

LOCATION: 9 Goodwyns Vale, London, N10 2HA

REFERENCE: B/00360/13 **Received:** 29 January 2013
Accepted: 05 February 2013

WARD(S): Coppetts **Expiry:** 02 April 2013

**Final
Revisions:**

APPLICANT: Mr Renjit Natt

PROPOSAL: Enlargement of existing rear dormer window.

RECOMMENDATION: APPROVE SUBJECT TO CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Site Plan, 3009/02A and 3009/01B.

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).

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

Residential Design Guidance SPD Adopted 18 April 2013

The Residential Design Guidance SPD sits beneath and implements Local Plan policies in the Core Strategy and the Development Management Policies documents, setting out borough-wide requirements and best practice planning guidance. The SPD will be used as a material consideration and help inform decision making by the planning service and planning committees.

The SPD provides a clear and consistent message on how we manage change within Barnet's suburbs. The SPD also consolidates and updates the existing framework for residential design which mainly focused on improvements to the existing housing stock (Design Guidance Notes on Extensions, Conversions, Porches, and Hardstandings and Vehicular Crossovers).

The Residential Design Guidance SPD provides more detailed and more locally relevant residential design guidance on issues 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.

The Residential Design Guidance SPD is aimed at all those involved in the planning, design and development of new housing. It will help architects and developers to formulate design proposals which are appropriate to Barnet's suburban context. This SPD applies to all residential development in Barnet, regardless of tenure. Consideration should be given to the application at these standards alongside delivery of core strategy objectives. Viability and the need to ensure an appropriate level of housing supply in changing economic circumstances should also be considered. However a long term view is necessary as the homes and living environments we build today will frame the lives of those who live in new homes or use the neighbourhoods now and in the future.

Relevant Planning History:

Site history for current landparcel :
101158 - 9 Goodwyns Vale, London, N10 2HA
Case Reference: B/00360/13

Application:	Planning	Number:	B/00358/11
Validated:	15/02/2011	Type:	HSE
Status:	DEC	Date:	11/04/2011
Summary:	APC	Case Officer:	Mary Kearns
Description:	Single storey rear extension.		

Application:	Planning	Number:	B/02277/12
Validated:		Type:	192
Status:	UNA	Date:	
Summary:	INV	Case Officer:	Adam Ralton
Description:	Roof extension involving rear dormer window to main roof and side dormer window to rear projection.		

Consultations and Views Expressed:

Neighbours Consulted:	11	Replies:	5
Neighbours Wishing To Speak	0		

Summary of Objections

- Proposal is out of character with the area and is unsightly
- Poorly drawn plans
- Loss of light
- Overlooking
- Visually obtrusive, out of character and poorly designed

The application has been amended and neighbouring residents have been reconsulted on the amended plans. Three further objections have been received, reiterating the comments summarised above. In addition it is stated that the use of the existing property as flats is out of character with the street.

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is a two storey terraced dwellinghouse located on the north west side of Goodwyns Vale, a predominantly residential road that lies in the ward of Coppetts and is on the borough boundary with Haringey.

Proposal:

The applicant wishes to increase the size of the existing rear dormer window. The existing rear dormer window is 2.35m wide and protrudes from the plane of the roof by 2.8m. The proposed rear dormer window would be increased to a width of 4.6m and would be 2m high. It would protrude from the plane of the roof by 2.8m.

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 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.

It further 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 originally proposed roof extension above the existing rear extension has now been removed from this application following negotiations with the applicant and the plans have been amended accordingly.

The existing dormer window is barely visible from the rear of the property due to its height and the design of the existing property in that parts of the existing building, block direct views of it. Whilst the proposed roof extension would be larger than that suggested in design guidance it is nevertheless considered that given the limited visibility of the proposal, due to the width and depth of the existing two storey rear addition, and the presence of large roof extensions at Nos 3, 5 and 7 Goodwyns Vale, the proposal would not be out of character. Its limited visibility would significantly reduce its impact and it would not result in any loss of light to neighbouring properties such as to warrant refusal.

It would be some 31m from the rear of properties in Sydney Road and as such would not result in overlooking and loss of privacy to these properties. Given the presence of the existing dormer it is not considered that the proposal would affect the amenities of adjoining neighbours to such an extent as to warrant refusal.

It is therefore considered that the current proposal is acceptable in planning terms.

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

The proposal is not out of character with the area and neighbouring properties as many properties along Goodwyns Vale have already benefitted from large rear dormer windows.

Instances of overlooking should not be an issue as the proposal is for the increase of an already existing rear dormer window. The rear dormer window is at least 31m away from the rear of properties along Sydney Road which would minimise any instances of overlooking.

The submitted drawings are sufficient to provide the basis of a planning application and are clear enough to be able to determine the application.

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: 9 Goodwyns Vale, London, N10 2HA

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