

Location **2 Sherwood Road London NW4 1AD**

Reference: **17/6748/FUL** Received: 24th October 2017

Accepted: 25th October 2017

Ward: Hendon Expiry 20th December 2017

Applicant: Mr & Mrs Green

Proposal: Demolition of an existing dwelling and erection of a two storey dwelling with basement level. Associated cycle store, refuse and recycling, parking

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

Site Survey, Dwg No. S1

Proposed Basement Floor Plan, Dwg No. 612.G.100, Rev D

Proposed Ground Floor Plan, Dwg No. 612.G.101, Rev E

Proposed First Floor Plan, Dwg No. 612.G.102, Rev C

Proposed Second Floor Plan, Dwg No. 612.G.103, Rev A

Proposed Front Elevation, Dwg No. 612.G.110, Rev B

Proposed Rear Elevation, Dwg No. 612.G.111, Rev B

Proposed Side Elevations, Dwg No. 612.G.112, Rev B

Planning Statement

Bat Survey Report by Hankinson Duckett Associates, dated October 2017, Doc No. 703.21

Arboricultural Development Report by tree:fabrik, dated 18 October 2017, Doc No. TF/DR/1043

Sustainability Checklist

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 a) No development or site works shall take place on site until a 'Demolition and Construction Management and Logistics Plan' has been submitted to and approved in writing by the Local Planning Authority. The Demolition and Construction Management and Logistics Plan submitted shall include, but not be limited to, the following:

- i. details of the routing of construction vehicles to the site, hours of access, access and egress arrangements within the site and security procedures;
- ii. site preparation and construction stages of the development;
- iii. details of provisions for recycling of materials, the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials;
- iv. details showing how all vehicles associated with the construction works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;
- v. the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
- vi. a suitable and efficient means of suppressing dust, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance;
- vii. noise mitigation measures for all plant and processors;
- viii. details of contractors compound and car parking arrangements;
- ix. details of interim car parking management arrangements for the duration of construction;
- x. details of a community liaison contact for the duration of all works associated with the development.

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 Policies 5.3, 5.18, 7.14 and 7.15 of the London Plan (2016).

- 5 Before the development hereby permitted is first occupied turning space and parking spaces shall be provided and marked out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and that area shall not thereafter be used for any purpose other than the parking and turning of vehicles.

Reason: To ensure that parking and associated works are provided in accordance with the Council's standards in the interests of pedestrian and highway safety and the free flow of traffic in accordance with Policy CS9 of the Local Plan Core Strategy (adopted September 2012), Policy DM17 of the Local Plan Development Management Policies DPD (adopted September 2012) and 6.1, 6.2 and 6.3 of the London Plan 2015.

- 6 a) The site shall not be brought into use or first occupied until details of the means of enclosure, including boundary treatments, have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall be implemented in accordance with the details approved as part of this condition before first occupation or the use is commenced and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the appearance of the locality and/or the amenities of occupiers of adjoining residential properties and to confine access to the permitted points in the interest of the flow of traffic and conditions of general safety on the adjoining highway in accordance with Policies DM01, DM03, DM17 of the Development Management Policies DPD (adopted September 2012), and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

- 7 a) Before the development hereby permitted is first occupied, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority.

b) The development shall be implemented in full accordance with the details as approved under this condition prior to the first occupation and retained as such thereafter.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS14 of the Adopted Barnet Core Strategy DPD (2012).

- 8 a) No development other than demolition work shall take place unless and until a Drainage Strategy detailing all drainage works to be carried out in respect of the development hereby approved and all Sustainable Urban Drainage System features

to be included in the scheme has been submitted to and approved in writing by the Local Planning Authority.

b) The development hereby approved shall not be first occupied or brought into use until the drainage works and Sustainable Urban Drainage System features approved under this condition have been implemented in their entirety.

Reason: To ensure that the development provides appropriate drainage infrastructure and to comply with Policy CS13 of the Local Plan Core Strategy (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and Policies 5.13 and 5.14 of the London Plan 2015.

9 a) Before the development hereby permitted is first occupied cycle parking spaces and cycle storage facilities shall be provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the details as approved under this condition and the spaces shall be permanently retained thereafter.

Reason: To ensure that cycle parking facilities are provided in accordance with the minimum standards set out in Policy 6.9 and Table 6.3 of The London Plan (2016) and in the interests of promoting cycling as a mode of transport in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

10 Prior to the first occupation of the new dwellinghouse(s) (Use Class C3) hereby approved they shall all have been constructed to have 100% of the water supplied to them by the mains water infrastructure provided through a water meter or water meters and each new dwelling shall be constructed to include water saving and efficiency measures that comply with Regulation 36(2)(b) of Part G 2 of the Building Regulations to ensure that a maximum of 105 litres of water is consumed per person per day with a fittings based approach should be used to determine the water consumption of the proposed development. The development shall be maintained as such in perpetuity thereafter.

Reason: To encourage the efficient use of water in accordance with policy CS13 of the Barnet Core Strategy (2012) and Policy 5.15 of the March 2016 Minor Alterations to the London Plan and the 2016 Mayors Housing SPG.

11 Prior to the first occupation of the development hereby approved it shall be constructed incorporating carbon dioxide emission reduction measures which achieve an improvement of not less than 6% in carbon dioxide emissions when compared to a building constructed to comply with the minimum Target Emission Rate requirements of the 2010 Building Regulations. The development shall be maintained as such in perpetuity thereafter.

Reason: To ensure that the development is sustainable and minimises carbon dioxide emissions and to comply with the requirements of policies DM01 and DM02 of the Barnet Development Management Policies document (2012), Policies 5.2 and 5.3 of the London Plan (2015) and the 2016 Mayors Housing SPG.

12 a) Before the development hereby permitted is first occupied, details of privacy screens to be installed shall be submitted to and approved in writing by the Local Planning Authority.

b) The screens shall be installed in accordance with the details approved under this condition before first occupation or the use is commenced and retained as such thereafter.

Reason: To ensure that the development does not prejudice the amenity of future occupiers or the character of the area in accordance with policies DM01 and DM02 of the Development Management Policies DPD (adopted September 2012), the Residential Design Guidance SPD (adopted April 2013) and the Sustainable Design and Construction SPD (adopted April 2013).

13 a) No site works or development (including any temporary enabling works, site clearance and demolition) shall take place until a dimensioned tree protection plan in accordance with Section 5.5 and a method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) have been submitted to and approved in writing by the Local Planning Authority.

b) No site works (including any temporary enabling works, site clearance and demolition) or development shall take place until the temporary tree protection shown on the tree protection plan approved under this condition has been erected around existing trees on site. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas at any time. The development shall be implemented in accordance with the protection plan and method statement as approved under this condition.

Reason: To safeguard the health of existing trees which represent an important amenity feature in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy 7.21 of the London Plan 2015.

14 a) A scheme of hard and soft landscaping, including details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping, shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted is commenced.

b) All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

c) Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and 7.21 of the London Plan 2016.

- 15 a) No demolition, site works or works in connection with the development hereby approved shall be commenced other than in accordance with the recommendations and details of the protective measures to be implemented for the wildlife species protected by law and details of any mitigation measures including the timing of development works and special techniques set out in the 'Sherwood Road Bat Survey Report' by HDA, 703.21, dated October 2017.
- b) The development and any mitigation measures shall be implemented and thereafter maintained in accordance with the approved details.

Reason: To ensure that any protected species present are not adversely affected by the development in accordance with Policy DM16 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted April 2013).

- 16 Except for the approved first and second floor terrace areas, the roof of the dwelling 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.
- 2 The Community Infrastructure Levy (CIL) applies to all 'chargeable development'. This is defined as development of one or more additional units, and / or an increase to existing floor space of more than 100 sq m. Details of how the calculations work are provided in guidance documents on the Planning Portal at www.planningportal.gov.uk/cil.

The Mayor of London adopted a CIL charge on 1st April 2012 setting a rate of £35 per sq m on all forms of development in Barnet except for education and health developments which are exempt from this charge.

The London Borough of Barnet adopted a CIL charge on 1st May 2013 setting a rate of £135 per sq m on residential and retail development in its area of authority. All other uses and ancillary car parking are exempt from this charge.

Please note that Indexation will be added in line with Regulation 40 of Community Infrastructure Levy.

Liability for CIL will be recorded to the register of Local Land Charges as a legal charge upon your site payable should you commence development. Receipts of the Mayoral CIL charge are collected by the London Borough of Barnet on behalf of the Mayor of London; receipts are passed across to Transport for London to support Crossrail, London's highest infrastructure priority.

You will be sent a 'Liability Notice' that provides full details of the charge and to whom it has been apportioned for payment. If you wish to identify named parties other than the applicant for this permission as the liable party for paying this levy, please submit to the Council an 'Assumption of Liability' notice, which is also available from the Planning Portal website.

The CIL becomes payable upon commencement of development. You are required to submit a 'Notice of Commencement' to the Council's CIL Team prior to commencing on site, and failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet other statutory requirements relating to CIL, such requirements will all be set out in the Liability Notice you will receive. You may wish to seek professional planning advice to ensure that you comply fully with the requirements of CIL Regulations.

If you have a specific question or matter you need to discuss with the CIL team, or you fail to receive a 'Liability Notice' from the Council within 1 month of this grant of planning permission, please email us at: cil@barnet.gov.uk.

Relief or Exemption from CIL:

If social housing or charitable relief applies to your development or your development falls within one of the following categories then this may reduce the final amount you are required to pay; such relief must be applied for prior to commencement of development using the 'Claiming Exemption or Relief' form available from the Planning Portal website: www.planningportal.gov.uk/cil.

You can apply for relief or exemption under the following categories:

1. Charity: If you are a charity, intend to use the development for social housing or feel that there are exception circumstances affecting your development, you may be eligible for a reduction (partial or entire) in this CIL Liability. Please see the documentation published by the Department for Communities and Local Government at

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6314/19021101.pdf

2. Residential Annexes or Extensions: You can apply for exemption or relief to the collecting authority in accordance with Regulation 42(B) of Community Infrastructure Levy Regulations (2010), as amended before commencement of the chargeable development.

3. Self Build: Application can be made to the collecting authority provided you comply with the regulation as detailed in the legislation.gov.uk

Please visit <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil> for further details on exemption and relief.

- 3 Tree and shrub species selected for landscaping/replacement planting provide long term resilience to pest, diseases and climate change. The diverse range of species and variety will help prevent rapid spread of any disease. In addition to this, all trees, shrubs and herbaceous plants must adhere to basic bio-security measures to prevent accidental release of pest and diseases and must follow the guidelines below.

"An overarching recommendation is to follow BS 8545: Trees: From Nursery to independence in the Landscape. Recommendations and that in the interest of Bio-security, trees should not be imported directly from European suppliers and planted straight into the field, but spend a full growing season in a British nursery to ensure plant health and non-infection by foreign pests or disease. This is the appropriate measure to address the introduction of diseases such as Oak Processionary Moth and Chalara of Ash. All trees to be planted must have been held in quarantine."

Officer's Assessment

Officer's Assessment

1. Site Description

The application site accommodates a large detached 2 storey dwellinghouse at 2 Sherwood Road, Hendon within a large irregular shaped plot. The property is located on a slight bend in the road and as a result the width of the plot increases down the property.

The surrounding area is residential; characterised by mainly large detached two / 2.5 storey houses within large plots.

The site backs onto a large flatted development, Downhurst Court and its car park. It should be noted that the neighbouring property at 4 Sherwood Road has been significantly extended including a deep ground floor rear extension.

The property is not listed, nor does it lie in a conservation area.

The site features a number of mature TPO trees along the rear and side boundaries.

Sherwood Road slopes upwards to the intersection with Downage to the south.

2. Site History

Reference: TPM/0437/17

Address: 2 Sherwood Road, NW4 1AD

Application type: Treeworks: Mixed works to TPO trees

Decision: Approved subject to Conditions

Decision Date: 14.08.17

Description: 1 x Hornbeam (T13 in Arboricultural Survey by tree:fabrik) - Reduce crown spread over Downhurst Court site by 3 metres, (Remove large dead branch). Standing in group G3 of Tree Preservation Order.

Reference: TPF/0675/16

Address: 2 Sherwood Road, NW4 1AD

Application type: Treeworks: Fell TPO trees

Decision: Refused

Decision Date: 16.12.16

Description: 2 x Sycamore, 3 x Beech, 1 x Hornbeam, 1 x Scots Pine (applicant's ref. T1, T2, T3, T4, T5, T7, T8) - Fell. Standing in group G3 of Tree Preservation Order.

3. Proposal

The application proposes demolition of the existing dwelling and erection of a 2.5 storey dwelling with basement, associated cycle store, refuse and recycling and parking.

At the basement level, the proposed development would have a footprint of approximately 25m. At the front elevation, the proposed basement footprint would have a width of 15m and a width of approximately 22 m at the rear elevation. The rear projection at the basement level would be exposed and visible from the rear garden in the context of the main dwelling house. It would have a height of approximately 4.0m above ground level but 7.7m above basement finished floor level.

The ground floor extension would project by 2.8m beyond the rear of 4 Sherwood Road while the main part of the dwelling house would only project by 2.4m from the principal rear elevation of the same property. The proposed dwelling is 6.2m deeper at ground floor than 2a Sherwood Road but approximately 2.8m from the rear elevation at the first floor level.

4. Public Consultation

The application was called in to the Hendon Area Planning Committee by Councillor Braun, the Chair of the Committee.

Councillor Braun's planning reason for calling the application in is that she is of the opinion that the proposed property is very much larger than its neighbours in all directions and as such considers that it is for the committee to determine the potential impact.

Consultation letters were sent to 68 neighbouring properties. 2 objections were received. The nature of the objection can be summarised as follows:

- No objection in principle to a new dwelling on site, just to the sheer scale of the dwelling proposed
- The proposed dwelling extends significantly further to the rear across all levels than adjoining dwellings resulting in an overbearing impact and adverse visual impact when viewed from neighbouring dwellings
- Proposed balconies at upper floor levels would result in actual/perceived overlooking to neighbouring properties
- The sheer extent of the basement level proposed gives cause for concern with respect to drainage issues and the structural stability of neighbouring properties
- Existing Plans and Elevations do not appear to be to scale
- No Daylight / Sunlight Assessment has been submitted
- It appears that a number of air conditioning / mechanical plant are proposed on the north elevation facing No. 4 Sherwood Road where there are habitable room windows presenting potential for adverse noise impact to the occupants of No. 4.
- The planning application should be accompanied by a drainage statement given the extent of the basement proposed
- The Tree survey neglects to discuss uses relating to the plasticity value of soil on the site. Given the extent of basement work proposed the removal of natural earth may result in damage to trees / subsidence damage to neighbouring properties.
- The scale of the proposed dwelling is unprecedented on Sherwood Road with the two front gable pitched roof projections each containing a window at essentially third floor level mean the dwelling is perceived as being 3 storeys.
- The site is at the high end of Sherwood Road, thus a dwelling higher than surrounding properties would be particularly prominent
- The bulk, massing and scale of the proposed dwelling is out of keeping with the established streetscene
- At ground floor level the proposed dwelling would extend beyond the rear building line of No. 4 by in excess of 3m with a wall height of 4m. The ground level of No. 2 is almost 1m higher than No. 4 and this would exacerbate the overbearing impact.
- The proposed basement extends a significant degree beyond the footprint of upper floors and the volume at approx. 494 sq m is almost equal to the volume of the proposed upper floors combined and larger than most of the houses on the street. Furthermore no details have been provided with regards soil and drainage associated with the construction of the basement.

- Two substantial balconies are proposed. These have potential for overlooking and adverse noise impacts to No. 4 Sherwood Road.
- According to the submitted landscape plan it is proposed to form the boundary fronting Sherwood Road by way of a 1.7m high metal slide gate, 1.7m high pedestrian gate and 2m high hedge behind a wall and piers. This would screen off the dwelling from the Road in a way that is unprecedented in the area.
- Rear building line extends far into the rear garden which has potential to be very imposing and impact on outlook and result in loss of light
- Proposed balconies will result in overlooking / loss of privacy
- Concerned about potential collateral damage arising from the proposed basement, such as drainage and subsidence issues
- Other than those concerns we are happy with the design of the property

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 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.

The Mayor's London Plan 2017 (DRAFT)

'Whilst capable of being a material consideration, at this early stage very limited weight should be attached to the Draft London Plan. Although this weight will increase as the Draft London Plan progresses to examination stage and beyond, applications should continue to be determined in accordance with the 2016 London Plan.'

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, CS4, CS5, CS9, CS15.
- Relevant Development Management Policies: DM01, DM02, DM03, DM08, DM17.

Supplementary Planning Documents

Residential Design Guidance SPD (adopted October 2016)
Sustainable Design and Construction SPD (adopted October 2016)

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 street scene and the wider locality;
- Whether harm would be caused to the living conditions of neighbouring residents;
- Whether the proposals would provide suitable living conditions for future occupiers of the proposed dwelling.
- Trees, Landscaping and Ecology

5.3 Assessment of proposals

Pre-app 17/8461/ENQ

Pre-application advice was issued in August 2017. The response issued was positive subject to minor suggested changes and requests for additional information to be submitted at planning application stage.

Application proposal

The application proposes to demolish the existing house and erect a new house that features:

Basement - swimming pool, games room, pool room, gym, utility room
Ground floor - kitchen/dining, lounge/dining, utility room, study, TV room
First Floor - bedroom x 3, bathroom x 3, study, laundry room
Second Floor - bedroom x 4, bathroom x 4
2 x off-street car parking spaces accessed from Sherwood Road
5 x cycle storage spaces
Garden terrace
Over 1,200m² of outdoor amenity in the rear garden
Refuse storage (4 bins).

Given that the surrounding area is characterised by large detached properties of 2 / 2.5 storeys, a replacement 2.5 storey (plus basement) dwelling is considered to be acceptable in principle.

Whether harm would be caused to the character and appearance of the street scene and the wider locality

The proposed 2.5 storey house features two projecting gable-ended bays that are commensurate with the massing and style of surrounding buildings.

The large Georgian bar windows and portico also assist in reducing the appearance of scale through the use of detailing, which is reflective of the prevailing architectural vernacular.

The submitted Existing and Proposed Street View drawing show that the maximum / ridge height of the proposed dwelling would be below that of the existing house and at the same height as the maximum height of the neighbouring property No. 4 Sherwood Road.

The front building line of the proposed dwelling aligns with the neighbouring properties and is consistent with the existing building line.

There are currently gaps between the existing house and neighbouring properties No. 4 and No. 2a and this is characteristic of the surrounding area. The proposed dwelling is set back over a metre off the neighbouring boundaries at the front, meaning that a 2m gap would be maintained to No. 4 and a significant gap would be maintained to 2a, due to 2a's attached single storey garage.

Whilst the proposed basement would extend beyond the footprint of the house, Para 12.2 of the Residential Design Guidance SPD states that "For new residential development, basements should generally be limited to the proposed footprint and volume of the house or building. In larger buildings with extensive plots it may be possible to extend under part of the rear garden".

The proposed basement extends approximately 8m beyond the proposed rear wall, however as the proposal is for a large house within an extensive plot this is considered to be acceptable in this case, subject to suitable screening of the sunken terrace and lightwell. A condition requiring submission and approval of a drainage strategy is proposed.

The proposed development projects significantly beyond the established ground floor rear building line, however, this building line has been punctuated by significant extensions at ground floor and first floor elsewhere in the street which extend to a similar scale and size.

Due to their centralised positions, it is considered that the proposed 1st and 2nd floor roof terrace / balcony are acceptable subject to suitable privacy screening to prevent overlooking of neighbouring rear gardens. A suitable planning condition is proposed accordingly.

At the pre-application stage, officers requested that the extent of the proposed hard surfaced rear terrace be reduced to reduce the visual impact of the built form, to maintain the landscape quality of the site as a whole and to sustain the existing verdant character of the street.

The extent of the proposed hard surfaced has now been reduced and moved away from the boundary with No. 2a and is now considered to be acceptable. A very large garden will remain. Landscaping is proposed to screen the sunken terrace and lightwell.

Overall it is considered that the proposed development would not have an unacceptable impact on the streetscene or the wider locality.

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

New development should have due regard to the amenity of existing occupiers in neighbouring buildings.

Any development should ensure that the amenities of neighbouring occupiers are respected. The Residential Design Guidance SPD states that to mitigate overlooking between residential units, the minimum distance between windows serving habitable rooms should be 21 metres and that there should be a distance of 10.5 metres between a new development and a neighbouring garden. Due to the length of the garden, it is not considered that the building would result in overlooking / loss of privacy to the flats at the rear, nor to the houses on the opposite side of Sherwood Road.

The proposed dwelling has set back by between 1.3m and 4.2m from the side boundaries (given the irregular shape of the block).

The proposed dwelling extends approximately 6.0m past the rear elevation of No. 2a at ground floor (set back approximately 2.0m from the side boundary). Due to the separation resulting from the existing garage at 2a it is not considered that the proposal would have an unacceptable impact on the residential or visual amenity of the occupiers of this neighbouring property. At first and second floor the proposed dwelling is set further away from the side boundary with 2a and it is not considered that unacceptable impact would arise.

The proposed development extends 3.0m past the single storey rear extension to No. 4 Sherwood Road at ground floor level, set back 2.0m from the shared side boundary. At first and second floor the proposed dwelling is set further away from the side boundary. As such it is not considered that the scheme would unacceptably impact the residential or visual amenity of the occupiers of 4 no. Sherwood Road.

Ground and first floor windows serving the staircase are proposed in the side elevation facing 2a Sherwood Road which has obscure glazed windows in its facing side elevation at first floor level.

Ground floor windows are proposed in the side elevation of the proposed lounge area facing No. 2a, these would be screened by the existing boundary fence and proposed cycle store.

As such it is not considered that there would be any unacceptable loss of privacy to the occupiers of 2a.

Ground and first floor windows serving a utility and laundry room are proposed in the side elevation facing 4 Sherwood Road which has ground floor windows in its facing side elevation but none at first floor level.

A ground floor window is also proposed to the side elevation of the kitchen dining room serving the internal staircase down to the basement. Due to the non-habitable nature of the rooms that these windows serve it is not considered that any unacceptable loss of privacy would arise through actual or perceived overlooking. The window would also be screened by the existing close boarded boundary fence.

The neighbouring properties Nos 4 and 2a Sherwood Road have been extended in various ways and it is not considered that the proposed dwelling would have a detrimental impact on the amenity of the neighbouring occupiers.

It is not considered that the proposed development would result in unacceptable loss of sunlight or daylight to any neighbouring properties.

Due to their central positions, it is considered that the first and second floor terrace / balcony are acceptable with suitable privacy screening.

Overall, it is considered that the amenity of the neighbouring occupiers is maintained.

Whether the proposals would provide suitable living conditions for future occupiers of the proposed dwellings.

The proposed scheme offers ample amenity for future occupiers. The rear garden is considerable, and for the most part being retained for practical amenity as well as to preserve the existing mature vegetation. Improvements to the garden include a terraced area of approximately 75m² and a sunken terrace which provides direct access to the basement level. Internally the scheme offers opportunities for recreation by way of multiple living areas, including a pool, gym, pool room, and TV room. Most of these areas - and all of the habitable rooms - benefit from an un-obscured outlook and natural light. Every bedroom has been designed to allow for good access to outlook and natural light (and meet the minimum standards for GIA and operational width as set out in the accompanying Sustainability Checklist).

Overall, it is considered that the proposed dwelling would provide suitable living conditions for future occupiers.

Amenity Space

Table 2.3 of Barnet's Sustainable Design SPD (Oct 2016) states that dwellinghouses with more than seven habitable rooms require 85 m² of private amenity space. The large garden that forms part of the proposal far exceeds this minimum requirement and is therefore acceptable in this respect.

Trees, Landscaping and Ecology

There are a number of TPO trees within the application site. None of these are proposed to be removed.

An Arboricultural Development Report, Landscape Proposals drawing and Bat Survey Report were submitted with the application.

The Council's Arboricultural Consultant reviewed the submitted information and commented as follows:

Trees

"Pre application notes were provided on this development proposal in August 2017 following a site visit.

The key findings in the report were that trees on the boundaries are an important element to ensuring the new larger building is softened into the landscape and that these trees were not in a good condition.

The applicant has provided an extensive landscape plan with new tree planting around the boundary of the site in the rear garden. The trees are in character with the local area and this approach is supported.

Large trees are present but are all located outside the development zone. One small apple tree will be removed resulting in a negligible loss of visual tree amenity.

The submitted arboricultural method statement provides sufficient measures to ensure retained trees will not be harmed throughout the development phases.

Recommendation: The submitted arboricultural method statement and tree protection plan is fully implemented throughout all phases of the development."

A suitable condition will be attached to any planning permission issued.

Landscaping

"At the front of the property Bay (*Laurus nobilis*) hedgerow is proposed. This is a quick growing species that produces a prolific amount of suckers that can damage footways and spread into neighbouring properties. Due to this, it would be better to use *Taxus baccata*, or *Viburnum tinus* as a hedgerow species.

In the rear garden *Ailanthus altissima* is proposed (T7) this tree readily selfseeds and as it is located close to the boundary planting *Juglans nigra* or *regia* (walnut) which is similar in nature would be a better tree choice.

All other species, size and density proposed are acceptable and will help provide long term visual tree amenity that has become lessened over the years. The new planting will also provide quality screening between neighbouring properties.

Tree planting in the rear garden outside the development zone should be initiated as soon as possible between October and March before development commences. This is to enable trees to establish ahead of the completion of new building.

Recommendation: The submitted landscape plan is updated to take account of the above comments. This can be done as a condition of any planning permission granted".

A suitable condition will be attached to any planning permission issued.

Ecology

"A historic bat roost was found within the building and the trees had moderate value for bat roosting.

Just prior to demolition the building must be checked for roosting bats by an ecologist as recommended within the report. The provision of ecological enhancements should be taken by providing bat boxes on the new building.

No trees with bat roosting potential will be removed for this development.

Recommendation: All the recommendations made within the ecological report by HDA are fully implemented. Including mitigation measures to prevent harm to bats."

A suitable condition will be attached to any planning permission issued.

Highways

As a house with 4 or more bedrooms the proposed development is required to provide 2 no. off-street car parking spaces in accordance with policy DM17.

There is sufficient space on the front drive to accommodate 2 no. cars and the proposal is therefore acceptable in this respect.

The parking layout shown on the proposed drawings would require the relocation of the existing crossover. A separate crossover application would therefore need to be made to the Highways department.

A condition will be attached to any planning permission issues requiring the submission and approval of the car parking layout.

Cycle parking

5 cycle parking spaces are proposed in a store to the side of the proposed dwelling. This level of provision exceeds the minimum London Plan requirement and is therefore acceptable. A condition will be attached to any planning permission issued in order to ensure provision of secure cycle storage.

Refuse Storage

Para 15.18 of the Residential Design Guidance seeks to ensure that bin and refuse storage provision is provided within the curtilage of the building. In this instance the applicant has shown refuse storage facilities provided to the side of the proposed dwelling within its curtilage and a condition will be attached for the submission and approval details of refuse and recycling storage facilities to ensure bins are stored in the designated approved storage area, other than on collection days.

Boundary Treatments

The proposed drawings indicatively show a sliding vehicular gate, front boundary wall and pedestrian gate. A condition will be attached to any planning permission issued requiring specific details (including wall and gate heights) of boundary treatments to be submitted and approved.

5.4 Response to Public Consultation

Addressed elsewhere in this report and by way of proposed planning conditions.

6. Equality and Diversity Issues

The proposal does not conflict with either Barnet Council's Equalities Policy or the commitments set out 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 and the quality of the living accommodation is satisfactory. This application is therefore recommended for approval.

