

LOCATION: 42 Woodstock Road, London, NW11 8ER
REFERENCE: F/00853/13 **Received:** 04 March 2013
WARD(S): Childs Hill **Accepted:** 04 March 2013
Expiry: 29 April 2013

Final Revisions:

APPLICANT: Mr Z Zi-Pear
PROPOSAL: Part single, part two-storey rear extension. Conversion of garage into habitable room to be used as an arts studio and ancillary storage/plant room below. Extension to existing basement. Widening of side dormer facing 40 Woodstock Road. Enclosure of existing front porch. Associated alterations to elevations/fenestration.

RECOMMENDATION: Approve Subject to Conditions

- 1 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.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
07_001_206.B
07_001_207.B
07_001_208.B
07_001_209.A
07_001_210.B
07_001_211.A
07_001_212
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 3 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 on other days.
Reason:
To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.
- 4 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 side elevations, of the extensions hereby approved.
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).
- 5 The proposed windows in the side elevation of the side dormer extension facing 40 Woodstock Road, as illustrated on drawing 07_001_210.B, 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 The materials to be used in the external surfaces of the extensions and alterations shall match those used in the existing building.

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).

- 7 The roofs of the extensions 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).

- 8 The use of the extensions hereby permitted shall at all times be ancillary to and occupied in conjunction with the main building and shall not at any time be occupied as a separate unit.

Reason:

To ensure that the development does not prejudice the character of the locality and the 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, CS 1, CS 5

Development Management Policies (Adopted) 2012:

Relevant Policies: DM01, DM02, DM14, DM17

- 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.

iv) In this case, formal pre-application advice was sought prior to submission of the application.

- 2 Demolition should be carried out by an approved contractor and residents notified at least seven days before commencement.

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 Government's 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, DM06, DM17.

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:

Site history for current landparcel :

41598 - 42 Woodstock Road, London, NW11 8ER

Case Reference: **F/00853/13**

Application: Planning **Number:** F/00173/13
Validated: 21/01/2013 **Type:** HSE
Status: WDN **Date:** 04/03/2013
Summary: WIT **Case Officer:** James Stone
Description: Part single, part two-storey rear extension. Conversion of garage into habitable room to be used as an arts studio and ancillary storage/plant room below. Extension to existing basement. Widening of side dormer facing 40 Woodstock Road. Enclosure of existing front porch. Associated alterations to elevations/fenestration.

Application: Planning **Number:** F/00185/12/ENQ
Validated: 08/11/2012 **Type:** ENQH
Status: REG **Date:**
Summary: DEL **Case Officer:** Neetal Rajput
Description: Development of existing Semi Detached house - Extension and refurbishment

Application: Planning **Number:** F/00853/13
Validated: 04/03/2013 **Type:** APF
Status: PDE **Date:**
Summary: APC **Case Officer:** James Stone
Description: Part single, part two-storey rear extension. Conversion of garage into habitable room to be used as an arts studio and ancillary storage/plant room below. Extension to existing basement. Widening of side dormer facing 40 Woodstock Road. Enclosure of existing front porch. Associated alterations to elevations/fenestration.

Application: Planning **Number:** F/02434/12
Validated: **Type:** APF
Status: UNA **Date:**
Summary: INV **Case Officer:** Elizabeth Thomas
Description: Conversion of two existing flats to a single family dwelling.

Application: Planning **Number:** F/04521/08
Validated: 09/12/2008 **Type:** APF
Status: DEC **Date:** 03/02/2009
Summary: APC **Case Officer:** Neil Goldberg
Description: New front dormer window to existing roof. Replacement of shopfront in timber.

Additional Planning applications with same Location Address:

Site history for additional landparcel(s):

| | |
|-------------------------------|---|
| Application Reference: | F/04521/08 |
| Case Officer: | Neil Goldberg |
| Proposal: | New front dormer window to existing roof. Replacement of shopfront in timber. |
| Stat Start Date | 09/12/2008 |
| Application Type | APF |
| Decision | APC |

| | |
|-------------------------------|--|
| Decision Date | 03/02/2009 |
| Application Reference: | F/00173/13 |
| Case Officer: | James Stone |
| Proposal: | Part single, part two-storey rear extension. Conversion of garage into habitable room to be used as an arts studio and ancillary storage/plant room below. Extension to existing basement. Widening of side dormer facing 40 Woodstock Road. Enclosure of existing front porch. Associated alterations to elevations/fenestration. |
| Stat Start Date | 21/01/2013 |
| Application Type | HSE |
| Decision | WIT |
| Decision Date | 04/03/2013 |

Planning applications picked up in spatial search

Site Address: Accommodation Road; Sefton Avenue NW7
Application Number: W/00505/A
Application Type: Full Application
Decision: Refuse
Decision Date: 20/09/1972
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **three wing four-storey block of 12 flats and offices over existing garages**
Case Officer:

Site Address: Accommodation Road; Sefton Avenue NW7
Application Number: W/00505/C
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 19/12/1973
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **car body repair shop with 15 lock-up garages**
Case Officer:

Site Address: Garages between 18A and 20 Accommodation Road, London, NW11 8EP
Application Number: F/03725/10
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 07/12/2010
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Change of use from storage to office space (B1) including internal alterations, new shopfront. Extension to roof including 2no front dormers replacing 1no existing front dormer, to facilitate a loft conversion.**
Case Officer: Fabien Gaudin

Site Address: Flat 1, 42 Woodstock Road, London, NW11 8ER
Application Number: F/02434/12
Application Type: Full Application
Decision: Not yet decided
Decision Date: Not yet decided
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Conversion of two existing flats to a single family dwelling.**

Case Officer: Elizabeth Thomas

Site Address: 42 Woodstock Road, London, NW11 8ER
Application Number: F/00173/13
Application Type: Householder
Decision: Not yet decided
Decision Date: Not yet decided
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Part single, part two-storey rear extension. Conversion of garage into habitable room to be used as an arts studio and ancillary storage/plant room below. Extension to existing basement. Widening of side dormer facing 40 Woodstock Road. Enclosure of existing front porch. Associated alterations to elevations/fenestration. (AMENDED DESCRIPTION).**

Case Officer: James Stone

Site Address: 42 Woodstock Road, London, NW11 8ER
Application Number: 00853/13
Application Type: Full Application
Decision: Not yet decided
Decision Date: Not yet decided
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Part single, part two-storey rear extension. Conversion of garage into habitable room to be used as an arts studio and ancillary storage/plant room below. Extension to existing basement. Widening of side dormer facing 40 Woodstock Road. Enclosure of existing front porch. Associated alterations to elevations/fenestration.**

Case Officer: James Stone

Enforcement Notices picked up in spatial search

Consultations and Views Expressed:

Neighbours Consulted: 51 Replies: 0
Neighbours Wishing To Speak 0

The objections raised may be summarised as follows:

Internal /Other Consultations:

2. PLANNING APPRAISAL

Site Description and Surroundings:

Woodstock Road is characterised by semi-detached dwellings. The application site consists of a two-storey semi-detached property located to the north-east of Woodstock Road. Directly adjacent to the north-eastern boundary of the application site is the Golders Green Town Centre Conservation Area. The site itself is located outside of the conservation area.

There have been numerous alterations at 42 Woodstock Road in the past including the erection of a two-storey rear extension and a single-storey side extension and side dormer.

Dimensions:

The proposal involves the creation of a porch entrance, conversion of an existing garage to a storage room/plant (basement level) and art studio (ground floor level) and a basement extension to the main dwelling.

The basement extension to the main dwelling extends by approximately 4.2m from the rear of the existing basement.

The porch entrance is set back from the front of the main dwelling.

The application also includes the creation of a ground floor rear extension. The rear kitchen extension extends by 3m from the rear wall of the original dwelling. The living room extension has a depth of 2m. The rear wall of the living room extension is approximately 3.8m from the rear wall of the original house when added to the existing rear extension.

The first floor rear extension to the main bedroom has a depth of 2m. The roof of the two-storey rear extension has the same pitch as the roof on the main building.

The existing side dormer will be increased in width by 2.9m. An existing roof dormer will be demolished as part of the scheme.

Finally, the proposal also includes minor fenestration alterations and the creation of a patio and steps which is associated with the basement extension.

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 depth of a single storey rear extension, normally considered acceptable for terraced properties is 3 metres, for semi-detached properties 3.5 metres, and detached property is 4 metres.

The proposal is considered acceptable in terms of design and it should be noted that the majority of the alterations to the existing building would not have an impact on the streetscene. The roof pitch of the two-storey rear extension matches the roof pitch on the main dwelling and so is sympathetic to the appearance of the existing building. Furthermore, the depth of the two-storey rear extension is considered to be subservient to the appearance of the main dwelling. The basement extensions to the main dwelling and garage would not be visible from the streetscene and the alterations to the existing garage are sympathetic to the character of the area. It should be noted that the excavation of a basement below the original footprint of a house is permitted development.

The side dormer extension would be visible from the streetscene but is considered acceptable because it is set back from the front of the main dwelling and includes the provision of windows that are sympathetic to the appearance of the main dwelling. The front porch alteration would also be acceptable given that it too is set back from the front wall of the main dwelling. The scheme would not harm the Conservation Area which directly abutts the rear of the garden.

In terms of residential amenity the only new openings created at first floor level or above facing neighbouring properties would be the windows serving the side dormer extension. However, the drawings submitted with the application illustrate that the side dormer windows would be obscurely glazed and a planning condition would reinforce that the side dormer windows are obscure. A further planning condition would also restrict the installation of any opening above first floor level. Additionally, the largest part of the proposal, the two-storey rear extension, would not be located in close proximity to either boundary with neighbouring properties and would be situated 4m away from the nearest neighbouring boundary. The only parts of the rear extension which project by more than 3m in depth are not located in close proximity to any neighbouring boundaries and so there are considered to be no harmful impacts with regard to overlooking, overdominance and loss of sunlight.

A planning condition will control hours of construction to ensure that there is no detrimental impact from the development to neighbours with regard to noise disturbance.

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

None Received.

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: 42 Woodstock Road, London, NW11 8ER

REFERENCE: F/00853/13



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