

# CHIPPING BARNET AREA PLANNING COMMITTEE

2 November 2016

## ADDENDUM TO OFFICERS' REPORT

16/3156/out

Pages 7-22

Applegarth, Manorside, Barnet EN5 2LD

### 1. Reconsultation

The application was re-consulted due to an amended description. The consultation process commenced on 13<sup>th</sup> October 2016 and concluded on 27<sup>th</sup> October 2016.

Eight (8) additional representations were received during this consultation period, four (4) of which were from persons who had previously submitted objections during the previous consultation processes.

The following concerns were raised in the additional objections received during the public consultation process.

- Character and appearance of the development.
- Pressure on surrounding parking and traffic impacts.
- Impact on surrounding residents by construction work.
- Inadequate refuse storage and collection provision.

With the exception of refuse storage and collection, each of the above concerns has been previously discussed within the officer's report.

In regards to refuse storage and collection provision, it should be noted that the recommendation for the proposal incorporates the following recommended condition:

*a) Before the development hereby permitted is first occupied, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority.*

*b) The development shall be implemented in full accordance with the details as approved under this condition prior to the first occupation and retained as such thereafter.*

*Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS14 of the Adopted Barnet Core Strategy DPD (2012).*

### 2. Recommendation/Conditions

The following changes are made to the recommended condition of officer's report.

**2.1. Condition 4 (Landscaping) to be deleted.**

**2.2. Condition 5 (Parking) to be substituted with the following:**

Notwithstanding the submitted details, before the development hereby permitted is occupied, car parking should be provided in accordance with a scheme to be submitted to and approved by the Planning Authority and spaces shall not be used for any purpose other than parking of vehicles in connection with the approved development.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles in the interests of pedestrian and highway safety and the free flow of traffic in accordance with London Borough of Barnet's Local Plan, Policy CS9 of Core Strategy (Adopted September 2012) and Policy DM17 of Development Management Policies (Adopted September 2012).

**2.3. New informative Re: Parking to be included as follows:**

If the proposal is implemented it will be necessary for a new crossover to be constructed by the Highway Authority. For any new crossovers or alterations to existing crossovers from the public highway, the applicant must submit a crossover application under the Highways Act (1980). The proposed access design details, construction and location will be reviewed as part of the crossover application. Any related costs for alterations to the public highway layout that may become necessary, due to the design of the onsite development, including reinstatement of redundant vehicle access, will be borne by the applicant. As part of the crossover application, for any new proposed crossovers the applicant will need to demonstrate to the council that his or her vehicles(s) can park at 90 degrees to the kerb without overhanging into the public highway in accordance with the Council's Vehicle Crossover Guidance Notes, therefore the parking layout will need to be amended in order to receive the necessary separate crossover approval.

The applicant is advised that if the proposed crossover would cross a land or grass verge area which are not part of highways land, this would require permission from the land owners.

**2.4. Condition 16 (Parking Implementation) to be omitted.**

**2.5. Condition 1 (Approved Plans) to be substituted with the following:**

The development hereby permitted shall be carried out in accordance with the following approved plans:

440115/3, Revision E.

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 CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 2012).

**2.6. The following additional condition is proposed:**

Before the building hereby permitted is first occupied the proposed first floor and roof level windows and dormer windows in the northern elevation facing Vanburgh Court 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 Development Management Policies DPD (adopted September 2012) and the Residential Design Guidance SPD (adopted 2016).

### **3. Site History**

Section 2 (Site History) of the officers report shall be amended to read as follows:

Reference: 16/0285/FUL

Address: Applegarth, Manorside, Barnet, EN5 2LD

Decision: Refused

Decision Date: 17 March 2016

Description: First floor side extension, creation of a second floor with a flat roof and conversion of garage into a habitable living space to facilitate a conversion of 1 no residential dwelling into 6 no self-contained flats with parking, refuse, amenity space, associated vehicular access and alterations to hard and soft landscaping . New front porch including alterations to front canopy. Changes to fenestration to the front, side and rear elevations.

Reasons for Refusal:

1. The proposed extensions, by reason of their size, design and siting would be unduly bulky and an overly prominent and incongruous feature in the area. It would be out of character with the host property and general locality and would be contrary to policy DM01 of the Development Management Policies DPD (adopted September 2012), CS5 of the Local Plan Core Strategy (Adopted version) 2012 and Residential Design Guidance SPD (adopted April 2013).
2. The proposal by virtue of failing to provide adequate internal floorspace for each bedroom 2 which would result in a poor and sub-standard form of residential accommodation to the detriment of future occupiers contrary to policy 3.5 of the Mayor's London Plan 2015, policy CS5 of the Barnet's Local Plan (Core Strategy) DPD and policies DM01 and DM02 of the Barnet's Local Plan (Development Management Policies) DPD (both adopted September 2012), SPD: Sustainable Design and Construction (Adopted April 2013) and SPD: Residential Design Guidance (Adopted April 2013).

Reference: 15/05033/FUL

Address: Applegarth, Manorside, Barnet, EN5 2LD

Decision: Refused (Appeal Dismissed - APP/N5090/W/15/3141081)

Decision Date: 27 October 2015

Description: First floor side extension, creation of a second floor with a flat roof and conversion of garage into a habitable living space to facilitate a conversion of 1 no residential dwelling into 6 no self-contained flats with parking, refuse, amenity space, associated vehicular access and alterations to hard and soft landscaping . New front porch including alterations to front canopy. Changes to fenestration to the front, side and rear elevations.

Reasons for refusal:

1. The proposed extensions, by reason of their size, design and siting would be unduly bulky and an overly prominent and incongruous feature in the area. It would be out of character with the host property and general locality and would be contrary to

policy DM01 of the Development Management Policies DPD (adopted September 2012), CS5 of the Local Plan Core Strategy (Adopted version) 2012 and Residential Design Guidance SPD (adopted April 2013).

2. The proposal by virtue of failing to provide adequate internal floorspace for each bedroom 2, poor outlook from bedroom 1 on the ground floor 2 bedroom unit and failing to provide sufficient levels of privacy for the occupiers of the ground floor 2 bedroom unit would result in a poor and sub-standard form of residential accommodation to the detriment of future occupiers contrary to policy 3.5 of the Mayor's London Plan 2015, policy CS5 of the Barnet's Local Plan (Core Strategy) DPD and policies DM01 and DM02 of the Barnet's Local Plan (Development Management Policies) DPD (both adopted September 2012), SPD: Sustainable Design and Construction (Adopted April 2013) and SPD: Residential Design Guidance (Adopted April 2013).

Reference: N06897A

Address: Applegarth Manorside Barnet EN5 2LD

Decision: Approved subject to conditions

Decision Date: 04 Dec 1990

Description: First Floor Side Extension

Reference: N06897

Address: Applegarth Manorside Barnet EN5 2LD

Decision: Approved subject to conditions

Decision Date: 22 Apr 1981

Description: First floor side and front extension over garage