



## **INFORMATIVE(S):**

1. The reasons for this grant of planning permission or other planning related decision are as follows: -

- i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011 and the Local Plan (2012).

In particular the following policies are relevant:

### Supplementary Design Guidance:

Barnet Design Guidance Note 5 - Extension,  
Residential Design Guidance (Draft 2012),  
Sustainable Design and Construction (Draft 2012),

### Core Strategy (Adopted) 2012:

Relevant policies: CS NPPF, CS1, CS5,

### Development Management Policies (Adopted) 2012:

Relevant policies: DM01, DM02.

- ii) The proposal is acceptable for the following reason(s): - Having taken all material considerations into account, it is considered that subject to the compliance with the attached conditions, this proposal complies with the Adopted Core Strategy and Development Management policies and would be in keeping with the character and appearance of the surrounding area. It is not considered to have a detrimental impact on the residential amenities of neighbouring occupiers. The application is in keeping with Council Policies and Guidelines.

## **1. MATERIAL CONSIDERATIONS**

### National Planning Policy Framework

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 London Plan is recognised in the NPPF as part of the development plan.

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."

NPPF retains 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 July 2011:

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 2031. It forms part of the development plan for Greater London.

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.

#### Core Strategy (Adopted) 2012:

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). The Development Management Policies document provides the borough wide planning policies that implement the Core Strategy. These policies will be used for day-to-day decision making.

Relevant Core Strategy Policies: CS NPPF, CS1, CS5.

Relevant Development Management Policies (Adopted) 2012: DM01, DM02.

#### Other Material Considerations:

Design Guidance Note No 5 – Extensions to Houses

The Council Guide 'Extension to Houses' was approved by the Planning and Environment Committee (The Local Planning Authority) on March 2010. This leaflet in the form of a supplementary planning guidance (SPG) 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.

Included advice 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.

In respect to amenity, the extension should not be overbearing or unduly obtrusive and care should be taken to ensure that they do not result in harmful loss of outlook and be overbearing or cause an increased sense of enclosure to adjoining properties.

The basic principles the Local Authority has adopted in respect to different types developments are that they should not unduly reduce light or outlook from neighbouring windows to habitable rooms, overshadow or create an unacceptable sense of enclosure to neighbouring gardens. They should not look out of place, overbearing or bulky from surrounding areas.

The Council has also adopted (June 2007), following public consultation, a Supplementary Planning Document "Sustainable Design and Construction". The SPD provides detailed guidance and sets out how sustainable development will be delivered in Barnet. Part 6 of the SPD relates to generic environmental requirements to ensure that new development within Barnet meets sufficiently high environmental and design standards.

Barnet will soon be consulting on two lower tier documents to implement the Core Strategy and Development Management Policies documents. These are now material considerations. The links to the DPRs for each document are set out below.

Residential Design Guidance:

<http://barnet.moderngov.co.uk/ieDecisionDetails.aspx?Id=4342>

Sustainable Design and Construction:

<http://barnet.moderngov.co.uk/ieDecisionDetails.aspx?Id=4343>

Relevant Planning History:

<b>Application:</b>	Planning	<b>Number:</b>	F/01180/12
<b>Validated:</b>	02/04/2012	<b>Type:</b>	192
<b>Status:</b>	DEC	<b>Date:</b>	09/08/2012
<b>Summary:</b>	LW	<b>Case Officer:</b>	Elizabeth Thomas
<b>Description:</b>	Single storey side extension, single storey rear extension and front entrance porch.		

<b>Application:</b>	Planning	<b>Number:</b>	F/03828/12
<b>Validated:</b>	16/10/2012	<b>Type:</b>	HSE
<b>Status:</b>	REG	<b>Date:</b>	
<b>Summary:</b>	DEL	<b>Case Officer:</b>	Denisse Celi
<b>Description:</b>	Single storey front/side extension to existing garage including a new porch.		

<b>Application:</b>	Planning	<b>Number:</b>	F/04793/11
<b>Validated:</b>	28/11/2011	<b>Type:</b>	192
<b>Status:</b>	DEC	<b>Date:</b>	05/12/2011
<b>Summary:</b>	LW	<b>Case Officer:</b>	Denisse Celi
<b>Description:</b>	Extensions to roof including hip to gable, rear dormer window and 3no roof lights to front elevation to facilitate a loft conversion.		

<b>Application:</b>	Planning	<b>Number:</b>	F/04920/11
<b>Validated:</b>	07/12/2011	<b>Type:</b>	HSE
<b>Status:</b>	DEC	<b>Date:</b>	19/04/2012
<b>Summary:</b>	REF	<b>Case Officer:</b>	Elizabeth Thomas

**Description:** Single storey rear and front extension. Part single, part two-storey side extensions

## Consultations and Views Expressed:

Neighbours Consulted: 19                      Replies: 13  
Neighbours Wishing To Speak 1

Objections received can be summarised as follows:

- Size is out-of-keeping with area and on a prominent junction of Nethercourt Avenue and Courthouse Gardens.
- Proposal part of previous application refused.
- Together with the elements applied for under permitted development, this is a gross and insensitive overdevelopment of the site.
- Adversely affect neighbouring properties.
- Fails to respect appearance, scale, mass, height or pattern of surrounding buildings.
- The property has already been extended with a bulky and unsympathetic loft conversion- further development will exacerbate this.
- Overbearing proposal.
- Another development opportunity which prices families out of the area.
- The property will look much bigger than neighbouring properties and will look 'lopsided'.
- Unlikely to harmonise or respect established character.
- No reference to CoL (F/01180/12) for rear extension, side extension and front porch on plans.

## **2. PLANNING APPRAISAL**

### Site Description and Surroundings:

The site property is a two storey semi-detached dwelling on Courthouse Gardens within the West Finchley Ward. The property is of a reddish brick with white render on the front elevation which is dominated by a two storey angular bay and a small external porch with peaked tile roof. The property currently benefits from a single storey garage to the side with a small brick parapet to the front behind a paved driveway.

The property is one half of a pair, both had original hipped roofs and now both benefit from a hip to gable roof extension which has restored the symmetry. The host property is sited on a prominent corner location at the junction with Nethercourt Avenue. It sits at a slight angle to the other neighbouring property at no. 1 Nethercourt Avenue creating an open element which allows views through the site and reflect the corner position in the streetscene.

The property is not listed nor does it fall in a Conservation Area.

### Dimensions:

The applicant seeks planning permission for a single storey front and side extension to the existing garage and a new front porch to replace the existing.

A proposal incorporating a front extension including new front porch was previously refused.

The proposed extension including the new porch will have forward projection of 0.9 metres, which will be at the same level as the existing porch. The garage will be extended by approximately 1.35 metres towards no.1 Nethercourt Avenue. The extension will have a mono-pitched roof with an eaves height of 2.4 metres and a maximum height of 2.0 metres at the front and flat roof towards the rear of the site. At the front, the extension to the garage will be sited 0.75 metres away from the existing garage of no.1 Nethercourt Avenue and on the the boundary at the rear.

### Planning Considerations:

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

- The living conditions of neighbouring residents;
- Whether harm would be caused to the character and appearance of the area and street scene, having regard to the size and siting of the proposal.

Barnet 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 of the Development Management Policies (Adopted) 2012 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 that development makes a positive contribution to the borough. The development standards set out in Policy DM02: Development Standards are regarded as key for Barnet to deliver the highest standards of urban design.

The Residential Design Guide SPD provides more detailed residential design guidance issues relevant to Barnet such as local character, density, built form, car parking and amenity space standards connected with new build development. Through these changes the SPD sets out the local priorities for protecting and enhancing Barnet's character. It provides a local reference point to the suite of national guidance on good design.

Following amendments, the porch and front extension of the garage as proposed will not project further than the existing porch and the eaves height will be lower than the existing porch and the existing garage. It is therefore considered to be a subordinate addition, which unlike the previous refusal, respects the proportions of the original house. Furthermore, the roof of the proposed porch is similar to the new gable-end roof of the main dwelling and therefore reflects the appearance of the main roof, harmonising the development with its host property. It is acknowledged that the streetscene is typified by peaked roof porches, however it is considered that the mono-pitched roof of the front extension is in keeping with the gable-end main roof and is considered acceptable.

With regards to the extension of the garage, careful design is required for a prominent corner plot such as this one with the aim of reducing or preventing terracing effect or restricting views which are currently enjoyed through the site. The side extension of the garage, has been set away from the boundary and due to the

lower height of the front parapet, it is deemed to respect the relationship with no.1 Nethercourt Avenue. The spacing between the two properties is maintained at the front by the side extension being sited 0.75 metres away from the boundary. It is therefore not considered that the proposal will introduce a terracing effect.

The proposals would comply with the aforementioned policies and Council Design Guidance on Extensions to Houses and would be a proportionate addition to the dwellinghouse. It would have an acceptable impact on the character and appearance of the streetscene, site property, general locality and the residential amenity of neighbouring occupiers.

### **3. COMMENTS ON GROUNDS OF OBJECTIONS**

Most of the points raised in the objections including issues with respect to character, appearance, scale, mass and bulk have been addressed in the above appraisal. In addition, the impact on neighbouring occupiers and their amenities has also been addressed above.

### **4. EQUALITIES AND DIVERSITY ISSUES**

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

### **5. CONCLUSION**

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, this proposal complies with the Adopted Barnet Local Plan policies and would be in keeping with the character and appearance of the surrounding area. It is not considered to have a detrimental impact on the residential amenities of neighbouring occupiers. This application is therefore recommended for **APPROVAL**.

**SITE LOCATION PLAN: 9 Courthouse Gardens, London, N3 1PU**

**REFERENCE: F/03828/12**



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