

LOCATION: 10 Tretawn Gardens, London, NW7 4NR

REFERENCE: H/03730/12

Received: 03 October 2012

Accepted: 15 October 2012

WARD(S): Mill Hill

Expiry: 10 December 2012

Final Revisions:

APPLICANT: Mr Dalah

PROPOSAL: Part single and party two storey rear extension. New front porch. Alterations to roof including rear gable window to hipped roof; raising ridge height by 0.5m; with a rear dormer window and 2no. side rooflights to facilitate a loft conversion.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Amended Integrated Planning Statement (amended plan received 07/12/12), E500 (amended plan received 07/12/12), E1000 (amended plan received 07/12/12), E1001 (amended plan received 07/12/12), E1002 (amended plan received 07/12/12), E1100 (amended plan received 07/12/12), E1101 (amended plan received 07/12/12), E1102 (amended plan received 07/12/12), E1103 (amended plan received 07/12/12), E1200 (amended plan received 07/12/12), P/2000 (amended plan received 07/12/12), P/2001(amended plan received 07/12/12), P/2002 (amended plan received 07/12/12), P/2003 (amended plan received 07/12/12), P/2100 (amended plan received 07/12/12), P/2101 (amended plan received 07/12/12), P/2102 (amended plan received 07/12/12), P/2103 (amended plan received 07/12/12), P/2200 (amended plan received 07/12/12), P/2201 (amended plan received 07/12/12).

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 DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (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 policies DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (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 Adopted Barnet Development Management Policies DPD (2012).

- 5 Before the building hereby permitted is occupied the proposed window(s) in the second floor flank elevations facing Nos 8 and 12 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 Adopted Barnet Development Management Policies DPD (2012).

- 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, other than those expressly authorised by this permission, shall be placed at any time in the first floor flank elevation(s), of the extension(s) hereby approved, facing Nos 8 and 12 Tretawn Gardens.

Reason:

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

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 Adopted Barnet Core Strategy (2012) and Development Management Policies DPD (2012).

In particular the following policies are relevant:
Design Guidance Note No.5 on Household Extensions.

Core Strategy (Adopted) 2012:
Relevant policies: CS NPPF, CS1 and CS5

Development Management Policies (Adopted) 2012:
Relevant Policies: DM01 and DM02

ii) The proposal is acceptable for the following reason(s): - 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 guidance 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.

iii) In accordance with paragraphs 186 and 187 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. The Local Planning Authority has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The Local Planning Authority has negotiated with the applicant/ agent where necessary during the application process to ensure that the proposed development is in accordance with the Council's relevant policies and guidance.

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.

Relevant Local Plan (2012) Policies:

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Both DPDs were adopted on 11th September 2012

Relevant Core Strategy DPD (2012): Policies CS NPPF, CS1, CS5.

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

Supplementary Planning Documents and Guidance

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) in March 2010. This 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, 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.

The Council adopted a Supplementary Planning Document (SPD) "Sustainable Design and Construction" (June 2007), following public consultation. This SPD provides detailed guidance that supplements policies in the adopted Local Plan, 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.

The Council is currently consulting on the following two supporting planning documents to implement the Core Strategy and Development Management Policies DPDs. These are now material considerations. The Residential Design Guidance SPD (consultation draft November 2012) and Sustainable Design and Construction SPD (consultation draft November 2012) are now material considerations.

Relevant Planning History:

Application	Planning	Number:	H/01981/12
:		Type:	HSE
Validated:	18/05/2012	Date:	13/08/2012
Status:	DEC	Case	Cathy Munonyedi
Summary:	APC	Officer:	
Description	Part single, part two storey rear extension.		

Consultations and Views Expressed:

Neighbours Consulted:	9	Replies:	6
Neighbours Wishing To Speak	1		

At the time of writing the report the neighbour consultation period had not yet expired. Any additional representations received will be reported at the committee meeting.

The objections raised may be summarised as follows:

- Proposed 3 storey building is very large and out of character
- Loss of privacy, light and views
- Loss of enjoyment for neighbours of home, patio, kitchen area and garden
- Noise and disturbance from building works will effect night workers
- Overall scale, size, mass, bulk and design will have unacceptable impact on neighbours property and will cause unacceptable level of harm to the character of the street scene and surrounding area
- More traffic and parking problems
- More concrete and less gardens will result in problems of drainage and flooding
- Proposal will set precedent for surrounding properties
- Raising of roof line out of keeping with surrounding area
- Concerns over previously submitted plans and their accuracy to the scope of the intended development
- Unacceptable 2nd storey and 3rd storey 3 meter extensions

Internal /Other Consultations:

- Green Spaces (inc Allotments) -

Date of Site Notice:

N/A

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site relates to a two storey detached dwellinghouse on the east side of Tretawn Gardens which is predominantly residential in character. The property adjoins allotments to the rear.

The rear elevation of the property currently incorporates a bay window at ground and first floor level and there is a gable end and hipped roof feature to the dwellinghouse. The ground level slopes upwards from the rear garden which is approx. 1m lower.

Proposal:

The application seeks permission for a part single, part two storey rear extension, new front porch and alterations to roof including raising ridge height by 0.5 metres, rear dormer window and 2no. side roof lights to facilitate a loft conversion.

The proposed ground floor extension will measure 4 metres in depth on the side closest to No 12 Tretawn Gardens and 2.8 metres on the opposing side. It will measure 8 metres in width and 3.3 metres in height with a flat roof. The proposed front porch extension will measure 1.1 metres in depth, 0.9 metres in width and 3.1 metres in height with a pitched roof.

The proposed first floor rear extension will measure 2.5 metres in depth on the side closest to No 12 Tretawn Gardens and 1.3 metres on the opposing side. The extension will measure 7.15 metres in width and 8.1 metres in height.

The proposed rear dormer will measure 1.3 metres in width, 1.3 metres in height and 1.8 metres in depth. 1no. rooflight will be placed on each of the flank elevations and the proposal will also involve raising the height of the ridge by 0.5 metres.

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.

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 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 Council's draft SPD 'Residential Design Guidance' states that extensions should normally be subordinate to the original house, respect the original building and should not be overly dominant.

The Council's Design Guidance Note 5 on Extensions to Houses advises that extensions should normally be consistent in regard to the form, scale and architectural style of the original building which can be achieved through respecting the proportions of the existing house and using an appropriate roof form.

The proposed ground floor extension is considered an acceptable addition to the property and would comply with the aforementioned policies. The proposed front porch will infill an existing front extension and will not project beyond the front bay window. The ground floor rear extension will only project 1.6 metres beyond the neighbouring rear building line at No 12 and 1.45 metres beyond the neighbouring property at No 8. Given the size and siting of the proposed ground floor extensions they are not considered to have any detrimental impacts on neighbouring amenity.

Although planning permission was granted (application ref H/01981/12) in August 2012 for a two storey extension, it was subsequently discovered that the plans did not accurately reflect the reality of the site at the first floor level. This application seeks to rectify these errors. The plans have been amended with regards to the proposed first floor rear extension so that it accurately reflects the true relationship between Nos 10 and 12 Tretawn Gardens. In addition, the depth of the proposed extension has been reduced by 0.5 metres to minimise the impact on neighbouring amenity. The proposed first floor rear extension will project 1.7 metres beyond the neighbouring first floor building line of No 12 at a distance of 1 metre from the neighbouring flank wall. It will also project 2.5 metres beyond the neighbouring building line of No 8 at a distance of 1.1 metres from the neighbouring property. Given the orientation of the property and reduced depth of the extension it is not considered to have an overbearing impact on neighbouring amenity resulting in loss of light.

The plans have been further amended with regards to the proposed roof extension so that the roof will remain hipped at the front and rear and the eaves levels will remain as existing. A small subordinate dormer window will be centrally placed on the rear elevation. Although the proposal will involve the raising of the ridge height

by 0.5 metres there are other examples of similar extensions in the street and the proposal is not considered to be out of character with the surrounding area. Furthermore the change from a gable ended to hipped roof at the rear will reduce the size, mass and bulk of the proposed extension.

A condition has been recommended ensuring that the windows on the second floor flank elevation are obscurely glazed and restricting the insertion of further windows on the first floor flank elevations without prior consent from the Local Planning Authority. This will help mitigate against any loss of privacy as perceived by the occupiers of the neighbouring residential properties.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Mostly addressed in the above report.

There is no evidence to suggest that the proposal will result in increased traffic and parking problems in the area or increase flooding in the area.

Noise and disturbance as result of the building works is not a material planning consideration.

4. EQUALITIES AND DIVERSITY ISSUES

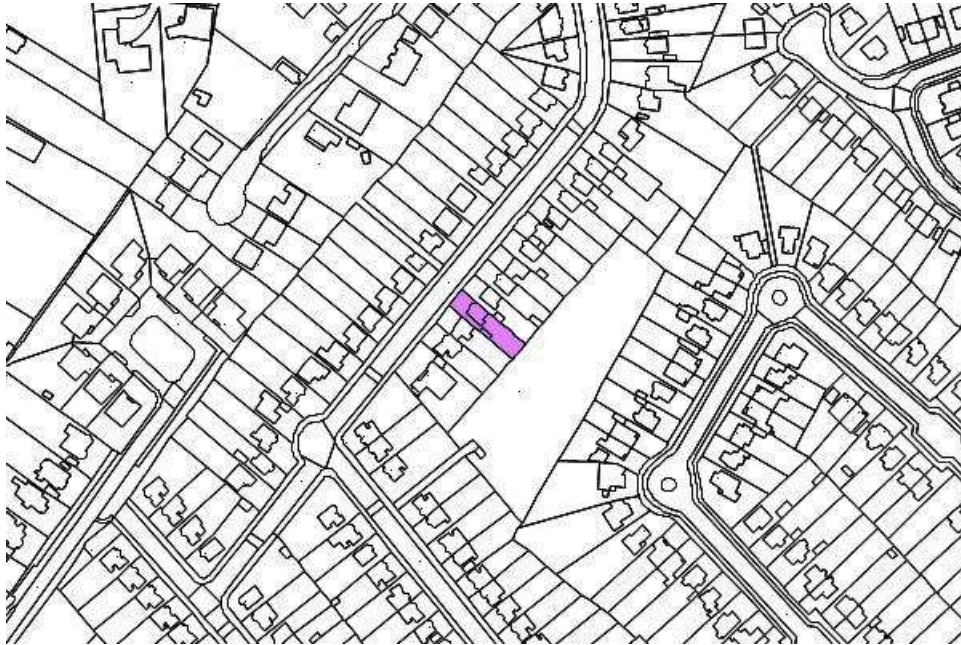
The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

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 guidance 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: 10 Tretawn Gardens, London, NW7 4NR

REFERENCE: H/03730/12



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