

Location **53 Llanvanor Road London NW2 2AR**

Reference: **18/3321/HSE** Received: 30th May 2018
Accepted: 6th June 2018

Ward: Childs Hill Expiry 1st August 2018

Applicant: Mr Michael Le

Proposal: Single storey rear extension. New raised decking area to rear.

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: A.01_Rec C; A.02_Rev A; A.03_Rev F7; A.04_Rev F9.

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).

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 located at 53 Llanvanor Road, consisting of a two storey, end of terrace dwellinghouse with front and rear amenity space. The area surrounding the proposed site consists of similar two storey terraced houses with front and rear amenity space. The site is located within the Childs Hill ward. The site is not within a conservation area, nor is it a listed building.

2. Site History

Reference: 17/4183/PNH

Address: 53 Llanvanor Road, London, NW2 2AR

Decision: Withdrawn

Decision Date: 7 August 2017

Description: Single storey rear extension with a proposed maximum depth of 6 metres measured from original rear wall, eaves height of 2.7 metres and maximum height of

Reference: 17/4183/PNH

Address: 53 Llanvanor Road, London, NW2 2AR

Decision: Withdrawn

Decision Date: 7 August 2017

Description: Single storey rear extension with a proposed maximum depth of 6 metres measured from original rear wall, eaves height of 2.7 metres and maximum height of 3.9 metres

Reference: 17/5090/PNH

Address: 53 Llanvanor Road, London, NW2 2AR

Decision: Prior Approval Required and Approved

Decision Date: 6 September 2017

Description: Single storey rear extension with a proposed depth of 5.7m, eaves height of 2.7m and maximum height of 3.9m

Reference: 18/0752/PNH

Address: 53 Llanvanor Road, London, NW2 2AR

Decision: Prior Approval Required and Approved

Decision Date: 15 March 2018

Description: Single storey rear extension with a proposed depth of 5.7m, eaves height of 3m and maximum height of 4m

Reference: 18/0939/HSE

Address: 53 Llanvanor Road, London, NW2 2AR

Decision: Withdrawn

Decision Date: 6 June 2018

Description: First floor rear extension. Annexe to the rear for use ancillary to the main house. New raised timber decking area to rear

Reference: 18/3419/PNH

Address: 53 Llanvanor Road, London, NW2 2AR

Decision: Prior Approval Required and Approved

Decision Date: 9 July 2018

Description: Single storey rear extension with a proposed depth of 6 metres from original rear wall, eaves height of 3 metres and maximum height of 4 metres

3. Proposal

The application seeks approval for a single storey rear extension with raised decking to the rear.

The proposed depth of the rear extension is to measure 6 metres in depth and 6 metres in width, with a gable ended pitched roof 3 metres to the eaves and a maximum height of 4 metres to the centrally positioned ridge. The proposed decking to the rear is to extend a further 3 metres from the rear of the extension with the decking raised to 0.3 metres off of the natural ground level. Fencing is to be put up on the boundary of the property to a height of 2 metres.

4. Public Consultation

Consultation letters were sent to 7 neighbouring properties.
6 responses have been received, comprising 6 letters of objection.

The objections received can be summarised as follows:

- Adverse effect on amenities of neighbouring properties particularly loss of light and privacy.
- Detrimental to the character of the adjoining terraces.
- Will make neighbouring properties undesirable as family homes.
- Will attract undesirable landlords and tenants.
- Lack of garden/green space left.
- possible flooding
- not consulted on previous application
- Out of scale and character with the surrounding area
- Overdevelopment
- Decking visually overbearing
- Overlooking onto neighbouring properties causing loss of privacy
- Large decking will attract rodents
- First floor development will be too close to neighbouring property.

Following further consultation for the revised plans lasting 14 days from the 12th July 2018, 2 responses have been received comprising of 2 objections.

The objections received can be summarised as follows:

- The proposed extension would have an adverse effect on the amenities, particularly loss of light.
- Decking would change the character of the area.
- Cause adverse effects on drainage to the area.
- Significant loss of green space.

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 24 July, 2018. 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, CS5.
- Relevant Development Management Policies: DM01, DM02.

The Council's approach to extensions as set out in Policy DM01 is to minimise their impact on the local environment and to ensure that occupiers of new developments as well as neighbouring occupiers enjoy a high standard of amenity. Policy DM01 states that all development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers. Policy DM02 states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and make a positive contribution to the Borough. The development standards set out in Policy DM02 are regarded as key for Barnet to deliver the highest standards of urban design.

Supplementary Planning Documents

Residential Design Guidance SPD (adopted October 2016)

- Sets out information for applicants to help them design an extension to their property which would receive favourable consideration by the Local Planning Authority and was the subject of separate public consultation. The SPD states that large areas of Barnet are

characterised by relatively low density suburban housing with an attractive mixture of terrace, semi detached and detached houses. The Council is committed to protecting, and where possible enhancing the character of the borough's residential areas and retaining an attractive street scene.

- States that extensions should normally be subordinate to the original house, respect the original building and should not be overly dominant. Extensions should normally be consistent in regard to the form, scale and architectural style of the original building which can be achieved through respecting the proportions of the existing house and using an appropriate roof form.
- In respect of amenity, states that extensions should not be overbearing or unduly obtrusive and care should be taken to ensure that they do not result in harmful loss of outlook, appear overbearing, or cause an increased sense of enclosure to adjoining properties. They should not reduce light to neighbouring windows to habitable rooms or cause significant overshadowing, and should not look out of place, overbearing or intrusive when viewed from surrounding areas.

Sustainable Design and Construction SPD (adopted October 2016)

- Provides detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet.

5.2 Main issues for consideration

The main issues for consideration in this case are:

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

5.3 Assessment of proposals

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

The proposed extension is to measure 6 metres beyond the existing rear wall of the dwellinghouse with the extension also covering the width of the dwellinghouse at 6 metres. The extension is to be 3 metres in height to the eaves of the dwellinghouse with a maximum height of 4 metres. There is to be an additional 3 metres of raised decking to the rear of the property which shall be raised 0.3 metres off the natural ground level.

The Residential Design Guidance states that the maximum depth for a rear extension on a terraced property is 3 metres. The proposed extension is for 6 metres, however there has been a prior notification was submitted for this site under reference 18/3419/PNH which has been granted approval for a "Single storey rear extension with a proposed depth of 6 metres from original rear wall, eaves height of 3 metres and maximum height of 4 metres". This was approved on 9 July 2018 with the report noting that the extension would not extend beyond either neighbouring property by more than 3 metres which is considered to be an appropriate addition. The two properties on either side of the host site have rear extensions, no 51 has one which extends 3 metres beyond the rear of the property and no 55 has an extension which extends 4.8 metres beyond the rear wall. The proposed development would not be considered to overly dominate the rear of the building. The pattern of development in the surrounding area shows that rear extensions are part of the character of the local area with extensions of similar proportions evident in the locality.

The rear garden of the host site is large with the rear amenity space extending 36 metres beyond that of the existing dwellinghouse. The proposed extension and new decking

would not have a harmful impact on the character of the area with regards to the amenity space due to there being a significant proportion of Garden left. The design of the extension is characteristic of the existing dwellinghouse with the proposal using materials similar to that of the existing dwellinghouse. The proposal is not considered to cause significant harm to the surrounding area and the extension cannot be seen from the street and is therefore not considered to cause any harm to it.

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

The proposed extension would cause little harm to the neighbouring property at no. 55. The extension, although extending to 6 metres beyond the existing rear wall, would not be considered to be overbearing or encompassing of the neighbouring property which extends 4.8 metres beyond the original dwellinghouse and is of similar proportions to this proposal. There is a path in between the two properties on the host site which provides access to the rear garden, this results in a 1 metre gap between the properties which with the 2 metre fence on the boundary, further mitigates the size of the proposed extension. The rooflights which face the property will not cause loss of privacy to the adjacent property and there would be no loss of outlook to the neighbouring property. The extension introduces 2no additional side windows. These face the side wall of the adjacent extension and would not harm the privacy of the neighbouring property.

The proposed development extends 3 metres further in depth than the adjacent property at no 51. This is considered to be acceptable in terms of scale as mentioned above. The proposed extension would also be situated behind a 2 metre fence which would further mitigate the effect that the size of the extension would have on the adjacent property. It is not considered that the extension would be overbearing to the neighbouring property, nor would it be encompassing. The extension is considered to cause some loss of light to the adjacent kitchen window, however this is considered to be insignificant and would not warrant the refusal of the adjacent property. The proposed extension would not cause a significant loss of outlook and would not create a lack of privacy.

The decking would extend a further 3 meters from the end of the rear extension. This is not considered to be overdevelopment on the property due to the length of the garden. The height of the decking it to be 0.3 metres above the natural ground level. With the 2 metre fence along the boundary, the decking to the rear would not be considered to cause loss of privacy to the neighbouring properties.

5.4 Response to Public Consultation

The proposed extension is not considered to be detrimental or cause harm to the character of the surrounding area, not having an adverse effect on the neighbouring amenities as mentioned in the assessment.

Undesirable landlords and tenants are not planning considerations.

It is not considered that the proposed development would not influence the desirability of the neighbouring properties as family homes.

There is sufficient green space left in the garden, and the property is in flood zone 1, considered to be safe with the extension not making the property more likely to flood.

All neighbours have been sufficiently consulted.

The first floor development removed in the amendments.

Rodents would not be attracted by the decking.

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.