

Location **79 Station Road London NW4 4PH**

Reference: **19/0663/HSE** Received: 5th February 2019
Accepted: 6th February 2019

Ward: West Hendon Expiry 3rd April 2019

Applicant: Mrs Jenny Yeo

Proposal: Single storey rear extension

Recommendation: Approve subject to conditions

AND the Committee grants delegated authority to the Service Director – Planning and Building Control 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:
PL/01A Site Plan
PL/02A Existing and Proposed Ground Floor Plan
PL/03A Existing and Proposed First Floor Plan
PL/04A Existing and Proposed Roof Plan
PL/05A Existing Front and Existing and Proposed Rear Elevation
PL/06A Existing and Proposed East and West Side Elevation
PL/07A Existing and Proposed Section AA
Site Location Plan

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 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. 77 Station Road.

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).

Informative(s):

- 1 In accordance with paragraphs 38-57 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 contains a two-storey semi-detached dwelling located on the east side of Station Road, in the West Hendon ward. The host property benefits from an existing two-storey rear projection which is served by a pitched roof, sited adjacent to Talbot Crescent. To the south west, the host dwelling directly adjoins No.77 Station Road, to the north east the application site borders Talbot Crescent.

The general locality is largely characterised by similar, two-storey semi-detached dwellings benefitting from amenity space to the rear, although a block of self-contained flats exist at No.65-71 Station Road.

The host property benefits from parking within the front curtilage of the dwelling, and amenity space to the rear. The application site is not situated within a conservation area, contains no listed buildings and is not subject to any other relevant planning restrictions.

2. Site History

Reference: 19/0664/192

Address: 79 Station Road, London, NW4 4PH

Decision: Lawful

Decision Date: 6 March 2019

Description: Roof extension involving hip to gable, rear dormer window and 2no front facing rooflights and new side gable window

3. Proposal

Planning permission is sought for the erection of a single storey rear extension at No.79 Station Road, London.

Within the original submission, the applicant proposed a maximum depth of 5.5 metres, adjacent to Talbot Crescent, reducing to a depth 3.5 metres within 2.0 metres of the shared boundary with No.77. Following an assessment, the original depth of the rear extension was amended, and is outlined below.

The proposed rear extension would measure a depth of 3.5 metres from the original rear wall and width of 7.9 metres, extending full width of the rear elevation of the host property. The rear extension would measure a maximum height of 3.5 metres and eaves height of 3.0 metres.

4. Public Consultation

The Local Planning Authority notified four adjoining properties and received one objection:

Summary of the comment includes;

- o Loss of light
- o Overhanging out of the curtilage of the application site
- o Overbearing
- o Visually obtrusive
- o Detrimental to neighbouring occupiers.

The application was called into Committee by Councillor Richman as concerns were raised regarding the impact of the proposed extension on the neighbouring property.

5. Planning Considerations

5.1 Policy Context

Revised 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 Revised National Planning Policy Framework (NPPF) was published on 19th February 2019. 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 Revised 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 Revised 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 Mayor's Draft London Plan

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

Barnet's Local Plan (2012)

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

- Relevant Core Strategy Policies: CS NPPF, CS1.
- 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

Impact on Character

Any proposed 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 Barnet Local Plan), 7.4 and 7.6 (both London Plan). DM01 helps to protect Barnet's Character and amenity stating that

development should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets.

Barnet's Residential Design Guidance SPD states, single storey rear extensions need to ensure that they do not look too bulky and prominent compared to the size of the main building and garden in which they relate. It goes on to outline that a depth of 3.5 metres is normally considered acceptable for a single storey rear extension on a semi-detached dwelling. As mentioned previously, the host dwelling benefits from an existing non-original two-storey projection located adjacent to Talbot Crescent, measuring a depth of 0.5 metres taken from the original rear wall. At ground floor, the proposed extension would extend to a depth no greater than 3.5 metres from the original rear wall of the property, this includes the depth of the existing rear projection and as such the proposal is in compliance with the aforementioned design guidance.

Given the siting of the application site, occupying a corner plot, the proposal would be viewable from Talbot Crescent. However, given that the extension proposes materials to match the existing property, coupled with the modest mass, scale and bulk of the extension, the impact of the proposal on the established character of the host property, streetscene and general locality is considered de minimis.

Following an examination of aerial photography and historical planning records it has been noted that several properties on Station Road have benefitted from similar extensions to the rear. Therefore, it is not found that the principle of a single storey rear extension would be of detriment to the character of the surrounding area.

By virtue of its mass, scale, bulk and design, the proposal is considered to result in a sympathetic, subordinate form of development which respects the proportions of the host dwelling and adequately integrates into the host property's residential character. In assessment, it is considered the proposal does not cause detrimental harm to the host dwelling or the locality of Station Road and therefore, the proposal is compliant with Policy DM01 of Barnet's Local Plan 2012.

Impact on neighbouring Amenity

It will be important that any scheme addresses the relevant development plan policies including DM01 (of the Barnet Local Plan), 3.5 (of the London Plan) and the guidance contained in the Barnet Supplementary Planning Documents 'Sustainable Design and Construction' and 'Residential Design Guidance.' In respect of the protection of the amenities of neighbouring occupiers, this will include taking a full account of all neighbouring sites.

To the south west, the host dwelling directly adjoins No.77 Station Road, to the north east the application site borders Talbot Crescent, the nearest dwelling to the north east is No. 81 Station Road

In reference to the proposed single storey rear extension, the Residential Design Guidance outlines that the depth and height must not result in a significant sense of enclosure, loss of outlook or light to the principal habitable rooms of neighbouring properties.

With regard to the adjoining property at No.77 Station Road, following the benefit of a site visit it was noted that dwelling does not benefit from extensions to the rear. As such, the proposal would extend rearward of the rear building line of this dwelling by 3.5 metres, extending to a maximum height of 3.5 metres.

Following the benefit of a site visit it was noted that a window exists at ground floor on the rear elevation on No.77 Station Road. Following an assessment of the plans submitted within the planning application relating to No.77 Station Road under ref no. (17/6893/HSE), to the best of the Local Planning Authorities knowledge, the aforementioned window on the rear elevation of No.77 Station Road serves a habitable room. Given that the proposal suitably complies with the Residential Design Guidance, officers are of the opinion that the proposal would not result in an unacceptable loss of light to a habitable room, outlook or increased sense of overbearing to the detriment of the amenity of the adjoining occupiers at No.77 Station Road.

The nearest property to the north east of the application site is situated approximately 16.7 metres from the side flank wall of the host property. Given this substantial separation distance between the host dwelling and No.81 Station Road, it is not found that the proposal would unduly harm the amenity of these neighbouring occupiers.

In addition, no additional windows have been proposed on the flank walls of the proposed rear extension, and as such it is not found that the privacy of the neighbouring dwellings would be significantly comprised by way of overlooking.

The proposed extension does not appear to be overbearing or unduly obtrusive and care has been taken to ensure that it does not result in harmful loss of privacy by overlooking adjoining neighbours. In assessment, it is considered the proposed development does not demonstrate significant amenity concerns regarding loss of light, privacy or outlook and is therefore compliant with policy DM01 of Barnet's Local Plan 2012.

5.4 Response to Public Consultation

Loss of light
Addressed within the report

Overhanging out of the curtilage of the application site
The proposed plans do not indicate that the proposal would exist at any point, outside of the curtilage of the application site.

Overbearing
Addressed within the report

Visually obtrusive
Addressed within the report

Detrimental to neighbouring occupiers.
Addressed within the report

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.

