

LOCATION: 9 Sunset View, Barnet, Herts, EN5 4LB

REFERENCE: B/00605/13 **Received:** 11 February 2013
Accepted: 19 February 2013

WARD(S): High Barnet **Expiry:** 16 April 2013

**Final
Revisions:**

APPLICANT: Mr C Charalambous

PROPOSAL: Part single-storey, part two-storey rear extension.

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. Before the development hereby permitted commences, details of the windows and doors shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed 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) and 1.1, 7.4, 7.5 and 7.6 of the London Plan 2011.

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. 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, doors or other openings shall be placed at any time in the side elevations 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) and policy 7.6 of The London Plan (2011).

5. The flat roofed area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority.

Reason:

To safeguard the amenity of neighbouring residents in accordance with policy 7.6 of The London Plan (2011), policies DM01 and DM02 of the Adopted Barnet Development Management Policies DPD (2012) and the Council's Adopted Supplementary Planning Guidance: Extensions to Houses (2010).

6. The development hereby permitted shall be carried out in accordance with the following approved plans: LP(0)01 (Site Location Plan), E(0)01, E(0)02, E(0)03, E(0)10, E(0)20, E(0)21, E(0)22, E(0)23, GA(0)00 Rev.A, GA(0)01 Rev.A, GA(0)02 Rev.A, GA(0)03 Rev.A, GA(0)20 Rev.B, GA(0)21 Rev.A and GA(0)22 Rev.A.

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).

INFORMATIVE(S):

1. The applicant is advised that this grant of planning permission relates only to the part single-storey, part two-storey rear extension.
2. 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:

SPG: Design Guidance Note No.5: Extensions to Houses (March 2010)

SPG: Monken Hadley Conservation Area Character Appraisal Statement (January 2007)

The London Plan (2011): Relevant policies: 7.4, 7.6 and 7.8

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

Barnet Development Management Policies DPD (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, it would comply with the policies and guidance of the adopted Barnet Local Development Framework (2012)

and the London Plan (2011) as it would preserve the character and appearance of the host dwelling and the Monken Hadley Conservation Area and would not 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 (2012)

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 London Plan (2011):

The London Plan (2011) 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. The 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 Policies:

- 6.3 Assessing effects of development on transport capacity
- 6.13 Parking
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.16 Green Belt

Barnet 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 (DPD). Both DPDs were adopted on 11th September 2012

Core Strategy DPD (2012) Relevant Policies:

Policy CS NPPF	Presumption in Favour of Sustainable Development
Policy CS 1	Barnet's Place Shaping Strategy – The Three Strands Approach
Policy CS 5	Protecting and Enhancing Barnet's character to create high quality places
Policy CS 7	Enhancing and Protecting Barnet's open Spaces

Development Management Policies DPD (2012) Relevant Policies:

DM01 Protecting Barnet's character and amenity
DM02 Development standards
DM06 Barnet's Heritage and Conservation
DM15 Green Belt and Open Spaces
DM17 Travel impact and parking standards

Local Supplementary Planning Documents and Guidance (SPD and SPG):

Barnet SPD: Residential Design Guidance (April 2013)

Barnet SPG: Monken Hadley Conservation Area Character Appraisal Statement (January 2007)

On 18th April 2013 the Council formally adopted a new Supplementary Planning Document (SPD) entitled 'Residential Design Guidance'. This new SPD updates and consolidates older guidance on the design of residential extensions and conversions, new porches, hardstandings and vehicular cross-overs that had previously been set out within a suite of Design Guidance Notes (adopted as Supplementary Planning Guidance). For the avoidance of doubt, it should therefore be noted that Design Guidance Notes No.s 3, 5, 7 and 11 have now been superseded by the newly adopted Residential Design Guidance SPD.

Relevant Planning History:

None

Date of Site Notice: 12 December 2012

Consultations and Views Expressed:

Neighbours Consulted: 5 Replies: 3
Neighbours Wishing To Speak 1

The comments received can be summarised as follows:

- The proposal would create a terracing effect
- The proposed development would change the character of the road by being effectively the first step towards an apparent terrace. No longer would householders on the opposite side of the road enjoy the view between the houses to the Green Belt trees and fairways of Old Fold Manor Golf Course.

Other Consultees:

Hadley Resident's Association:

- Character of the area - spaces between dwellings/buildings in the Conservation Area
- Parking – two additional spaces would be detrimental to the character and appearance of the street scene and the Conservation Area.
- Windows – PVC windows are not appropriate in the Conservation Area
- Chimney – The loss of the chimney, if intended, would be regrettable.
- For the above reasons we ask the Council to refuse the application.

Monken Hadley/Wood Street Conservation Area Advisory Committee:

- 'We dislike the closing-up towards the boundary. This affects the general street scene. We also dislike the crossover - loss of public parking space.'

Highway Engineering, Traffic and Development Team

The proposal is for extensions to a dwelling and the construction of a new vehicular crossover to provide two additional parking spaces. This would bring the total provision of off-street parking spaces to three (not including the existing attached garage which may or may not be capable of accommodating a car). Such a provision would exceed the Development Plan parking standards (which advise a maximum provision of two off-street parking spaces for a single-family dwellinghouse) and is therefore unacceptable. The applicant should revise the proposed parking provision in order to meet the parking standards.

Notwithstanding the above comments, the proposed crossover will require a separate crossover application under the Highways Act 1980.

The following informative should be included:

Informative: If the development is carried out it will be necessary for a vehicular crossover to be constructed over the footway by the Highway Authority at the applicant's expense. You may obtain an estimate for this work from the Environment, Planning and Regeneration Directorate, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP.

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application property is a two-storey detached dwellinghouse with half-hipped gables sited on the north side of Sunset View. The street is residential and is predominantly characterised by two-storey detached dwellings. The site is located in the Monken Hadley Conservation Area and abuts the Old Fold Manor Golf Course immediately to the rear which is in the Green Belt.

Proposal details:

Members are asked to be aware that the application as first submitted had proposed to construct a first-floor side extension over the existing attached garage, a new vehicular crossover and hardstanding and removal of part of the existing front boundary wall to facilitate 2no. additional parking spaces and a part single-storey, part two-storey rear extension. However, following discussions with officers and in the light of comments received from the Monken Hadley Conservation Area Advisory

Committee and the Council's Highway Engineering, Traffic and Development Team the applicant revised the plans so that now the only part of the development now proposed and under consideration is the part single-storey, part two-storey rear extension.

The ground-floor of this part single-storey, part two-storey rear extension would be 2.3m deep and 11.4 wide. It would be the full width of the existing dwellinghouse with the exception of a 0.4m set in from the west flank wall with No. 7. It would have a mono-pitched roof 2.9m high at the rear eaves and 3.3m high overall.

At first-floor level the existing dwellinghouse would be extended 0.8m further to the rear (on the side nearest to No. 11) and this first-floor part would be 7.2m wide. The existing rear half-hipped gable end roof would be extended to form a fully hipped rear gable end and the flat (very shallow pitched) roof over the first-floor rear window would be maintained and extended to the rear in line with the extension of the rear half-hipped gable end.

The existing attached flat-roof garage would also be extended to the rear by 1.8m such that its rear wall would terminate 0.5m short of the rear wall of the rest of the 11.4m wide part of the single-storey rear extension. It would maintain the same flat roof design as is on the existing attach garage.

Planning Considerations:

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

- 1. Impact upon the openness of the green belt**
- 2. Impact upon the character and appearance of the conservation area**
- 3. Parking and Traffic**
- 4. Impact upon 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 of the Development Management Policies DPD (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: The development standards set out under this policy are regarded as key for Barnet to deliver the highest standards of amenity and urban design.

The Council's newly adopted Residential Design Guidance Supplementary Planning Document (April 2013) advises applicants 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. In respect to amenity, it advises 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.

(1) Impact upon the openness of the green belt

Policy Context

Paragraph 79 of the NPPF states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Further to this, paragraph 89 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this include (inter alia) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

Further to this, policy 7.16 of The London Plan (2011) states that the Mayor strongly supports the current extent of London's Green Belt, its extension in appropriate circumstances and its protection from inappropriate development. The strongest protection should be given to London's Green Belt, in accordance with national guidance. Inappropriate development should be refused, except in very special circumstances. Development will be supported if it is appropriate and helps secure the objectives of improving the Green Belt as set out in national guidance.

Policy CS1 of the adopted Barnet Core Strategy (2012) states that consolidated growth in the borough will be complemented by: Protection of Green Belt and Metropolitan Open Land that covers over one third of Barnet.

Policy CS7 of the adopted Barnet Core Strategy (2012) states that in order to maximise the benefits that open spaces can deliver and create a greener Barnet the Council will work with our partners to improve Barnet's Green Infrastructure. The Council will create a greener Barnet by protecting open spaces, including Green Belt and Metropolitan Open Land.

The relevant parts of Policy DM15 of the adopted Barnet Development Management Policies DPD (2012) state that,

- i. Development proposals in Green Belt are required to comply with the NPPF (paragraphs 79 to 92). In line with the London Plan the same level of protection given to Green Belt land will be given to Metropolitan Open Land (MOL).
- ii. Except in very special circumstances, the council will refuse any development in the Green Belt or MOL which is not compatible with their purposes and objectives and does not maintain their openness.
- iv. Extensions to buildings in Green Belt or MOL will only be acceptable where they do not result in a disproportionate addition over and above the size of the original building or an over intensification of the use of the site.

Appraisal

The application site is not actually within the Green Belt but adjoins it. The extensions are fully contained behind the rear walls of the existing dwellinghouse, i.e., within its silhouette as would be viewed when looking north towards the golf course (and Green Belt) and vice versa when looking south from there towards Sunset View and beyond. As such, it is considered that the extensions would not have any unduly detrimental impact upon the openness of the Green Belt.

(2) Impact upon the character and appearance of the conservation area

The offending parts of the proposed development which are referred to within the consultation correspondence received from neighbours and the local resident amenity association have been removed from the plans and are no longer part of the proposed development, leaving only a part single-storey, part two-storey rear extension.

As with the Green Belt impact appraisal immediately above, the extensions would be fully contained behind the rear walls of the existing dwellinghouse and would not be apparent in the street scene and would not reduce the existing gap between No.9 (the subject dwellinghouse) and No.11. The depth of the extension is relatively modest for a detached dwellinghouse, 2.3m at ground-floor level and 0.8m at first-floor level and is proportionate to the existing house. The extension of the rear half-hipped gable end to form a fully hipped rear gable end would slightly compromise the architectural integrity of original dwellinghouse but it is towards the rear and would not be so conspicuous or such a significant variation to the original so as to be unduly incongruous and /or visually obtrusive.

The applicant has proposed Upvc windows which, as a matter of principle, given its location in Monken Hadley Conservation Area, is not considered to be acceptable. Notwithstanding, the presence of Upvc windows on other properties in the Conservation Area (which is not considered to be an acceptable justification), the windows in the existing dwellinghouse are timber-framed windows with diamond leaded lights and the fenestration in any acceptable extensions to the property should match the design and material of the existing windows. With this in mind, a suitable condition to this effect is proposed, and subject to compliance with this condition the extension would have an acceptable impact upon the character and appearance of the Conservation Area.

(3) Parking and Traffic

The comments of the Highway Engineering, Traffic and Development Team (that are set out above) are based upon the original plans which at that time included the 2no. additional off-street car parking spaces on a new area of hardstanding, complete with the removal of part of the existing low front boundary wall and a new vehicular crossover at the front of the dwellinghouse. As this aspect of the development has now been omitted the (revised) development now complies with the parking standards in the Development Plan and is now acceptable in highway and parking terms.

(4) Impact upon the living conditions of neighbouring residents

Given the depth of the extension, particularly at first-floor level, it is considered that it would not cause any unduly significant loss of privacy or daylight to the occupants of the adjacent dwellinghouses on either side at No. 7 and No.11 and would not otherwise have an overbearing impact upon the residential amenity of these occupants.

3. COMMENTS ON GROUNDS OF OBJECTIONS

The points raised in the grounds of objections summarised above have been addressed in the main body of the planning appraisal in section 2 of this report.

4. EQUALITIES AND DIVERSITY ISSUES

The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set out 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 would not cause any undue harm to the openness of the Green Belt, would preserve the character and appearance of Monken Hadley Conservation Area, would not have any detrimental impact upon sustainable transport objectives or highway safety and would not have any unduly significant detrimental impact upon the living conditions of the occupants of neighbouring properties and would therefore comply with the relevant policies and guidance in the NPPF (2012), The London Plan (2011) and the policies and proposals within the adopted Barnet Local Development Framework (2012) and is accordingly recommended for APPROVAL.

SITE LOCATION PLAN: 9 Sunset View, Barnet, Herts, EN5 4LB

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