

LOCATION: Flat 7, Sunrise View, The Rise, London, NW7 2LL
REFERENCE: H/01059/12 **Received:** 16 March 2012
Accepted: 23 March 2012
WARD(S): Mill Hill **Expiry:** 18 May 2012

Final Revisions:

APPLICANT: Mr M Ahmad
PROPOSAL: First floor extension and installation of railings to accommodate roof terrace outside lounge area.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: site plan, 4/12/7/01, 4/12/7/02, 4/12/7/03, 4/12/7/04, 4/12/7/05 and 4/12/7/06.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 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 the surrounding area.
- 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.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (2006).
In particular the following polices are relevant:
Adopted Barnet Unitary Development Plan (2006): GBEEnv1, GBEEnv2, D1, D2, D5 and H27 and
Design guidance note 5: Extensions to houses

Core Strategy (Examination in Public version) 2012: CS5

Development Management Policies (Examination in Public version)2012:

- ii) The proposal is acceptable for the following reason(s): - The proposed development would have an acceptable impact on the appearance of the block of flats and the amenities of the neighbouring occupiers. It complies with all

relevant council policy and design guidance.

1. MATERIAL CONSIDERATIONS

National Planning Policy Framework

Relevant Unitary Development Plan Policies:

GBEnv1, GBEnv2, D1, D2, D5 and H27 and
Design guidance note 5: Extensions to houses

Core Strategy (Examination in Public version) 2012

Development Management Policies (Examination in Public version) 2012

Barnet's emerging Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the Local Plan is complete, 183 policies within the adopted Unitary Development Plan (UDP) remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

Barnet's Local Plan is at an advanced stage following submission in August / September 2011. The National Planning Policy Framework (NPPF) (para 216) sets out the weight that can be given to emerging policies as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS5

The Development Management Policies document provides the borough wide planning policies that implement the Core Strategy. These policies will be used for day-to-day decision making.

Barnet's Local Plan is at an advanced stage following submission in August / September 2011. Therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Development Management Policies: DM01

Consultations and Views Expressed:

Neighbours Consulted: 11 Replies: 5 (including 2 in support)

Neighbours Wishing To Speak 0

The objections raised may be summarised as follows:

- impact on structure of building
- impact on flat below
- impact on parking

- noise and disturbance during build

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is a 3 storey block of flats on the corner of The Rise and the A1.

The flat in question is located on the first floor.

There are as existing 3 balconies on the block overlooking the rear communal garden.

Proposal:

The flat located below the subject flat projects further into the communal garden and has a flat roof. The applicant requests permission to use part of this flat roof for an extension and to use part of it as a balcony, including the erection of railings.

The extension would be 3.5m deep, 6m wide and 2.6m high with a flat roof. It would accommodate an additional bedroom.

The balcony would include metal railings to a height of 1.2m.

Planning Considerations:

Character and appearance

The proposal is considered acceptable in appearance terms. There are already balconies to other flats on the rear elevation and the proposed balcony would not be out of keeping with this character.

The extension would not project any further into the garden than the existing ground floor. The extension would not be visible from the Rise and is screened from the A1 by mature trees on the boundary.

Overall the proposal would be acceptable in size and design.

Impact on neighbouring occupiers

Given the location of the proposed extension on the corner of the block, away from neighbouring windows, there would be no loss of light to or outlook from any neighbouring window.

The extension would provide additional accommodation for the occupiers of the flat there would be no significant adverse impact on traffic or parking.

The balcony would be one of a number of balconies on the block and the proposal would not give rise to any additional significant loss of privacy.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Addressed above.

4. EQUALITIES AND DIVERSITY ISSUES

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

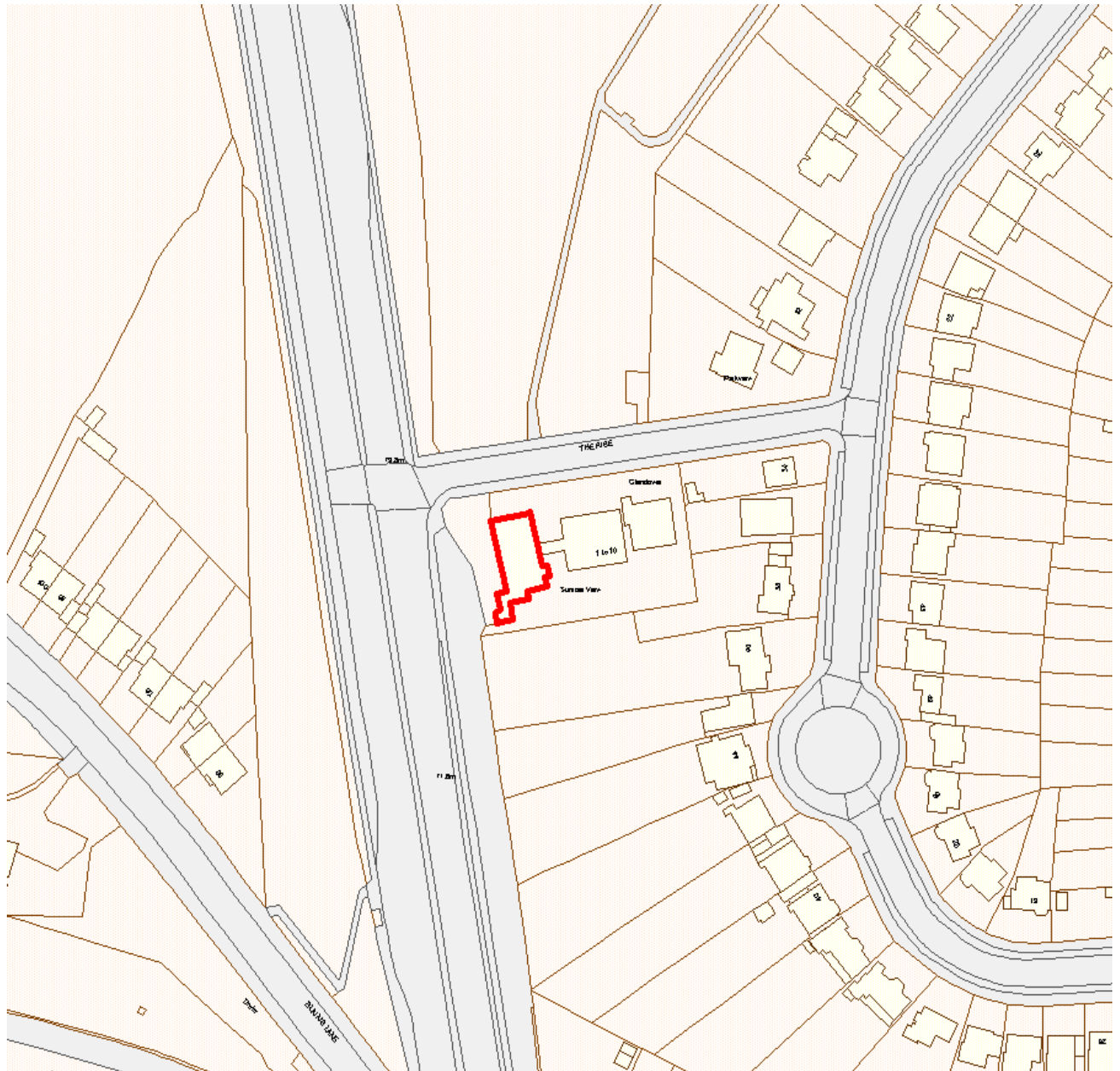
5. CONCLUSION

The proposed development complies with council policy and design guidance.

Approval is recommended.

SITE LOCATION PLAN: Flat 7, Sunrise View, The Rise, London, NW7 2LL

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