

Location **2 Howes Close London N3 3NX**

Reference: **17/5049/HSE**

Received: 3rd August 2017

Accepted: 3rd August 2017

Ward: Finchley Church End

Expiry 28th September 2017

Applicant: Mr John Gethins

Proposal: Two storey side extension following demolition of the existing garage facing No. 3 Howes Close and first floor side extension facing No. 1 Howes Close. Single storey front infill extension. Roof extension involving rear dormer window with recessed first floor terrace. Alterations to front and rear roof. Associated changes to fenestration

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:

Design and Access Statement including:

Site Location Plan

485.(1).0.001, 002, 003, 004, 005A, 006A, 007A, 008, 009

485.(1).1.000, 001, 002, 003, 004, 005

485.(1).2.001A, 002A, 003A

485.(1).3.001, 002

Daylight and Sunlight Assessment Report

Comparable images/drawings

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 a) No development other than demolition works shall take place until details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas hereby

approved have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the materials as approved under this condition.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies 1.1, 7.4, 7.5 and 7.6 of the London Plan 2016.

- 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 flank elevation(s), of the extension(s) hereby approved, facing The Vicarage No. 1 Howes Close and No. 3 Howes Close.

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.

Background Information:

The application was deferred by the Finchley and Golders Green Area Planning Committee on 17th October 2017 for the following reasons:

“The applicant would be asked to produce a Daylight and Sunlight Report on both neighbouring properties”.

A re-consultation of neighbouring properties was undertaken and a further 5 comments from the previously consulted neighbours were received listed below:

- The proposed application and drawings do not adequately show the bad effect the building will have, most of all to the immediate neighbours particularly no 3 and the entire Close where all the buildings share a similar appearance.
- Frontage is completely out of character and ugly especially when viewed from flats opposite.
- Alterations to the north elevation of 2 Howes Close would significantly detract from views of neighbouring dwellings undermining the harmony, appearance and amenity of the street scene to create a stark, poorly differentiated mass of brick and glass totally out of keeping with neighbouring homes.
- An objector has asked for the previous comments to be noted (dealt with under the initial planning report in appendix 1 below).

Officer's response:

It is considered that the above comments were dealt with within the previous planning report.

Recommendations made within the submitted Daylight/Sunlight report:

Page 9 of the report 'Daylight Results' states that in excess of 80% of current levels of light will be retained and no significant impact on neighbouring properties in terms of daylight is envisaged and the scheme is compliant with BRE recommendations for daylight.

Page 10 of the report 'Sunlight Results' states that all windows would retain greater than 80% of their current values. The scheme is therefore considered to be compliant with BRE guidance for sunlight and there will be no adverse effect on the sunlight received to neighbouring properties.

The planning officer considers that due to the size, siting and design of the extensions that the proposal would be a proportionate addition to the proposal property which would have an acceptable impact on the character of the area, general locale and current streetscene. The extensions would not have an adverse impact on the amenities of the neighbouring properties in relation to loss of sunlight or daylight, to an unacceptable degree.

The conclusion on page 11 of the Daylight/Sunlight report states the following:

“9.1 The Using industry standard methodology, we have made numerical analyses to ascertain the effects of the proposal at 2 Howes Close and the levels of change in daylight and sunlight for the windows and garden of the neighbouring properties.

9.2 The main criteria used in this analysis to show compliance are the Annual Probable Sunlight Hours and Vertical Sky Component tests.

9.3 As has been shown, the effect on VSC is within the 80% guidance value in all cases. There will therefore be no adverse impact on neighbouring residents in terms of daylight.

9.4 In terms of sunlight, it has been shown that all windows meet the BRE criteria by virtue of either retaining 80% of their existing value, or 25% of annual hours and 5% of winter hours. The neighbouring garden also retains in excess of 80% of their current values.

9.5 There will therefore be no adverse impact on sunlight receipt to neighbouring properties.

9.6 From a planning perspective therefore, it is the conclusion of this report that the effect of the proposed development is entirely acceptable in planning terms without adverse impact on the neighbours”.

The submitted Daylight and Sunlight Assessment report dated November 2017, in the opinion of the officer, demonstrates that there would be no material harm to the neighbouring amenities in relation to loss of light. The Officer’s recommendation remains for approval of the scheme. The associated planning report, as submitted at the previous meeting, is attached below as Appendix 1.

Appendix 1:

Location	2 Howes Close London N3 3NX	
Reference:	17/5049/HSE	Received: 3rd August 2017 Accepted: 3rd August 2017
Ward:	Finchley Church End	Expiry 28th September 2017
Applicant:	Mr John Gethins	
Proposal:	Two storey side extension following demolition of the existing garage facing No. 3 Howes Close and first floor side extension facing No. 1 Howes Close. Single storey front infill extension. Roof extension involving rear dormer window with recessed first floor terrace. Alterations to front and rear roof. Associated changes to fenestration	

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:

Design and Access Statement including:

Site Location Plan

485.(1).0.001, 002, 003, 004, 005A, 006A, 007A, 008, 009

485.(1).1.000, 001, 002, 003, 004, 005

485.(1).2.001A, 002A, 003A

485.(1).3.001, 002

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
 - a) No development other than demolition works shall take place until details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas hereby approved have been submitted to and approved in writing by the Local Planning Authority.
 - b) The development shall thereafter be implemented in accordance with the materials as approved under this condition.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies 1.1, 7.4, 7.5 and 7.6 of the London Plan 2016.

- 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 flank elevation(s), of the extension(s) hereby approved, facing The Vicarage No. 1 Howes Close and No. 3 Howes Close.

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 property is a 2 storey detached property located on the private road Howes Close which is within the Finchley Church End ward.. The road allows the access to 3 detached houses from Mountfield Road. The three detached houses present similar vernacular architectural style although No.2 and No.3 are considerably more modern.

To the north of the site and beside the Howes Close entrance, there are two four-storeys buildings hosting flats. The property site is in between The Vicarage and No. 3 Howes Close.

It is not within a conservation area and is not a listed building.

2. Site History

No planning history.

3. Proposal

The applicant proposes a 'Two storey side extension following demolition of the existing garage facing No. 3 Howes Close and first floor side extension facing No. 1 Howes Close. Single storey front infill extension. Roof extension involving rear dormer window with recessed first floor terrace. Alterations to front and rear roof. Associated changes to fenestration'.

Dimensions:

Two storey side extensions

Two-storey facing No. 3 Howes Close would measure 3.3m high to the eaves, 8.9m to the top of the roof set down from the main roof by 0.4m, set away approximately 1m from the neighbouring side boundary and would replace the existing garage. A large rooflight would be inserted into the front roof slope of the extension.

The first floor side extension facing the vicarage would measure 3.3m high to the eaves, 9.2m to the top of the roof from the base of the ground floor level and would be set away by 1m from the neighbouring side boundary.

Single storey front extensions

The single storey front extension would be centralised at the front elevation having a width of 5.5m and would project forwards of the property by approximately 0.8m and join the existing main catslide roof element.

The roofs of the extensions would remain set at least 1.7m below the neighbouring roofs at No. 3 and The Vicarage, as is the existing situation. 2No. large rooflights would be inserted into the front roof slope.

Rear dormer/roof alterations and rooflights

The rear roofslope would contain a centralised dormer and 3 No. large rear rooflights, with the dormer having a recessed balcony. The rear dormer would be 3.6m wide, 2.4m deep and 2.3m high.

4. Public Consultation

Consultation letters were sent to 15 No. neighbouring properties.

6 No. responses have been received by way of objections.

3 No. objectors requested to speak at committee.

The comments and objections are as follows:

- Proposed changes to the north elevation of 2 Howes Close would significantly and negatively impact upon the view that residents have
- Materials not in keeping
- Loss of light through neighbouring accessing stairs
- Solid brick wall only 2 metres (approx.) away from neighbouring property leading to a sense of enclosure
- The design would unbalance the houses
- Bulk of extension is out of proportion to the plot of land on which the house stands
- Frontage out of kilter with the Arts and Crafts style of the other two houses
- Windows and glazing are oversized and unpleasant looking in the context of the surrounding properties
- Dormer window will adversely impact the privacy of neighbouring house and rear garden
- Front driveway incongruous with the surrounding houses

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 proposes the construction of an extension on part of the flat roof of the property to form a new room for storage purposes.

Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;

Policy DM01 seeks to protect and enhance Barnet's character to create high quality places. The Design and Access Statement submitted states that the design includes the idea of dividing, overlapping and merging to form the new from the existing. The architects have taken the 'modernist primary shapes from the local arts and craft vernacular of the properties within the locality and utilised the geometries of the existing catslide roof'.

Furthermore they have stated that 'The division and the unifying of the historic site pivots around the heart of the house, the central atrium'.

Section 14.15 of the Residential Design Guidance SPD 2016 states:

'Side extensions should not be more than half the width of the original house. In addition, the setting back of the front wall of side extensions from the front building line can help to reduce the visual impact on the street scene. First floor side extensions should normally be set back 1 metre from the front main wall of the existing house'.

The proposed extensions would to each side measure less than half the width of the dwelling and due to the siting of the catslide roof would allow for an adequate set back when viewed in relation to the neighbouring properties at the Vicarage and No. 3 Howes Close. Therefore, the proposed design is considered to enhance and protect the character of the existing house whilst allowing for much needed habitable rooms without compromising the existing design.

Whilst the neighbouring vicarage house has a traditional design including dormers and two storey outriggers, the neighbouring property at No. 3 Howes Close is similar in design to the proposal property at No. 2, having characteristic catslide roof elements and dormer roof extensions, albeit both neighbouring properties are considerably larger in size than No.2 .

It is considered important that there is adequate visual interest on the front roof given its significant expanse. The applicant has put forward rooflight style glazing to allow for this which is acceptable as long as privacy is maintained.

The proposed extensions would allow for a more even streetscene and would not have an adverse impact on the current streetscene on this private road.

Objections have been raised in relation to the proposed materials for the extensions including roof tiles. The applicant has provided amended drawings showing that the proposed brickwork and roof tiles will match the existing dwellinghouse. This would allow for continuity within the design and would in turn protect the existing character of Howes Close and its' current streetscene. In order to ensure high quality materials a condition requesting the submission of materials is attached.

Whether harm would be caused to the living conditions of neighbouring residents;

Objections have been raised in relation to loss of light and a sense of enclosure to neighbouring properties. It is considered that the scheme in relation to the neighbouring amenities would not cause loss of light or a sense of enclosure. Whilst the proposed first floor element would project forwards adjacent to the side elevation facing The Vicarage, the extension would be set away from this neighbouring side boundary by approximately 1m. Furthermore, historic drawings show that the first floor window facing the proposal property from this neighbouring site serves a bathroom and not a habitable room. The extension would include a prolonging of the existing catslide element and thus lowers in height the further forwards it projects.

The proposed two storey element facing No. 3 Howes Close will replace the garage. This house is set considerably higher than the proposal property. The new extension would be set down by a minimum of 1.7m below the roof of the neighbouring dwellinghouse. The extension would be set at least 1m away from this side boundary. The side window with on the neighbouring property serves a staircase which leads to the downstairs hallway. Generally, landing windows do not serve habitable rooms and therefore such an impact in practice is generally acceptable. It is not considered that the extension would be so harmful as to warrant refusal of the scheme. Thus whilst the extension would be seen from this side window, the extension would not project rearwards beyond the existing rear elevation of the proposal property. No windows are proposed within the side elevations and therefore there would be no overlooking on to the neighbouring amenities.

Furthermore, the existing two storey rear projection will be removed from the house and the construction of a rear dormer window and recessed balcony will be centralised into the roof. It is not considered that any further overlooking is envisaged from the recessed terrace beyond the rear dormer window.

Thus, the proposed extensions are deemed acceptable in regard to amenity of neighbouring occupiers.

Outlook and natural light

Furthermore, the proposed scheme would provide sufficient light and outlook to current and future occupiers. The design allows for adequate natural light from the proposed glazing within the enlarged rooflights. This would enhance the outlook to the inhabitants.

Private amenity space:

The development would retain and maintain the private amenity space to the rear. These would comply with the requirements set out in Table 2.3 of the adopted Sustainable Design and Construction SPD (2016) and it is thus considered that the proposed extension would not compromise the sites amenity space.

Conclusion

It is therefore concluded that the application is acceptable in relation to the size, siting and design. The extension would not compromise the character of the immediate locale and current streetscene and would have an acceptable impact on the neighbouring amenities. The proposal is not contrary to the Residential Design Guidance SPD 2016 and associated planning policies. The application is recommended for APPROAL subject to conditions.

5.4 Response to Public Consultation

Dealt with within the main body of 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 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 a detrimental impact on the amenities of neighbouring occupiers to an unacceptable degree. This application is therefore recommended for APPROVAL subject to conditions.

