 Rev A (received 17/11/2017)
- PA\_009 (received 17/11/2017)
- PA\_010 Rev A (received 17/11/2017)
- PA\_011 (received 17/11/2017)
- PA\_012 Rev A (received 17/11/2017)
- PA\_013 Rev A (received 17/11/2017)
- PA\_014 Rev A (received 17/11/2017)
- PA\_015 (received 17/11/2017)

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 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).

- 5 a) No development or site works shall take place on site until a 'Demolition & Construction Method Statement' has been submitted to and approved in writing by, the Local Planning Authority.

The Statement shall provide for: access to the site; the parking of vehicles for site operatives and visitors; hours of construction, including deliveries, loading and unloading of plant and materials; the storage of plant and materials used in the construction of the development; the erection of any means of temporary enclosure or security hoarding and measures to prevent mud and debris being carried on to the public highway and ways to minimise pollution.

b) The development shall thereafter be implemented in accordance with the measures detailed within the statement.

Reason: In the interests of highway safety and good air quality in accordance with Policies DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and Policy 5.21 of the London Plan (2016).

- 6 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 elevation(s), of the extension(s) hereby approved, facing No.153 and No.159 Chanctonbury Way.

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).

- 7 Before the building hereby permitted is first occupied the proposed window(s) in the side elevation facing No.153 and No.159 Chanctonbury Way shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening.

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) and the Residential Design Guidance SPD (adopted April 2013).

- 8 No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm on other days.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policy DM04 of the Development Management Policies DPD (adopted September 2012).

- 9 Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

Reason: To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and highway.

#### **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. 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 involves a pair of semi-detached properties located at No.155 and No.157 Chanctonbury Way. The properties are located towards the head of a cul-de-sac where the dwellings are set in relatively spacious plots. It is noted that the local street scene character is dominated by two storey semi-detached properties. Notwithstanding this, the properties appear to vary in terms of form, character and appearance.

The properties do not fall within a conservation area and are not listed building. There are no tree preservation orders on site.

To the north lies the Folly Brook, a tributary to the Dollis Brook. It is acknowledged that the properties do not fall within a Flood Risk Zone.

### **2. Site History**

Reference: 17/0497/HSE

Address: 155 and 157 Chanctonbury Way, London, N12 7AE

Decision: Refused

Decision Date: 12 April 2017

Description: Part single, part two storey side and rear extension following demolition of existing attached garage. Extension to roof including hip to gable end, 1no rear dormer window and 2no roof lights to front elevation. Associated changes to windows and door including relocation of front entrance to 155 Chanctonbury Avenue. Part single-part two-storey side and rear extension following demolition of existing side/rear extension and garage. Association changes to windows and door including relocation of front entrance to 157 Chanctonbury Avenue

Appeal Reference: APP/N5090/D/17/3177417

Address: 155 and 157 Chanctonbury Way, London, N12 7AE

Decision: Appeal Allowed

Date: 8 September 2017

Reference: 17/2939/HSE

Address: 155 and 157 Chanctonbury Way, London, N12 7AE

Decision: Approved subject to conditions

Decision Date: 30 June 2017

Description: Part single, part two storey side and rear extension following demolition of existing attached garage. Extension to roof including hip to gable end, 1no rear dormer window and 2no roof lights to front elevation. Associated changes to windows and door including relocation of front entrance to 155 Chanctonbury Avenue. Part single-part two-storey side and rear extension following demolition of existing side/rear extension and garage. Association changes to windows and door including relocation of front entrance to 157 Chanctonbury Avenue

### **3. Proposal**

This proposal is for a joint application.

No.155 Chanctonbury Way- Part single, part two storey side and rear extension following the demolition of an existing attached garage. Extension of roof including hip to gable end, 1no rear dormer window and 2no roof lights to the front elevation. Associated changes to windows and relocation of front entrance. Basement excavation below footprint of proposed ground floor.

No.157 Chanctonbury Way- Part single, part two storey side and rear extension following the demolition of an existing side/rear extension and garage. Associated changes to windows and relocation of front entrance.

Extensions at No.155 Chanctonbury Way will measure as follows:

- Single storey side extension measuring 14 metres in depth and 3.2 metres in width. Towards the rear elevation, the side extension will extend a further 2 metres in width to then wrap-around with the proposed single storey rear extensions.
- Single storey rear extension measuring 5 metres in depth, 11.55 metres in width, and a maximum height of 3.12 metres ( 3.5 metres including roof lights.)
- First floor side extension measuring 9.8 metres in depth, 3.2 metres in width. The extension will be set back by 1 metre from the front elevation and will be set down from the main ridge by 0.52 metres.
- First floor rear extension measuring 3 metres in depth and 9.56 metres in width.
- Hip to gable conversion
- Rear dormer window measuring 2.6 in width, 1.3 metres in height and 1.9 metres in depth.
- Basement extension measuring 14 metres in depth, a minimum of 9.57 metres in width and a maximum of 11.55 metres in width. The basement will serve a gym and utility room. 2no lightwells have been proposed to the side elevation facing No.153 Chanctonbury Way. The lightwells will measure 1000mm x 2000mm and will be flush at ground level.

Extensions at No.157 Chanctonbury Way will measure as follows:

- Single storey side extension measuring 12.82 metres in depth and 2.66 metres in width. Towards the rear elevation, the side extension will extend a further 2 metres in width to then wrap-around with the proposed single storey rear extensions.
- Single storey rear extension measuring 5 metres in depth, 11.08 metres in width, and 3.12 metres in maximum height.
- First floor side extension measuring 9.89 metres in depth and 2.66 metres in width. The extension has been set back from the front elevation by a minimum of 1 metre and has been set down from the main ridge. The extension will have a minimum set back of 1.33 metres to the neighbouring boundary at No.159 Chanctonbury Way, and a maximum set back of 4 metres.
- First floor rear extension measuring 3 metres in depth and 9.07 metres in width.

## 4. Public Consultation

Consultation letters were sent to 11 neighbouring properties.  
8 responses have been received, comprising 8 letters of objection.

The objections received can be summarised as follows:

- Overdevelopment of a suburban street
- Basement excavation could lead to potential flooding
- Poor form of development of the site
- Harmful to the character and appearance of the original buildings,
- Effect of water runoff
- Proposal would set a precedent
- Basement not subject to a hydrological investigation
- Not consulted for the application.

## 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 application seeks planning permission for a series of works to be undertaken at No.155 and No.157 Chanctonbury Way. It is noted that the properties benefit from planning history relating to most of the currently proposed extensions. The first application, under reference 17/0497/HSE, sought planning permission for 'Part single, part two storey side and rear extension following demolition of existing attached garage. Extension to roof including hip to gable end, 1no rear dormer window and 2no roof lights to

front elevation. Associated changes to windows and door including relocation of front entrance to 155 Chanctonbury Avenue. Part single-part two-storey side and rear extension following demolition of existing side/rear extension and garage. Association changes to windows and door including relocation of front entrance to 157 Chanctonbury Avenue.'

The application was refused planning permission as it was considered that the proposed rear/side extensions, as well as the rear dormers, by reason of their siting, excessive bulk, massing, and design, would fail to be subordinate towards the existing dwellings and would cumulatively constitute disproportionate and incongruous additions to the existing dwelling houses.

The application was subsequently allowed at appeal APP/N5090/D/17/3177417. It was considered by the Planning Inspector that the proposed roofs to the extensions would sit lower than the roofs of the existing dwelling, with parts of the extensions benefitting from setbacks from the main front elevations. It was therefore considered by the Planning Inspector that, when viewed from the road, the proposed extensions to both No.155 and No.157 Chanctonbury Way would appear subordinate to the appeal dwellings and would not appear out of place with regards to the established local character.

The Inspector's comments continued to address the relatively moderate impact of the proposal towards the rear elevation of the appeal site stating that "...although large, the extensions would be set down from the main roof ridges and would incorporate various changes in depth. I find the proposed extensions would not appear bulky or dominant. Furthermore the proposed rear extensions would only be visible from the rear gardens of the appeal dwellings and the immediate neighbouring dwellings such that they would not be overly prominent."

It was therefore considered that the extensions would not harm the character and appearance of the area or the host properties.

Notwithstanding the above, prior to the appeal decision, a second planning application, with reference 17/2939/HSE, was granted planning permission for a 'Part single, part two storey side and rear extension following demolition of existing attached garage. Extension to roof including hip to gable end, 1no rear dormer window and 2no roof lights to front elevation. Associated changes to windows and door including relocation of front entrance to 155 Chanctonbury Avenue. Part single-part two-storey side and rear extension following demolition of existing side/rear extension and garage. Association changes to windows and door including relocation of front entrance to 157 Chanctonbury Avenue'.

It is therefore noted that elements of the current proposal have previously been assessed and approved by the Local Planning Authority. The main addition to the current application is the proposed basement extension at No.155 Chanctonbury Way.

### Basement Extension

The Council's Residential Guidance states that proposed basement extensions are normally allowed when the extension does not project further than 3 metres in depth from the rear wall of a house. Furthermore, all rooms within a basement should be able to function properly for the purpose intended. They should be of an adequate size and shape and receive natural lighting and ventilation. All habitable rooms within a basement accommodation should have minimum headroom of 2.5 metres.

It is noted that the basement extension relates to No.155 Chanctonbury Way only. In this instance, the proposed basement will extend the full footprint of the proposed property at



ground floor. Whilst it is acknowledged that the basement will be a large addition to the host property, it is not considered that the proposal would impact on the character of the No.155 and the local vicinity. Furthermore, whilst it is also acknowledged that the property sits in close proximity to Folly Brook, it falls on land classified as Flood Risk Zone 1 and is therefore not in a flood risk zone.

The proposed basement extension will not project past the front, side, and rear elevations of the host property and therefore no visual manifestation will occur. Two light-wells have been proposed at ground floor on the side elevation facing No.153 Chanctonbury Way. The light-wells will be flush and therefore are not considered to materially impact on the character of the property and the local area.

In this instance, the proposed basement extension will allow for a gym and utility room. The submitted plan PA\_015 suggests that the proposed head height will be 2.6 metres. It is therefore considered that the proposed extension will adequately serve future occupiers.

A condition has been attached requiring the provision of a Demolition and Construction Method Statement in order to ensure the implementation of the works is carried out in such a way as to minimise adverse impacts on neighbouring residents and the local area.

#### Single Storey Rear Extension

The proposed single storey rear extension will not differ from the previously granted application 17/2939/HSE. The rear elements will measure 5 metres in depth from the original rear wall and would extend 22.78 metres across both properties. It is noted that the proposed width would slightly increase from 22.6 metres, approved under 17/2939/HSE. Notwithstanding this, it is not considered that the additional width will materially impact on the character of the property. Adequate and sufficient distance will be kept to the neighbouring boundaries and therefore, it is not considered that the ground floor rear elements would materially impact on the neighbour visual and residential amenities.

The Council's Residential Design Guidance states that single storey rear extensions on semi-detached properties should generally not exceed 3.5 metres in depth. Whilst it is acknowledged that the proposal does not comply with the above guidance, it was previously assessed and considered that such extensions would not impact on the character of the properties or the neighbouring visual and residential amenity. The rear extensions at ground floor are therefore considered acceptable.

#### Single Storey Side Extensions

The Council's Residential design Guidance states that single storey side extensions should generally not exceed half the width of the original property and should appear as subordinate additions.

As per the ground floor rear extensions, the proposed single storey extensions at No.155 and No.157 would not differ from the proposals approved under application 17/2939/HSE. Whilst it is noted that the wrap-around elements of the side extensions will exceed half the width of the original property, it has been previously determined that the proposals would not materially impact on the character of the two properties and the neighbouring visual and residential amenities.

The property at No.155 will further benefit from 2no light wells serving the proposed basement. The light-wells have been located on the side elevation facing the neighbouring property at No.153 Chanctonbury Way. It is noted that the light-wells will not result in any visual manifestation as they have been proposed as flush elements. It is therefore considered that, on balance, the proposed works at ground floor will not harmfully impact on the character and appearance of the host properties, the local street scene, and neighbouring amenity.

#### First Floor Side Extensions

The Council's Residential Design Guidance states that first floor side extensions should generally not exceed half the width of the original property, should be set back from the front elevation by a minimum of 1 metre, and should be set down from the main ridge by a minimum of 0.5 metres. Furthermore, first floor side extensions should ensure that a minimum gap of 2 metres is maintained to the neighbouring flank wall at first floor (i.e. a minimum of 1 metre set back from the boundary line.)

It is noted that the proposed first floor side extension at both No.155 and No.157 will not differ from the proposal approved under planning reference 17/2939/HSE.

The previous planning permission stated that the proposed first floor side extensions at No.155 and No.157 measured 10.9 metres each in depth. For clarity, it is noted that the first floor sections of the side elements project 9.86 metres at No.155 and 9.89 metres at No.157 Chanctonbury Way.

On balance, it is considered that the proposed first floor side extension will comply with the above guidance as both elements have been set back from the front elevation by 1 metre and have been set down from the main ridge. Furthermore, the side extension at No.155 will be set in from the boundary with No.153 by a minimum of approximately 4.3 metres. On the other side, No.157 will benefit from a minimum set back of 1.3 metres and a maximum set back of 4 metres from the boundary with No.159 Chanctonbury Way.

It is noted that the side extensions at first floor match the same depth and design as the extensions proposed under planning application 17/0497/HSE. As per the Inspector's comments, at Appeal APP/N5090/D/17/3177417, it is not considered that the proposed first floor side extensions at No.155 and No.157 will materially impact on the character of the two host properties. The extensions have been adequately set back and set down and will thus appear as subordinate and sympathetic additions when viewed from the local street scene.

On balance, the proposed first floor side extensions are considered as acceptable, subordinate and sympathetic additions to the host properties.

#### First Floor Rear Extensions

It is noted that following the approved application 17/2939/HSE, as well as the allowed appeal for application 17/0497/HSE, the properties benefit from planning permission for a couple of different designs at first floor.

The current proposal, 166065/HSE, seeks planning permission for a first floor rear extension which would project 3 metres in depth past the original rear wall. The rear element would then extend the full width of the two properties at first floor, resulting in a

width of 18.71 metres. The rear element will project past the original rear wall as well as the proposed first floor side extensions at both properties.

The current proposal differs from the previously approved application 17/2939/HSE where the first floor rear element was proposed as two separate extensions measuring 6.3 metres in width. The extensions further benefitted from a gap of 6 metres separating them and thus allowing for a subordinate and sympathetic appearance. It is noted that the first floor rear extensions, approved under the above application, projected past the proposed first floor side extensions and extended all the way to side flank of the proposed first floor side extensions.

Taking into consideration the above, the first planning application 17/0497/HSE, which was allowed at appeal, proposed two first floor rear extensions which would extend approximately 15.64 metres in width and would be attached along the boundary between No.155 and No.157. The rear extensions were set-in from the side flank of the proposed side extensions but still partially projected from them.

Overall, it is considered that the current proposal seeks to integrate the two designs in order to allow for a first floor rear extension which would project from both the first floor side extension and original rear elevation, and would extend the full width of the proposed properties.

As stated previously, it was considered by the Planning Inspector that, whilst the extensions to the rear would result as large additions, they would not result in material harm to the host properties as well as the neighbouring amenity. The host properties sit at an angle to the neighbouring detached properties at No.153 and No.159 Chanctonbury Way and adequate distance would be maintained to the neighbouring boundary lines.

It is therefore considered that, on balance, the proposed first floor rear extension will not materially impact on the character of the host property, the local area, and the neighbouring visual and residential amenity.

#### Loft Conversion

Barnet's Residential Design Guidance (2016) outlines that hip to gable extensions should not unbalance a pair of semi-detached properties or appear out of character of the streetscape. It is noted that No.157 has already undergone a hip to gable extension, it is therefore considered that the proposal for No.155 to have a hip to gable roof extension would re-balance the pair of semi-detached properties in this respect and would not unduly harm the character of the properties and the character of the street.

Barnet's Residential Design Guidance (2016) outlines that dormer windows should reflect the style and proportion of windows to the existing house and be sympathetic and subordinate in the roof slope occupying no more than half the width or half the depth of the roof slope.

The proposed roof dormer at No.155 would measure 2.6 metres in width, 1.3 metres in height and 1.9 metres in depth. To clarify, the previously approved application 17/2939/HSE states that the proposed dormer would benefit from a height of 1.2 metres. Following a further review of the previous proposal it is acknowledged that the dormer did measure 1.3 metres rather than 1.2 metres.

The host property at No.157 benefits from a full width dormer. There is no planning history on record of this development and it is assumed it was built under permitted development.

The proposed dormer was previously considered to comply with the Council's guidance and considered as a subordinate feature to No.155.

It is considered that the proposed roof extension and rear dormer will not change from the previously approved planning application. Given their scale and relationship with the neighbouring buildings, the proposed works at loft level would not appear overbearing or visually intrusive when viewed from the neighbouring buildings. With regards to the dormer and its location, it is not considered to have a detrimental impact on the amenities of the neighbouring occupiers in terms of overlooking or loss of privacy.

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

Comments have been received following public consultations. Concerns were addressed towards a potential overdevelopment of the host sites and the wider impact towards the local area. It is noted that the 'surface extensions' that have been proposed conform to the extension previously approved under application 17/2939/HSE as well as appeal decision APP/N5090/D/17/3177417. It was therefore already assessed by the Planning Department as well as the Planning Inspectorate that the proposal would not constitute a material overdevelopment of the site materially harmful to the character of the properties and the local street scene.

Whilst it is noted that the proposed basement exceeds the general allowances under the Council's design guidance, the proposed element will be situated directly under the proposed footprint of the property and would benefit from 2no moderate light wells. No material visual manifestation would occur.

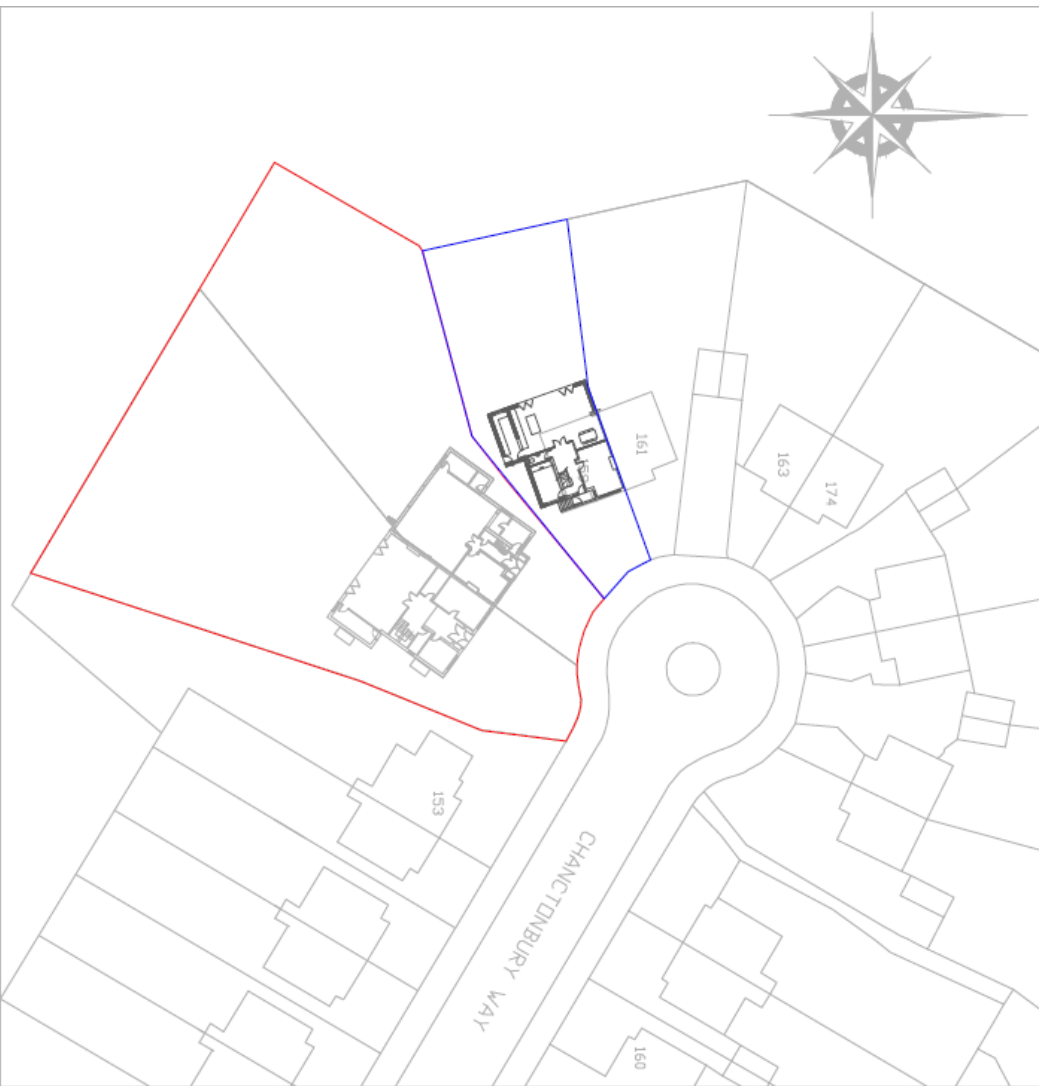
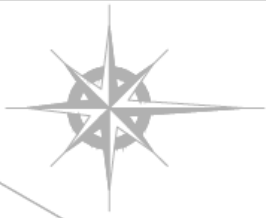
Further comments addressed the impact of the proposed basement on surface water runoff and potential flooding risks. It is noted that whilst the properties sits within the vicinity of the Folly Brook, they fall under Flood Risk Zone 1. It is therefore not considered that flooding issues would result from the proposed extension. The construction and drainage related to the construction of the basement are matters that will be considered under the Building Regulations.

#### **6. Equality and Diversity Issues**

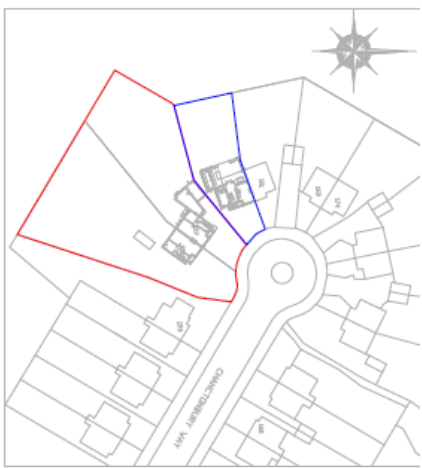
The proposal does not conflict with either Barnet Council's Equalities Policy or the commitments set in the Equality Scheme and supports the Council in meeting its statutory equality responsibilities.

#### **7. Conclusion**

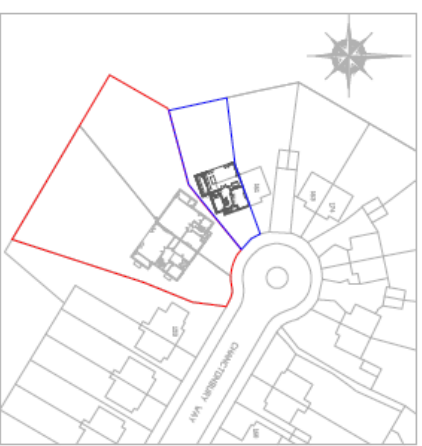
Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposed development would have an acceptable impact on the character and appearance of the application site, the street scene and the locality. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. This application is therefore recommended for approval.



01 Block Plan Proposed  
SCALE 1:300 @ A3



02 Location Plan Existing  
SCALE 1:1250 @ A3



03 Location Plan Proposed  
SCALE 1:1250 @ A3