

Location **14 Rundell Crescent London NW4 3BP**

Reference: **18/1606/FUL**

Received: 13th March 2018

Accepted: 13th March 2018

Ward: West Hendon

Expiry 8th May 2018

Applicant: SHALP Homes Limited

Proposal: Conversion of existing dwelling into 2no semi detached houses including part single, part two-storey side and rear extension following partial demolition of main building and demolition of existing garage. Formation of front bay windows and new entrance. Roof extension involving new side and rear dormer windows, 2no-rooflights to front elevation. Provision of 4no off street parking spaces, refuse/recycling stores associated hard and soft landscaping and amenity space

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:

Location Plan

Existing Elevations

Existing Plan

Garden Plan

Received 13 March 2018

Proposed Roof Plan and Section Plans Rev B

Proposed Plans Rev B

Proposed Elevations Rev B

Received 29 May 2018

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 Before the building hereby permitted is first occupied the proposed window(s) in the side elevation facing 12 shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut.

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).

- 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 elevation(s), of the extension(s) hereby approved, facing no.12 and 16 Rundell Crescent.

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 The layout of the residential units as indicated on the hereby approved plans shall be implemented 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 policy DM01 of the Development Management Policies DPD (adopted September 2012), and the Residential Design Guidance SPD (adopted April 2013).

- 8 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).

- 9 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.

- 10 The amenity space shall be implemented and subdivided in accordance with the details indicated on the hereby approved Drawing no. U-SH-PP001 Rev B 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) and the Sustainable Design and Construction SPD (adopted April 2013).

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any of Classes A, B, C, D, E, F and G of Part 1 of Schedule 2 of that Order shall be carried out within the site area or building hereby approved.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality in accordance with policies DM01 of the Development Management Policies DPD (adopted September 2012).

- 12 The property shall be used as self-contained units as shown in the hereby approved drawings under Class C3(a) and no other purpose (including any other purpose in Class C3 or C4 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification).

Reason: To enable the Local Planning Authority to exercise control of the type of use within the category in order to safeguard the amenities of the area.

- 13 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.

- 14 Prior to the first occupation of the units, copies of Pre-completion Sound Insulation Test Certificates shall be submitted to the Local Planning Authority, confirming compliance with Requirement E of the Building Regulations 2010 (or any subsequent amendment in force at the time of implementation of the permission).

Reason: To protect the amenities of future and neighbouring residential occupiers in accordance with Policies DM02 and DM04 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted April 2013).

- 15 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.

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. 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 applicant is advised that if any modification is required or proposed to access from the public highway, such works would be subject to a detailed investigation by the Traffic and Development section. Heavy duty access may need to be provided to cater for a heavy duty use and may involve relocation of existing street furniture. The works would be undertaken by the Highway Authority at the applicant's expense. You may obtain an estimate for this and any associated work on the public highway, and further information, from the Traffic and Development Section - Development and Regulatory Services, Barnet House, 1255 High Road, Whetstone N20 0EJ, by telephone on 020 8359 3018, or via crossovers@barnet.gov.uk.
- 3 The applicant is advised that any development or conversion which necessitates the removal, changing, or creation of an address or addresses must be officially registered by the Council through the formal 'Street Naming and Numbering' process.

The London Borough of Barnet is the Street Naming and Numbering Authority and is the only organisation that can create or change addresses within its boundaries. Applications are the responsibility of the developer or householder who wish to have an address created or amended.

Occupiers of properties which have not been formally registered can face a multitude of issues such as problems with deliveries, rejection of banking / insurance applications, problems accessing key council services and most importantly delays in an emergency situation.

Further details and the application form can be downloaded from: <http://www.barnet.gov.uk/naming-and-numbering-applic-form.pdf> or requested from the Street Naming and Numbering Team via street.naming@barnet.gov.uk or by telephoning 0208 359 4500.

- 4 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.

- 5 This tree stands on public highway land maintained by the Council. The grant of planning consent confers no rights for any work to be undertaken to the tree and you are advised to consult the Council's Trees & Woodlands Manager, Greenspaces and Streets on 020 8359 7838 prior to taking any further action.

Officer's Assessment

1. Site Description

The application site is located at 14 Rundell Crescent, London, NW4 3BP. This site currently contains a two storey detached dwelling sited on the eastern side of Rundell Crescent. This street is predominately characterised by large detached and link-detached two storey single family dwellings. However, it is noted that this character varies to the north of the application site close to the junction with Watford Way where examples of larger flatted development buildings and a bungalow are observed.

The site is not indicated as being subject to flooding hazard, nor does not contain any listed buildings or protected trees. The site is also not located within a conservation area. There are no other specific matters which could restrict development on the site.

2. Site History

Reference: 18/0731/192

Address: 14 Rundell Crescent, London, NW4 3BP

Decision: Lawful

Decision Date: 16 February 2018

Description: Roof extension including a wraparound dormer window to the rear and both sides. Single storey side and rear extensions following demolition of existing garage

3. Proposal

The applicant seeks planning permission for the conversion of existing dwelling into 2no semi-detached houses including part single, part two storey side and rear extension following demolition of existing garage and removal of rear bay at ground and first floor and formation of front bay window and new entrance. In addition, the proposal would include a roof extension involving side and rear dormer windows. 4no off street parking spaces would be provided, and refuse/recycling stores with associated hard and soft landscaping and amenity space for each dwelling.

The front elevation is proposed to be extended to create a symmetrical frontage with one entrance and bay windows to both sides. At ground floor level, the front bay would match the existing bay near the boundary with no.12 and include a new entrance which would be centrally located. The bay window at first floor level would also match the existing bay on the property in its projection. The property is extended through a two storey side extension with a width of 2.2m.

At the ground floor rear, the extension would have a projection 4 metres from the existing rear wall, along the boundary with 12 Rundell Crescent. The ground floor has a width of 10 metres, incorporating the existing ground floor rear projection and the side extension. The ground floor is set away 1.5 metres from the boundary with 16 Rundell Crescent.

The ground floor extension would have a flat roof with an eaves height 3m from the raised patio. The raised patio does not increase in depth from existing.

There is a central bay first floor rear extension proposed which has a depth of 2.5 metres from the existing rear elevation and a width of 7 metres. The flank wall of the first floor rear extension would be sited approximately 3 metres from the boundary with 16 Rundell

Crescent and 1.5 metres from the boundary with 14 Rundell Crescent. The first floor bay has a crown roof with a height to the eaves of 5.8 metres and total height to the top of the crown roof of 7 metres.

A dormer in each side elevation and two rear dormers are proposed. The side and rear dormers would have a width of 2.1 metres and height of 1.7 metres.

The first floor rear bay was reduced in width and depth following comments from the case officer that the first floor rear bay was overly dominant and contrary to guidance. The layout in the first floor was also revised by the applicant to relocate the bathroom and study.

4. Public Consultation

Consultation letters were sent to 135 neighbouring properties.
7 responses have been received, comprising 7 letters of objection.

The objections received can be summarised as follows:

- Similar schemes have been approved in the area but this should not set a precedent to further destroy the road.
- One single entrance does not hide the fact that the property will be semi-detached. The parking and refuse requirements will clearly show this is two houses.
- loss of front garden
- parking in the front garden is an eye sore
- concern for the tree to the front of the property and loss of parking on street
- this proposal adds to the population and there is already pressure for community facilities, schooling, social provisions and transport
- extension will block views
- noise and disturbance as a result of construction
- the site is overdeveloped and the extensions are too large
- the proposal to create a semi-detached house is not in keeping with the street.
- parking is already difficult in the area
- loss of mature trees
- the building should be considered for listing
- impact on wildlife

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.

The London Plan is currently under review. 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 adopted 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.
- Relevant Development Management Policies: DM01, DM02, DM03, DM04, DM08, DM17.

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:

- Principle of development
- 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.
- Whether the development would provide suitable amenity for future occupiers;
- Impact on Highways;
- Sustainability.

5.3 Assessment of proposals

Principle of development

The Borough has an attractive and high quality environment that the Council wishes to protect and enhance. It is therefore considered necessary to carefully assess both the design and form of new development to ensure that it is compatible with the established character of an area that is defined by the type and size of dwellings, the layout, intensity, and relationship with one another and their surroundings. Proposals involving the partial demolition and conversion of sites in residential localities are required to reflect the particular character of the street in which the site is located and the scale and proportion of the houses.

The Council recognises that additional units through the subdivision of existing plots can make an important contribution to housing provision, and that they can make more efficient use of urban land, however they normally involve an intensification of use creating more activity and can adversely affect the appearance of a street through, for example, the provision of car parking and refuse facilities, that can have an unacceptable impact on the established character of an area.

It is noted that the predominant character in this street is link-detached dwellings. The recognition of this has been considered in the principal elevation of the dwelling, which does not take the form of two clearly distinct semi-detached dwellings through the use of a single entrance way.

The proposed treatment to the front courtyard area seeks to introduce landscaping along the front of the building. In addition, due to the layout of the parking spaces and introduction of the landscaping (secured through a condition) it is not considered that subdivision of the plot at the front would be overtly visible.

The Council does not object in principle to the development proposed on the application site. The site will remain residential in nature and thus be consistent with the predominant

use of this street. Therefore, the proposed development would not adversely impact the character of the street or wider area. Further, it is noted that the proposal will result in a net gain of 1 residential dwelling which will contribute positively to the Council's housing targets within the borough.

It must be emphasised that planning permission was granted at the neighbouring property no.16 Rundell Crescent in 2016 under reference 16/3037/FUL, for the conversion of existing dwelling into 2no semi-detached houses including associated extensions and at no.4 Rundell Crescent in 2017 under reference 17/2288/FUL for a very similar scheme.

Impact on the character of the area

Any scheme for the site will need to respect the character and appearance of the local area, relate appropriately to the sites context and comply with development plan policies in these respects. This will include suitably addressing the requirements of development plan policies such as DM01, CS05 (both of the Barnet Local Plan), 7.4 and 7.6 (both of the London Plan).

The Council's SPD 'Residential Design Guidance' states that extensions should normally be subordinate to the original house, respect the original building and should not be overly dominant. The Council's guidance advises that 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 this instance, it is considered that the scale, design, siting and mass of the proposed extensions are appropriate taking into account the existing building and its surrounding context. It is noted that the works would respect the scale and design of the host property and other dwellings located within Rundell Crescent. In particular, the front elevation and roof form would provide a degree of visual interest and uniformity, which would appropriately reflect the design of the host dwelling and other dwellings along this street.

In this instance, it is considered that the scale, design, siting and mass of the proposed extensions are appropriate taking into account the existing building and its surrounding context. It is noted that the works would respect the scale and design of the host property and other dwellings located within Rundell Crescent. In particular, the roof form would provide a degree of visual interest and would appropriately reflect the design of the host dwelling and other dwellings along this street.

At the rear the dwelling would extend 4 metres at ground floor level. This is in accordance with the guidance on single storey rear extensions for detached properties under the Residential Design Guidance. The introduction of a central first floor bay is not considered to be harmful to the character or appearance of the property and it is recognised the neighbouring property benefits from permission for a similar central bay at first floor. The width and depth of the first floor was amended to reduce the bulk of the rear elevation. As a result of the amendments, the first floor element is considered to be an acceptable addition to the host property.

Although the proposed development would see the dwelling extended to the side at its northern elevation across two storeys and sit forward of the existing principal elevation incorporating bay windows, it is considered that this additional massing would be sympathetic to the host dwelling and respect the restrictions of the plot. The side extension would introduce a degree of architectural balance to the dwelling.

The proposed dormers are considered to read as subordinate additions, which are centrally located on the respective roofslope and comply with the requirements within the Residential Design Guidance SPD. These features would not harm the character of the application site or the street scene.

Impact on living conditions of neighbouring occupiers

One of the Council's key objectives is to improve the quality of life for people living in the Borough and therefore development that results in unacceptable harm to neighbours' amenity is unlikely to be supported. Good neighbourliness is a yardstick against which proposals can be measured.

It is not considered that the submitted scheme would adversely impact neighbouring amenity in this instance. This determination is based on the scale, siting and design of the extensions.

To the north, the dwelling at 16 Rundell Crescent is detached from the subject dwelling. It does contain a rear bay window serving a habitable room with windows facing toward the application site. However, it is noted that a distance of approximately 1.5 metres would be left between the side extension and the boundary of the site and the southern flank elevation of 16 Rundell Crescent. The design guidelines for first floor side extensions contained within the Council's Residential Design Guidance SPD state that there should normally be a minimum gap of 2 metres between the flank walls of properties at first floor level (ie. a minimum gap of 1m between the boundary and the extension at first floor level for most two storey extensions). The flank wall of 16 Rundell Crescent is built to the boundary. Although the proposal does not maintain a separation flank-to-flank of 2 metres, the separation of 1.5 metres to the boundary is considered acceptable.

It is noted that a side dormer window, large first floor window and large ground floor window would be incorporated into the side extension and to the side elevation facing 12 Rundell Crescent. There were no observed windows in the southern flank elevation of 16 Rundell Crescent. As such, it is not considered that the side extension would adversely impact the dwelling 16 Rundell Crescent.

The subject dwelling would not be any closer to the boundary with the neighbouring dwelling to the south at 12 Rundell Crescent whose northern flank wall is separated from the application site by an existing garage and distance of approximately 4 metres. The plans show large windows in the side elevation serving a stairwell at ground and first floor. These windows could be conditioned to be obscurely glazed and fixed shut as they should not encroach over the boundary. There is a side dormer proposed for a stairwell as well. The dormer has been amended so it is clearly contained within the roofslope of the property and not encroaching over the boundary with number 12. Again, a condition should be included that this dormer window be fixed shut so it does not extend beyond the boundary and could be conditioned to be obscurely glazed to avoid any risk of overlooking to the windows in the side elevation of 12. With the appropriate conditions, it is not considered that any overlooking or loss of privacy would occur to 12 Rundell Crescent.

At the rear, the dwelling would extend approximately 4 metres beyond the rear elevation of the existing dwelling at ground floor. It is also noted that at first floor, the extension would be set in from the boundaries of the site by 1.5 metres adjacent to 12 Rundell Crescent and 3 metres adjacent to 16 Rundell Crescent and would not contain any windows, balcony or terrace features that would cause adverse overlooking or a loss of privacy. The flat roof of the ground floor rear extension would be conditioned to explicitly state this cannot be used

for a balcony. Given this, it is not considered that the depth of the rear extension would result in an overbearing or overly prominent addition of built mass that would adversely impact the living conditions of adjoining occupier, including unacceptable loss of privacy. The first floor rear extension has been amended to reduce the width and depth of the extension and provide additional setback from the neighbouring properties.

The scheme also includes a rear patio area which would extend approximately 1 metre from the rear elevation with steps down to garden level and a paved patio area. The raised patio extends no further than the existing patio. The raised patio does not extend any further than existing, does not provide a large enough area to be usable, and would not impact on the privacy of the neighbouring occupiers given there is good screening to the boundaries. The flat roof of the ground floor extension will be conditioned to prevent this element being used for a balcony. Therefore it is not considered that the proposal would result in unacceptable levels of overlooking to warrant refusal of the application.

A condition will be included to restrict the hours of construction to protect residential amenities. However while this is raised as a concern by public comments, problems arising during construction are not material considerations in the determination of the application.

Impact on the amenities of future occupiers

Any proposal for the site which includes an element of residential dwelling use will need to demonstrate that it is providing suitable amenities for its future occupiers in the relevant regards (for example, daylight, sunlight, outlook, privacy and internal and external amenity space). Development plan policies DM01, DM02 (of the Barnet Local Plan) and 3.5 (of the London Plan), the guidance contained in the Barnet Supplementary Planning Documents 'Sustainable Design and Construction' and 'Residential Design Guidance' and the Mayoral planning guidance document 'Housing' identify what this would constitute.'

All residential accommodation is expected to meet the minimum space standards as advocated within the Sustainable Design and Construction SPD and the London Plan 2016. The SPD also confirms that habitable floorspace in rooms with sloping ceilings is defined as that with 1.5 m or more of ceiling height. The units would comply with the minimum space standards for a three storey 4 bed (5 person) dwelling of 103sqm and exceed this standard.

All proposed residential development should provide suitable outlook and daylight for future units. All habitable rooms would benefit from suitable outlook and in this regard the scheme is considered to be acceptable.

With regards to outdoor amenity space, all new residential development is expected to provide suitable and useable outdoor amenity space for future occupiers as advocated by the Council's Sustainable Design and Construction SPD. The development would provide separate gardens for each unit which would meet and exceed the minimum standard and this is considered to be acceptable.

The proposal is considered to provide high quality units for future occupiers and is acceptable in this regard.

Impact on Highways

The Council's Highways have been consulted on the scheme and subject to conditions do not object to the proposal.

Highways officers advised that the site is within a PTAL rating of 5 (good accessibility) with bus, train and tube services within the PTAL calculation area and is also within a designated town centre area and Hendon controlled parking zone.

Four parking spaces have been provided in association with the proposed development. This level of parking provision is in keeping with the maximum parking standards displayed in policy DM17.

There is an existing crossover on the property which would be retained. The Design and Access statement refers to a proposed new crossover to provide independent access to each dwelling. The applicant is advised that crossovers can not exceed the maximum width permissible by Highways of 4.8m and that any changes to the crossover(s) would require an to be made to the Highways team under the Highways Act 1980. The applicant has not provided a plan showing clear details of the parking arrangement and it is recommended that a final plan showing the parking layout and crossover arrangement should be submitted for approval.

Cycle parking needs to be provided in accordance with The London Plan Cycle Parking Standards. The cycle stores are shown in the rear garden and the quantum is in keeping with London Plan minimum standards. A condition requiring final details of the enclosure will be included.

The parking provision would comply with the minimum standards and Highways do not consider that the proposal would give rise to an unacceptable increase in parking pressures. It is recommended that the application is approved in highway terms subject to conditions.

Finally, the applicant proposes a new refuse store which complies with the Council's Recycling and Refuse Scheme at the front of the site and at a suitable proximity to the entrances of the development.

A street tree was observed to the front of the property. An informative will be included regarding the street tree and impact to the tree as a result of any changes to the crossover.

Accessibility and Sustainability

In respect of carbon dioxide emission reduction, the applicant has confirmed that the scheme has been designed to achieve a 20% CO2 reduction over Part L of the 2013 building regulations. This level of reduction is considered to comply with the requirements of Policy 5.2 of the London Plan (2016 Minor Alterations) and the 2016 Housing SPG's requirements and a condition is attached to ensure compliance with the Policy.

In terms of water consumption, a condition is attached to require each unit to receive water through a water meter, and be constructed with water saving and efficiency measures to ensure a maximum of 105 litres of water is consumed per person per day, to ensure the proposal accords with Policy 5.15 of the London Plan (2016 Minor Alterations).

The applicant has confirmed that the proposed development would meet Building Regulation requirement M4(2), however as the proposal is not for a new building, this cannot be conditioned.

The proposed development therefore would meet the necessary sustainability and efficiency requirements of the London Plan.

5.4 Response to Public Consultation

The public comments have been addressed in the main body of the report.

After a comment was raised that the existing building should be considered for listing, Urban Design and Heritage were consulted. The existing building was not considered for local listing.

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.



5M 10M 20M



URBAN PLANNING PRACTICE

This drawing and all information provided within it is the copyright of