

LOCATION: 33 Puller Road, Barnet, Herts, EN5 4HG

REFERENCE: B/00345/13

Received: 28 January 2013

Accepted: 18 February 2013

WARD(S): High Barnet

Expiry: 15 April 2013

**Final
Revisions:**

APPLICANT: Paul Bezzant

PROPOSAL: Retention of part single, part two-storey rear extension, with juliet balcony to rear dormer and raised patio and railings.

RECOMMENDATION: APPROVE SUBJECT TO CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 5B (received 3 April 2013) and OS Location Map (28 January 2013).

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. Within three months of the grant of this planning permission, the window at first floor level in the flank elevation 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).

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 north west flank elevation of the extension 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).

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: CS NPPF, CS1 and CS5

Development Management Policies (Adopted) 2012: 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 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 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 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 Housing Supplementary Planning Guidance (November 2012) provides guidance on how to implement the housing policies in the London Plan.

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 11 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 two supporting planning documents to implement the Core Strategy and Development Management Policies DPDs. 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 Address: 33 Puller Road, Barnet, Herts, EN5 4HG
Application Number: B/02023/12
Application Type: Section 192
Decision: Lawful Development
Decision Date: 25/06/2012
Proposal: **Extension to roof including rear dormer to facilitate a loft conversion.**

Site Address: 33 Puller Road, Barnet, Herts, EN5 4HG
Application Number: B/02024/12
Application Type: Full Application
Decision: Refuse
Decision Date: 08/08/2012
Proposal: **Part single, part two storey rear extension.**

Site Address: 33 Puller Road, Barnet, Herts, EN5 4HG
Application Number: B/03366/12
Application Type: Householder
Decision: Approve with conditions
Decision Date: 19/10/2012
Proposal: **Part single, part two storey rear extension.**

Consultations and Views Expressed:

Neighbours Consulted: 19 Replies: 7
Neighbours Wishing To Speak: 1

The objections received can be summarised as follows:

- Potentially negative effect on the living conditions of residents of surrounding properties.
- Loss of privacy through overlooking, due to difference in ground levels.
- The two-storey rear extension and roof line has negatively affected the natural light available to No.35.
- The conversion from a two up two down end of terrace cottage into a four bedroom house is inappropriate.
- The windows on the side elevation were not on the originally approved plans.
- The building works carried out to the rear of the property obstructs access to the back of No. 31 and No. 29 Puller Road.
- The two storey extension negatively affects the amenity of No. 35 Puller Road due to difference in ground levels.

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site contains one of a pair of two-storey semi-detached houses, located on the southwestern side of Puller Road. The site has recently been subject of a number of extensions, as approved under planning permission B/03366/12.

Proposal:

This application relates to the retention of the part single, part two storey rear extension as built.

At ground floor level, the extension wraps around an original rear projection, with a depth of between 3 metres and 7.2 metres. At first floor level, the extension has a depth of 1.9 metres. The ground floor extension has a width matching that of the original building, and the first floor extension matches the width of the original first floor rear projection. The rear element has a pitched roof 3.7 metres high. The single storey side element has a lean-to roof 3.2 metres high. The first floor rear element has a single-pitched roof with a ridge set below that of the main dwelling.

The rear dormer window measures 4.2 metres in width by 2.4 metres in height. It contains a juliet balcony.

The differences between the approved scheme, and the scheme as built are as follows:

- The rear dormer window extends up to the edge of the dwelling, whilst the approved plans show a slight set-in from the edge of the roof.
- A juliet balcony has been inserted within the rear dormer window.
- The roof of the single storey rear element has been changed to a dummy-pitch to the rear and lean-to roof to the side. The approved scheme had a wrap-around hipped roof.
- Two windows have been inserted at ground floor level in the flank elevation, and one window has been inserted at first floor level in the flank elevation.
- A rear patio area has been constructed, with a 1.8 metre high screen wall constructed between the patio and the access track which runs along the side of the dwelling.

Planning Considerations:

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

- 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;

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.

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.

As noted above, planning permission has been granted for extensions to the application dwelling and the changes are discussed below.

The increased size of the dormer window results in this element appearing more dominant on the rear roofslope than the approved scheme. However, given its siting in relation to neighbouring properties, the rear additions to neighbouring dwellings and the extent of the difference between the approved scheme and the built scheme, it is not considered that objections could be sustained with regard to the rear dormer window in this instance.

The alterations to the roof of the single storey element do not increase the massing of that element significantly, and are not considered to be detrimental to the character and appearance of the street scene or the wider area.

With regard to the additional windows in the flank elevation, two windows have been inserted at ground floor level. These face toward the neighbouring property to the south east. However, given their height in relation to the existing boundary fence, it is not considered that these windows would result in any overlooking toward the neighbouring property which would be detrimental to the amenities of the occupants of the neighbouring properties.

A window has also been inserted at first floor level in the flank elevation. The submitted plans show this window to be obscurely glazed. It is considered that, were this window conditioned to be obscurely glazed and fixed shut at any point below 1.7 metres above the floor level of the room it serves, that this window would not compromise the privacy of the occupants of neighbouring properties. It should be noted that the immediately neighbouring property benefits from a side/rear projection rear of the main two storey massing, and has an outbuilding immediately rear of this. Therefore, the main useable private amenity area to the immediately neighbouring property is set further to the rear of its garden, and crucially away from the first floor window subject of this application. Taking into account the site circumstances, it is considered that the use of a condition requiring the window to be obscurely glazed and fixed shut would ensure the proposal is not detrimental to the amenities of the occupants of neighbouring properties.

The screen wall, as with the ground floor windows, is located some 2.5 metres from the boundary with the neighbouring property to the south east, and as such would not appear overbearing when viewed from the neighbouring properties.

The juliet balcony to the rear dormer would not allow a materially different view than that from the originally approved rear facing windows in the dormer window. It would, as with the conventional windows in the dormer, only allow oblique views toward neighbouring properties in a similar way to neighbouring dormer windows, and would not result in a loss of privacy to neighbouring properties.

3. COMMENTS ON GROUNDS OF OBJECTIONS

The impact of a proposal on property values is not a material planning consideration. The impact on future development that may take place at a neighbouring site is not a material planning consideration. All other comments have been addressed in the appraisal above.

4. EQUALITIES AND DIVERSITY ISSUES

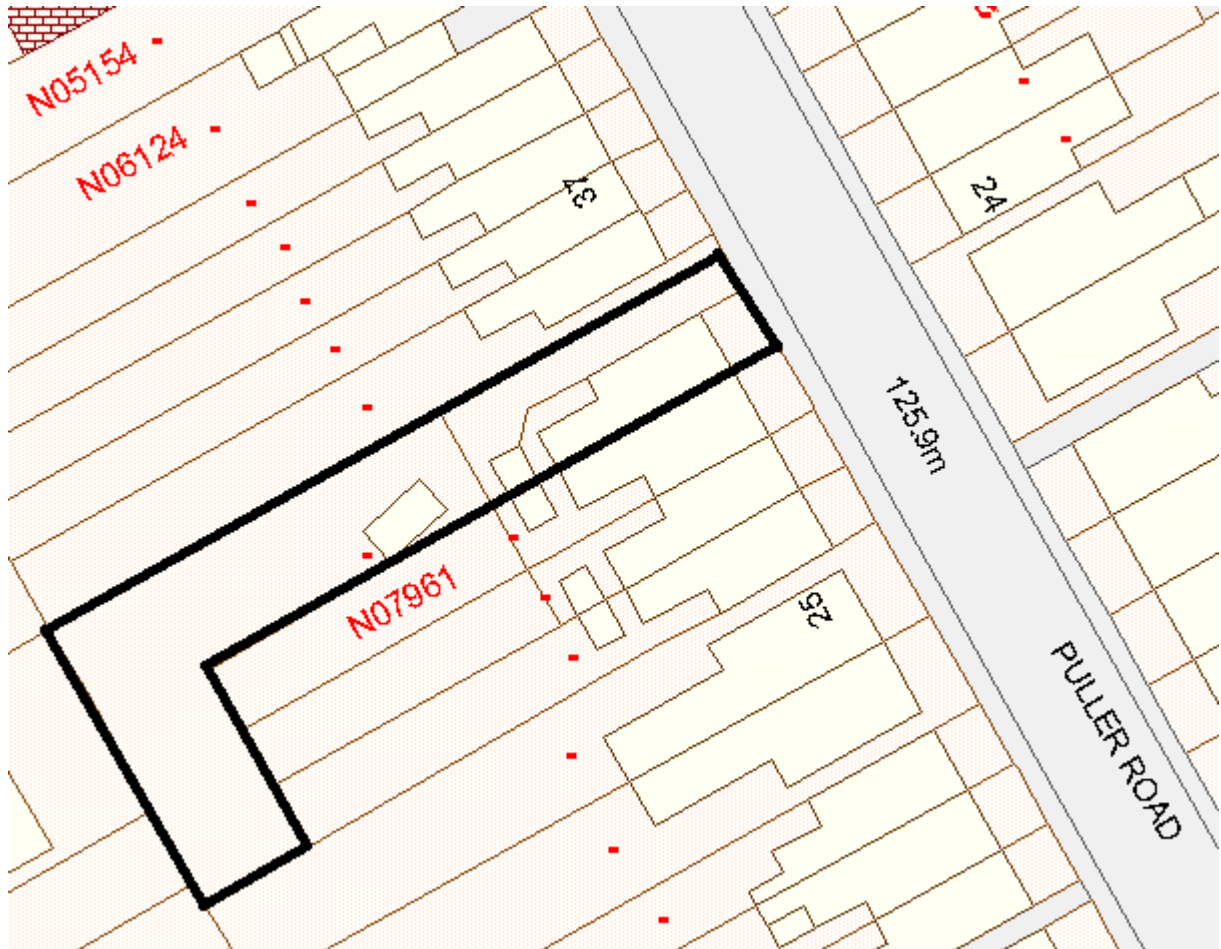
The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

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 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: 33 Puller Road, Barnet, Herts, EN5 4HG

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