

**Location**                    **18 Tretawn Gardens London NW7 4NR**

**Reference:**                **18/2048/HSE**                    Received: 3rd April 2018  
Accepted: 6th April 2018

Ward:                        Mill Hill                                Expiry 1st June 2018

Applicant:                Mr John Canavan

Proposal:                    Single storey front/side extension. Part single, part two storey rear extension. Excavation and creation of lower ground floor level to provide habitable space following removal of existing shed. Insertion of window to side elevation. Associated alterations to fenestration and installation of new rear terrace and access steps (Amended description.)

**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:

ADP17/P88/01  
ADP17/P88/02B  
ADP17/P88/03A  
ADP17/P88/04A  
ADP17/P88/05B  
ADP17/P88/06D  
ADP17/P88/07A

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 2012).

- 2 This development must be begun within three years from the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 3 The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s).

Reason: To safeguard the visual amenities of the building and surrounding area in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

- 4 The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area.

Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).

- 5 a) 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).

- 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. 16 and 20 Tretawn Gardens.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).

- 7 Before the building hereby permitted is first occupied the proposed window(s) in the side elevation facing No. 16 Tretawn Gardens shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and the Residential Design Guidance SPD (adopted April 2013).

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

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

- 9 Prior to the commencement of the development hereby approved a Construction Management and Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented and constructed in full accordance with the details approved under this Plan. This Construction Management and Logistics Plan submitted shall include, but not be limited to, the following information:
- 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 the measures to be implemented to manage the construction and minimise the impact of this process on the amenities of neighbouring occupiers and ground and surface water conditions in the area.
  - iv. 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;
  - v. 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;
  - vi. the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
  - vii. 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;
  - viii. noise mitigation measures for all plant and processors;
  - ix. details of contractors car parking arrangements; and
  - x. details of interim car parking management arrangements for the duration of construction.

Reason: To ensure that the construction of the proposed development does not prejudice the amenities of occupiers of neighbouring properties and ground and surface water conditions in the area and in the interests of highway and pedestrian safety in accordance with policies CS9, CS13, CS14, DM01, DM04 and DM17 of the Barnet Local Plan and policies 5.3, 5.18, 7.14 and 7.15 of the London Plan.

#### **Informative(s):**

- 1 In accordance with paragraphs 186-187, 188-195 and 196-198 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning

policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.

## **Officer's Assessment**

### **1. Site Description**

The application site is a two storey detached dwelling located on the south eastern side of Tretawn Gardens within the Mill Hill ward. Due to the topography of the site, the properties are higher on the east. The change in ground levels is more evident from the front to the rear of the site, with the host property being sited at a higher level than the garden level.

The property has already undergone a number of extensions on site since its original build, including a part single, part two-storey side extension and single storey front extension which dates back to the late 1980s.

### **2. Site History**

Reference: W06577A

Address: 18 Tretawn Gardens NW7

Decision: Lawful

Decision Date: 9 July 1982

Description: conversion of garage to playroom

Reference: W06577B

Address: 18 Tretawn Gardens NW7

Decision: Approved subject to conditions

Decision Date: 8 October 1984

Description: Single-storey side extension.

Reference: W06577BC

Address: 18 Tretawn Gardens NW7

Decision: Approved subject to conditions

Decision Date: 6 July 1988

Description: Single-storey front extension and part single, part two storey side extension

### **3. Proposal**

The applicant seeks planning permission for the following development:

- Single storey front/side extension
- Part single, part two storey rear extension
- Excavation and creation of lower ground floor level to provide habitable space following removal of existing shed
- Insertion of window to side elevation
- Associated alterations to fenestration and installation of new rear terrace and access steps

At ground floor, the single storey front/side extension would have a maximum depth of 1.9 metres with a width of 2.6 metres, to the boundary with no.16. The proposal would have an eaves height of 2.5 metres and a maximum height of 3.6 metres.

The proposed rear extension at ground floor would measure no deeper than the existing side/rear extension on site, which measures a maximum depth of 8.2 metres to the neighbouring boundary with No. 16 and 3.2 metres to the boundary with No. 20. The proposal would extend the width of the 8.2 metre deep rear extension to measure 4.7 metres

and a height of 3.2 metres from the height of the lower ground floor extension. The ground floor rear extension would benefit from a flat roof.

The proposed rear extension at first floor level would measure a depth of 2 metres, a width of 3.8 metres, an eaves height of 4.8 metres and a maximum height of 7 metres with a pitched roof. The proposed roof would be set down from the ridge of the main roof by 0.7 metres.

The proposed basement would measure a depth of 8.4, with a width of 8.3 metres and a maximum height of 3 metres. This exist below the existing and proposed rear extension. This would involve excavating 1.2 metres into the natural ground level to facilitate the basement extension.

A window will be added to the side elevation to face No. 16 Tretawn Gardens. Changes will be made to the fenestration with the replacement of windows to the side and rear elevations of the ground floor rear extension. Additionally, a new window would be positioned to the ground floor front extension.

The new rear terrace and access steps would measure a height of 3 metres from the excavated ground level. The rear terrace would measure a width of 3.6 metres and a depth of 3.4 metres. The proposals would be 0.2 metres lower than the natural ground level indicated at the neighbouring property of No. 20.

It is worth noting that the plans have undergone amendments since the original submission to reduce the width of the part single, part two-storey rear extension whilst the roof extension through the proposed dormer windows and rooflights have also been removed from the plans.

#### **4. Public Consultation**

Consultation letters were sent to 9 neighbouring properties. 8 responses have been received, comprising 7 letters of objection and 1 letter of representation.

The objections received can be summarised as follows:

- Proposals larger than the Residential Design Guidance SPD
- Sense of enclosure
- Loss of outlook
- Dominant, bulky and prominent appearance of the extension
- Impact on neighbouring amenity
- Siting of terrace
- Requirement for privacy screens due to loss of privacy
- Roof extensions appearing overbearing and disproportionate
- Location of trees
- Submitted plans
- Behaviour of applicant/neighbours
- Proposed first floor rear extension
- Additional window to first floor side elevation
- Overdevelopment
- Noise
- Dust Pollution
- General loss of privacy

- Failure to preserve the character of the surrounding area
- Disruption from construction

## **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 2015

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2050. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

#### Barnet's Local Plan (2012)

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

- Relevant Core Strategy Policies: CS NPPF, CS1, CS5, CS9, CS13.
- Relevant Development Management Policies: DM01, DM02, DM04, 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 April 2013)

- 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 April 2013)

- 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 in this case are considered to be covered under two main areas:

- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;
- Whether harm would be caused to the living conditions of neighbouring residents.

## **5.3 Assessment of proposals**

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

It is of note that the proposed extension replicates a similar scheme existing at the neighbouring property of No. 16 Tretawn Gardens. The proposed extensions at the neighbouring property constituted the demolition of existing ground floor side and rear extension and erection of part single, part two storey side and rear extensions; conversion of garage into habitable space; construction of a new crown roof including increase in ridge height one dormer to each side elevation and 1no rooflight to the rear elevation and the creation of lower ground floor with insertion of high level windows to rear elevation to serve the lower ground floor. These extensions were granted permission under the most recent permission 16/3231/HSE which was approved at planning committee dated 1 August 2016.

This permission consolidated both 15/07849/HSE and application 16/1444/HSE with the addition of the lower ground floor including insertion of the high level windows. The former was recommended for approval by delegated powers but then overturned at committee and subsequently allowed under appeal ref. APP/N5090/D/16/3148002. The application 16/1444/HSE amended 15/07849/HSE through the removal of the lower ground floor, the reduction in the depth of the first floor rear extension, and reduction in the width of the first floor side extension.



## **Single storey front/side extension**

The proposed single storey front and side extension would be a subordinate addition to the front of the property, only extending in width from the existing front porch in situ. The proposed side and front extension would extend no further in depth than the maximum depth existing front and side extension and as such, the proposed extension would fit with the existing architectural style of the house and would not conflict with the existing bay window at the property.

Other properties located along the street scene, including the neighbouring property of No. 16 and 20 have both extended to the front and side of the property and as such, the proposals would be considered to preserve the street scene of Tretawn Gardens and not detrimentally impact the appearance of the property.

## **Rear Extension**

The proposed two-storey rear extension is not found to unduly harm the character of the dwelling or the surrounding area. The rear extension over both storeys would not be immediately viewable from the street scene.

A single storey rear extension currently exists at the property with a staggered depth of approximately 8.2 metres at its maximum depth to the common boundary with No. 16 which reduces to approximately 3.3 metres to the common boundary with No. 20. The proposed rear extension at ground floor level would not extend any greater in depth. The proposals indicate that the width of the part of the extension with a depth of 8.2 metres would extend to measure 4.7 metres in width. Whilst the existing depth at the property, where the extension meets the common boundary with No. 16, extends further than typically considered acceptable under the Residential Design Guidance SPD, the proposals would extend no further than the existing. Extending an additional 1.8 metres in width would be considered an acceptable and subservient addition to the existing rear extension at the detached host property which would not appear to overdevelop the property, in the context of the existing extensions on site.

Whilst the neighbouring property of No. 20 fails to benefit from a single storey rear extension, the adjoining occupier of No. 16 benefits from a single storey rear extension of a similar depth but at a width of 6.2 metres which extends just under 2 metres wider than the proposed single storey extension at the application site, approved recently under permission 16/3231/HSE. Larger single storey rear extensions are also prevalent in the surrounding area, as indicated from the council's GIS maps and satellite imagery, with No. 14 and 22 also benefit from larger staggered rear extensions. As such, the proposed extension would not be considered detrimental to the character and appearance of the surrounding area.

At the first floor, a depth of 2 metres is proposed at a width of 3.8 metres which would measure just over half of the rear elevation of the property. Under the Residential Design Guidance SPD, a maximum depth of 3 metres is considered acceptable where enough space exists between the properties. As such, the proposed first floor rear extension would be compliant with the aforementioned guidance and therefore, would not appear as a bulky and overdominant addition to the rear of the property with significant space remaining between neighbouring dwellinghouses. The proposed pitched roof would be sympathetic to the design of the existing roof slope and its set down of greater than 0.5 metres would be considered to comply with the Residential Design Guidance and ensure the proposed two-

storey rear extension remains sympathetic. The proposals would not be found to result on unduly harm on the existing property, site and surrounding area.

First floor rear extensions are also characteristic of the surrounding area. No. 16 benefits from a first floor rear extension, similar to that proposed on site, which was approved under the most recent permission 16/3231/HSE granted on this adjoining site. This permission follows a precedent granted on this site and as such, would not be considered detrimental to the appearance and character of the surrounding area as decided under this permission.

The site also benefits from approximately 252 square metres of rear amenity space in situ with the existing extensions on site. The proposed two-storey rear extension would measure and additional 8.6 square metres of area at ground floor level. Therefore, it is not considered that the rear extension would have a detrimental impact on the appearance of the property or the amenity space for existing and future occupiers.

### **Excavation and creation of lower ground floor level to provide habitable space following removal of existing shed**

The Residential Design Guidance states that basement extensions which do not project further than 3 metres from the rear wall of a house or more than half its width beyond each side elevation are usually considered acceptable. Whilst it is acknowledged that the proposed lower ground floor level would extend deeper than usually considered acceptable, this would exist directly below the footprint of the proposed and existing ground floor rear extension and terrace. The proposed basement would also exist in the footprint of a previous shed, due to the steep sloping ground level to the rear of the application site. Additionally, the proposed lower ground floor extension would reflect the proposal existing at the neighbouring site of No. 16, granted permission under ref. 16/3231/HSE. 4no. vertical glass panel windows will be inserted in the lower ground floor which would only be visible from the rear of the property which would not be considered to dominate the rear elevation of the property nor would these extend the full width of the property due to the width of the proposed rear extensions, thus compliant with the Residential Design Guidance SPD. As such, the proposed lower ground floor level would not be found to result in a detrimental impact on the character and appearance of the property.

### **Alterations to fenestration**

The alterations to fenestration on all elevations including an insertion of a window to the first floor side elevation facing No. 16 Tretawn Gardens, the insertion of the window to the single storey front and side extension and changes to fenestration to the rear of the property would be sympathetic in their change and as such, would not be considered to have a detrimental impact on the appearance or character of the property or surrounding area.

### **Installation of new rear terrace and access steps**

The proposed rear terrace and access steps would be a subordinate addition to the rear of the property to exist above the proposed lower ground floor extension, of which a rear terrace and access steps already exist on the site due to the sloping ground levels to the rear of the property. These would provide access to the excavated ground level at the property and would be of similar design to the terrace and access steps existing at the neighbouring property of No. 16. Additionally, the proposals would not be visible from the streetscene. As such, due to the characteristics of the neighbouring site and the existing terrace and access steps, the proposed extensions would not be found to result in

detrimental harm on the character and appearance of the surrounding area and existing property.

In summary, the proposed extensions and alterations to the property would not be considered to result in unduly harm on the appearance or character of the existing property and surrounding area.

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

It will be important that any scheme addresses the relevant development plan policies (for example policy DM01 of the Barnet Local Plan and policy 7.6 of the London Plan) in respect of the protection of the amenities of neighbouring occupiers. This will include taking a full account of all neighbouring sites.

It is not felt that a detrimental impact would result on the neighbouring properties of No. 16 and 20 Tretawn Gardens as a result of the single storey front/side extension; part single, part two storey rear extension; excavation and creation of lower ground floor level to provide habitable space following removal of existing shed; insertion of window to side elevation and associated alterations to fenestration and installation of new rear terrace and access steps.

### **Single storey front/side extension**

The proposed single storey front and side extension would be a subordinate addition to the front of the property. This would exist to the shared common boundary with No. 16 Tretawn Gardens with 0.4 metres to the closest flank wall. It is acknowledged that due to the natural sloping level of the properties along Tretawn Gardens, the host site sits at a higher level of 0.7 metres in relation to the neighbouring property of No. 16. However, at a subordinate depth of 1.9 metres, it would not be found to result in any sense of enclosure or overbearing or a detrimental loss of amenity.

This aspect of the proposal would exist at a distance of 3.8 metres from the common boundary shared with No. 20 and 3.9 metres to the closest flank wall. As such, the proposed single storey front and side extension would not be found to result in any impact on the amenity of this adjoining occupier.

### **Rear Extension**

At single storey, the proposed extension would extend no further than the existing side and rear extension at the site which measures a depth of 8.2 metres, which in situ, meets the shared common boundary with No. 16 Tretawn. The maximum height of the proposed extension would also be reduced from an existing maximum height of 3.5 metres with a pitched roof to a maximum height of 3.1 metres with a flat roof. As such, it is not found that the proposed ground floor rear extension would result in any additional impact to the existing extension on site to this neighbouring occupier.

The proposed single storey rear extension will increase in width to the existing maximum depth of 8.2 metres, this increased width of 4.7 metres would exist 4 metres from the shared common boundary and 4.2 metres from the closest flank wall of the neighbouring property of No. 20 Tretawn Gardens. As such, due to the distance proposed between the increased size of the extension and this neighbouring property, it is not found that the proposed ground floor extension would result in a loss of light, outlook or a sense of enclosure on this neighbouring property. Whilst a large window is proposed to the side elevation of the ground floor rear extension, a 1.8 metre high close boarded fence is proposed to the side elevation

which will ensue no detrimental loss of privacy on the neighbouring occupiers of No. 20, who fail to benefit from a single storey rear extension, although these neighbours benefit from a higher natural ground level, as indicated by the submitted plans, to the host site.

At first floor level, the proposed two-storey rear extension is of a subordinate depth of 2 metres. This would exist at a distance of 0.9 metres to the shared common boundary and 1.2 metres from the closest flank wall to the neighbouring occupier of No. 16 Tretawn Gardens. In relation to the neighbouring property of No. 20, the proposed first floor extension would measure a distance of 4 metres to the shared common boundary and 4.7 metres from the closest flank wall at first floor level. This depth would be considered acceptable under the Residential Design Guidance SPD which states that proposed two-storey rear extensions should not extend more than 3 metres in depth when there is a distance of less than 2 metres to the neighbouring boundary, to protect the amenity of adjoining occupiers. As such, the proposed extension would not be considered to appear bulky to result in a sense of overshadowing or enclosure on either neighbouring properties or rear amenity space, nor would it result in a loss of light or outlook to the closest habitable first floor window to the rear elevation at No. 20. The proposed depth and height, set down 0.7 metres from the main roof, would ensure the proposed extension is subordinate to not unduly harm the amenities of neighbouring properties.

### **Excavation and creation of lower ground floor level to provide habitable space following removal of existing shed**

The proposed basement, facilitated through the excavation of the existing sloping ground level, will not be visible from the neighbouring properties of No. 16 and 20 Tretawn Gardens due to it being built into the ground. It is noted that the proposed basement would extend the full width of the original dwellinghouse and would be a considerable depth, like that in situ at No. 16 Tretawn Gardens. However, due to the siting of the lower ground level, this aspect of the proposals would not be found to result in any loss of outlook or privacy nor would it appear overbearing or result in a sense of enclosure. However, owing to the scale of the development it is acknowledged that potential nuisance may occur during the construction phase. As a result, a condition will be attached which will make allowances for the following: access to the site; the parking of vehicles for site operatives and visitors; hours of construction, including deliveries, loading and unloading of plant and materials; the storage of plant and materials used in the construction of the development; the erection of any means of temporary enclosure or security hoarding and measures to prevent mud and debris being carried on to the public highway and ways to minimise pollution.

It is considered that the proposed basement will not cause demonstrable harm to the residential amenities of either neighbouring occupier to an extent that would warrant a reason for refusal.

### **Alterations to fenestration**

The alterations to fenestration would not be found to have a detrimental impact on the amenity of neighbouring occupiers.

A 1.8 metre high boundary fence is proposed from the base of the proposed rear terrace to prevent overlooking towards the neighbouring property of No. 20 from the proposed windows to the side elevation of the ground floor rear extension. Additionally, the proposed window to the first floor side elevation facing No. 16 will be conditioned to be obscure glazed to prevent overlooking

In summary, it would not be considered that the proposed extensions; alterations to fenestration; additional windows; excavation works and the rear terrace with access steps would result in a detrimental impact on the amenities of the occupiers adjoining the application site.

### **Installation of new rear terrace and access steps**

The proposed rear terrace and access steps would not be visible from the adjoining occupier of No. 16 Tretawn Gardens as these would be hidden to the side of the existing and proposed side and rear extension. As such, this aspect of the proposals would not result on any impact on this property.

The proposed rear terrace and access steps would exist at a height of 3 metres from the excavated ground level of the application site. However, due to the natural higher ground level of the neighbouring property at No. 20 Tretawn Gardens and the proposed 1.8 metre high privacy screen, it is not found that the proposed rear terrace and access steps to be located above the proposed basement would result in a loss of privacy or overlooking on this adjoining occupier.

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

- Proposals larger than the Residential Design Guidance SPD

Concerns were raised that the proposals would be larger in depth and height than acceptable under the Council's Residential Design Guidance SPD. This issue has been addressed in the main body of the report.

- Sense of enclosure

Concerns were raised that the proposed extensions to the rear of the property would result in a sense of enclosure on neighbouring properties. This issue has been raised in the main body of the report.

- Loss of outlook

During the consultation period, issues were highlighted about a potential loss of outlook on neighbouring properties to the rear windows that serve neighbouring habitable rooms such as kitchens and living rooms. The proposals have been amended since the original submission and as such, it is not considered that the extensions would result in a loss of outlook on neighbouring properties, as addressed in the main body of the report.

- Dominant, bulky and prominent appearance of the extension

Issues were raised during the consultation period that the proposed extensions would have a detrimental visual impact though appearing dominant, bulky and prominent. It has been addressed in the main body of the report that the proposals would not have a detrimental visual impact and would have an acceptable impact on the appearance and character of the surrounding area.

- Impact on neighbouring amenity

As addressed in the main body of the report, the proposals were not found to result in a detrimental impact on the amenity of neighbouring properties in terms of appearing

overbearing or resulting in a sense of enclosure. Additionally, it was not found that the proposed extensions would result in an additional detrimental impact through a loss of light, outlook or privacy.

- Siting of terrace resulting in a loss of privacy

Concerns were raised about the siting of the terrace in relation to the neighbouring property which could result in a loss of privacy. Since the original submission of the application, a 1.8 metre high fence has been positioned on the terrace 0.4 metres from the boundary with No. 20 to prevent any potential overlooking into neighbouring gardens, particularly with the sloping gradient of the ground level characteristic of the rear amenity space of properties located along Tretawn Gardens.

- Roof extensions appearing overbearing and disproportionate

Regarding concerns towards the roof extension, all dormer windows and rooflights to facilitate a roof extension have been removed from submitted plans.

- Location of trees

Concerns were raised regarding the trees located close to the boundary of the application site. From an assessment of the site, the tree in question, a large Holly tree, is not covered by a tree protection order and therefore, would not be a consideration in the assessment of the application.

- Submitted plans

Concerns were raised about the submitted plans failing to include the neighbouring properties. It is only a validation requirement of applications that site location plans include neighbouring properties. However, it is noted that other submitted plans do show neighbouring properties, including drawing no. ADP17/P88/06D and ADP17/P88/07A.

Additionally, concerns were also raised that the submitted plans fail to show the levels and the change in these at the application site from the construction of the lower ground floor level and garden excavation to facilitate this. The council feel that it is clear when comparing the differences between the proposed elevations and existing elevation plans that the change in ground level is evident.

The consultation period suggested that the application was also missing information including a Construction Management Plan as per the Draft London Plan; Basement Impact Assessment; Hydrogeological Assessment to understand the impact on drainage and a Sunlight/Daylight Report. However, as part of the validation requirements of a householder planning application, it is not considered that this information is required to assess this type of application.

- Behaviour of applicant/neighbours

The behaviour of the applicant and other occupiers of the surrounding area would not be a material assessment in the consideration of this application.

- Proposed first floor rear extension

Concerns were raised regarding the proposed first floor rear extension at the site being of excessive width and depth. The proposals have been amended since the original submission with a reduction in depth of the first floor rear extension to 2 metres and a reduction in width to just over half the width of the dwelling.

- Additional window to first floor side elevation

The consultation period raised concerns that the window to the first floor side elevation should be obscure glazed. A condition will be added, should the application garner approval, to obscure glaze the window at first floor level.

- Overdevelopment

The consultation period raised the issue of the proposals resulting in overdevelopment of the property. This issue has been addressed in the main body of the report.

- Noise

Concerns were raised that the proposals would result in increased levels of noise. It would not be found in the assessment of the application that the proposed plans would result in significantly raised levels of noise at the property.

A condition has been attached to the application to enforce working hours to reduce the impact of noise from the construction period.

- Dust pollution

Dust pollution was raised as a concern during the consultation period. The application will be conditioned with a construction management and logistics plan to reduce the impact of the construction period of the works on neighbouring properties.

- General loss of privacy

Issues with the proposals were raised to be a loss of privacy on neighbouring properties. This concern has been addressed in the main body of the report and the amended plans have reduced the potential impact of a loss of privacy on neighbouring properties.

- Failure to preserve the character of the surrounding area

Concerns have been raised regarding the proposals failing to preserve the character of Tretawn Gardens and the wider area. As addressed in the main body of the report, it is not considered that the proposed extensions would detrimentally impact the existing character of the surrounding area.

- Disruption from construction

The consultation period raised concerns regarding the disruption caused during the construction period of the proposals particularly about neighbours having to temporarily move from their properties during the development. As previously stated, issues caused during the construction period would not be a material consideration in the assessment of the application.

## **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.

