

LOCATION: 54-60 Trinity Road, London, N2 8JJ

REFERENCE: F/01032/13

Received: 11 March 2013

Accepted: 20 March 2013

WARD(S): East Finchley

Expiry: 15 May 2013

Final Revisions:

APPLICANT: Mr Singh

PROPOSAL: Alterations to roof including raising of the existing roof level to create additional accommodation and storage within the loft space of flats 58 and 60. Insertion of 2no. front rooflights , 2no. rear roof-lights and 1no. side dormer to the roof of No. 60.

RECOMMENDATION: APPROVE SUBJECT TO CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
Site Location Plan;13/2724/1- Site Location Plan; 13/2724/3- Existing Elevations; 13/2427/4- Ground and First Floor; 13/2724/5- Loft and Roof Plan; 13/2724/6- Proposed Elevations; 13/2724/7- Existing Loft Plan; Design and Access Statement

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. Before the building hereby permitted is occupied the proposed window(s) in the side 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).

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:

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

Development Management Policies (Adopted) 2012:
DM01, 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 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.

Core Strategy Policies 2012: CSNPPF, CS1

Development Management Policies 2012: DM01, DM02.

Supplementary Planning Documents and Guidance

The Council has adopted two supporting planning documents to implement the Core Strategy and Development Management Policies DPDs. These are now material considerations. The Residential Design Guidance SPD (2013) and Sustainable Design and Construction SPD (2013) are now material considerations.

Relevant Planning History:

Site Address:	54-60 Trinity Road London N2 8JJ
Application Number:	F/01240/12
Application Type:	Full Application
Decision:	Refused
Decision Date:	22/03/2012
Appeal Decision:	Dismissed
Appeal Decision Date:	20 February 2013
Proposal:	Hip to gable and raising of the existing roof of 56-60 to create additional accommodation and storage within the loft space. Formation of a rear dormer and insertion of front rooflights to the roof of No. 60

Consultations and Views Expressed:

Neighbours Consulted: 37 Replies: 8
Neighbours Wishing To Speak: 4

The objections raised may be summarised as follows:

- Overdevelopment
- Impact on parking and highway safety
- Loss of light and privacy
- Overlooking, shadowing and enclosure by increasing bulk.
- Pollution and noise
- Scale and appearance
- Loss of privacy
- Location of proposed windows will directly influence privacy.
- Overwhelm properties on the street.
- Out-of-character
- Alter appearance of street.
- Large obtrusive dormer
- Applicant has made no effort to contact the local residents and there are only negative implications for the local community.
- Increased number of residents in the small area of Trinity Road.

Date of Site Notice: 04 April 2013

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is a semi-detached property in the East Finchley ward and is outside any of the Borough's Conservation Areas. The application site is a maisonette, containing four self contained flats. Trinity Road is part of a residential street where a number of properties have had alterations. The application site sits on a bend and immediate neighbouring properties are set at an angle.

Proposal:

The application is a resubmission following the refusal of a previous application. The current application proposes the replacement of the existing roof. The replacement roof would incorporate a dormer window on its northern elevation. The proposal would facilitate the conversion of the loft space in order to provide a bedroom and ensuite bathroom.

The replacement roof would retain the existing hipped design and eaves height but would alter the pitch of the roof to accommodate a raised roof height. The roof would rise in height from approximately 2.8 to 4 metres tall. The proposal would also involve the insertion of two roof lights into the eastern and two into the western elevations of the property.

The proposed dormer would measure approximately 2.3 metres in width, 1.7 metres in depth and 2.7 metres in height.

Planning Considerations:

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

- The living conditions of neighbouring residents and whether the proposal would overcome the previous reason for refusal.

- 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 and whether the proposal would overcome the previous reason for refusal.

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 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 living conditions of neighbouring residents and whether the proposal would overcome the previous reason for refusal.

The impact of the proposal on the residential amenity of neighbouring dwellings is considered in terms of the impact of the proposal on access to light, overlooking and whether the proposal would have an overbearing impact.

A previous application was refused and dismissed at appeal. The planning inspector raised concerns with regard to the impact of the proposal on the amenity of the neighbouring property at 62 Trinity Road. No. 62 Trinity Road is a single storey dwelling and is located to the north - west of the site and is on lower ground than the application site. In determining the previous application the Inspector stated that "the increase in both ridge and eaves heights, the change from hip to gable and the dormer window would exacerbate this situation, by increasing the overall bulk of the building resulting in an overbearing effect on the occupiers both inside and outside on the patio. The dormer would also add to the sense of a loss of privacy".

The applicant has submitted a supporting statement which states that the application differs from the previous proposal as the rear dormer has been removed and the hip end design of the roof has been retained. The eaves level remains as existing and the ridge level of the proposal has been reduced by 600mm.

In this instance the proposal would result in an increase in the overall height of the roof, through a higher pitch. However, the proposal would retain the hipped roof design and the eaves of the roof would remain the same as the existing roof. Whilst there would be a dormer window on the northern elevation of the property, the overall scale and bulk of the extensions would ensure that any additional bulk to the roof would be minimised, particularly through the fact that the pitch of the roof would be set further away from the neighbouring property at 62 Trinity Road, albeit with the presence of a dormer window on this elevation. This dormer should be obscure glazed.

Given these considerations, the proposal is not considered to have an adverse impact on the residential and visual amenities of the neighbouring occupiers and would overcome the previous reason for refusal relating to the impact of the proposal on the amenity of the occupiers at number 62 Trinity Road.

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 area surrounding the application property is characterised by the presence of properties with a mixture of roof designs. The immediate neighbouring properties at No's. 50 & 52 Trinity Road are a pair of semi-detached properties which feature hip to gable roofs and roof lights on their front elevations. The presence of alterations and extensions in the roof of properties is therefore not uncommon.

The proposal would result in an increase in the overall height of the roof, through a higher pitch. It would also involve the insertion of a dormer window into the northern elevation of the property and the insertion of rooflights.

In terms of the design of the proposal, it is considered that the proposal would retain the hipped roof design and the eaves of the roof would remain the same as the existing roof. Whilst there would be a dormer window on the northern elevation of the property, this would remain subordinate in scale to the original property and would sit well within the proposed roof. Furthermore, the proposed roof lights are small in nature and would have a minimal impact on the character of the area.

Turning to the overall scale of the proposal, it is considered that given the context of properties in the surrounding area and the existing form of the property, subject to the inclusion of matching materials being conditioned in the event of approval, the proposal would not be detrimental to the character and appearance of the property or surrounding area to an extent that would warrant the refusal of the application on these grounds.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Impact on parking and highway safety

The proposal would result in additional habitable space within the property but the proposal does not relate to the creation of an additional unit.

Concerns were raised by residents that there is a lack of access through the street for emergency services and the proposal would exacerbate this. However, in this instance the scale of the proposed development is not considered to warrant the refusal of the application on the grounds that no additional parking is provided.

Pollution and noise

Concerns were raised that the proposed construction process would impact adversely on the amenity of neighbours. However, given the scale of the proposed development, this is not considered harm the amenity of neighbours to an extent that would warrant the need for a construction method statement being submitted and agreed.

The other planning related concerns raised on this application have been addressed in the considerations above.

4. EQUALITIES AND DIVERSITY ISSUES

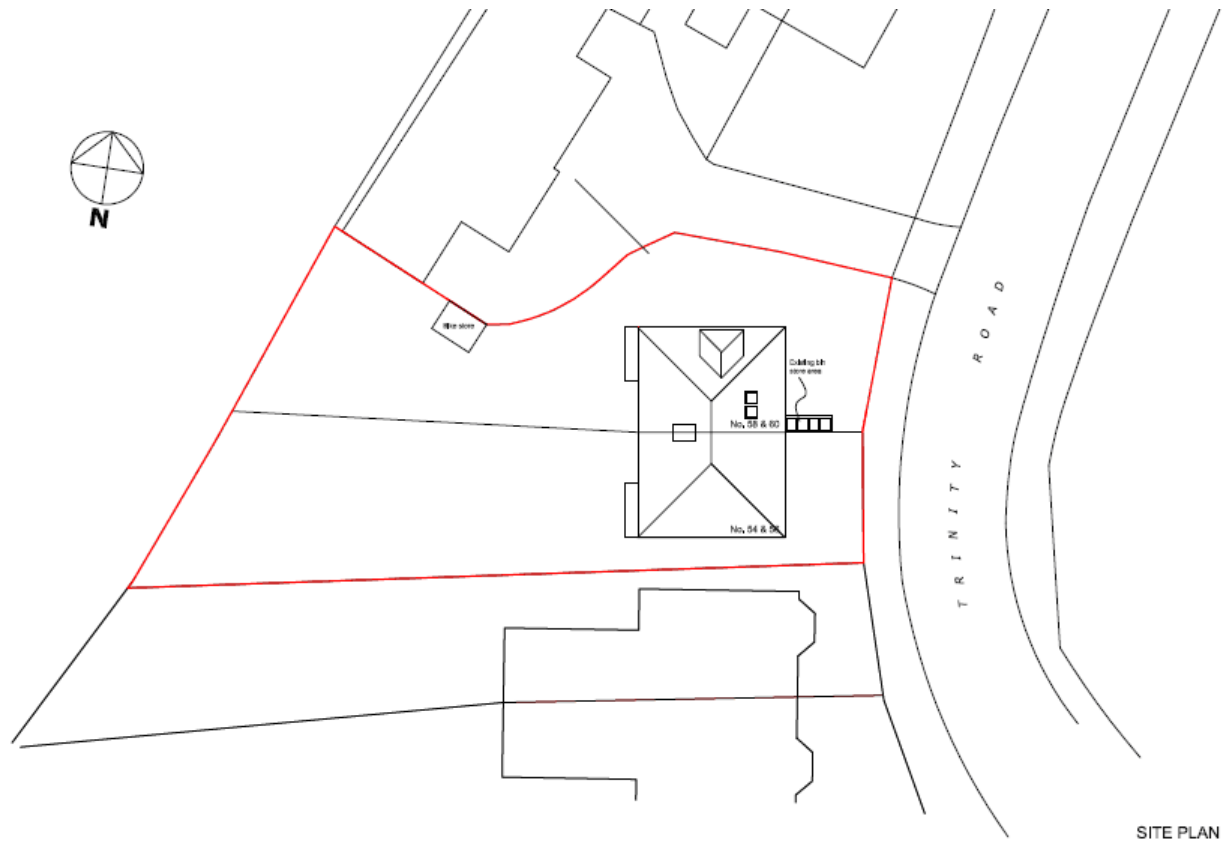
The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

Having taken all material considerations into account, the proposal would sufficiently maintain the character and appearance of the property and surrounding area. The proposal would also maintain the residential amenity of neighbouring dwellings and would overcome the previous reason for refusal. This application is therefore recommended for **APPROVAL**.

SITE LOCATION PLAN: 54-60 Trinity Road, London, N2 8JJ

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SITE PLAN

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