

**Location**                    **10 Willow Drive Barnet EN5 2LQ**

**Reference:**                **16/5996/HSE**                    Received: 14th September 2016  
Accepted: 19th September 2016

Ward:                        Underhill                                Expiry 14th November 2016

Applicant:                 Mr & Mrs Taylor

Proposal:                 Roof extension involving increased ridgeline height to facilitate a loft conversion

**Recommendation:** Approve subject to conditions

- 1     The development hereby permitted shall be carried out in accordance with the following approved plans: [insert plan numbers].

Drawing No. JL001-P400( )  
Drawing No. JL001-P401( )  
Drawing No. JL001-P402(A)  
Drawing No. JL001-P403(A)  
Drawing No. JL001-P404(A)  
Drawing No. JL001-P405(A)  
Drawing No. JL001-P001( )  
Drawing No. JL001-P001( )  
Drawing No. JL001-P003( )  
Drawing No. JL001-P004( )  
Drawing No. JL001-P005( )  
Drawing No. JL001-P006( )  
Drawing No. JL001-P007( )

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

**Informative(s):**

- 1 In accordance with paragraphs 186 and 187 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.

## Officer's Assessment

### 1. Site Description

The application site relates to a two storey detached dwelling located on the north side of Willow Drive. The property is not listed and is not located within a conservation area.

### 2. Site History

**16/3710/HSE** - Roof extension involving increased ridgeline height and 2no front dormer windows to facilitate a loft conversion. - **Refused (05.08.2016)**

*(i) The proposed front dormers would, by virtue of their design, scale, form and siting, be incongruous, discordant and visually obtrusive features which fail to appear as subordinate additions that are sympathetic to the character and appearance of the host property, its vicinity and wider streetscene. The application is therefore considered to be detrimental to the character and appearance of the dwelling and locality, contrary to policies CS NPPF and CS5 of the Barnet Core Strategy (2012), policy DM01 of the Barnet Development Management Policies Document (2012) and the Residential Design Guidance SPD (adopted April 2013).*

16/3638/192 - Roof extension including a rear dormer - Lawful (09.06.2016)

N13357/02 - Installation of retractable pool enclosure. - Approved (16.10.2002)

N09633 - Single-storey front and side. - Approved (23.01.1990)

### 3. Proposal

This application proposes a roof extension involving increased ridgeline height to facilitate a loft conversion. The height difference would be 0.4m - increasing the overall height of the roof ridgeline from 8m to 8.40m and approximate 5 degree change in the front roof slope pitch angle. No other changes to the roof are being proposed.

This application differs from a previous application (App Ref: 16/3710/HSE Dated: 05.08.2016) for a roof extension involving an increased ridgeline height and 2no. front dormer windows to facilitate a loft conversion which was refused on the grounds of the front dormer not being characteristic of the street scene.

### 4. Public Consultation

Consultation letters were sent to 9 neighbouring properties.  
5 responses have been received, comprising 5 letters of objection.

The objections received can be summarised as follows:

- The proposal constitutes the creation of a second floor and will impact on the sightlines of No 12 Willow Drive.
- The roof ridgeline height increase will result in a second storey that will facilitate accessible rooms to roof.
- The roof height increase and consequent habitable roof space is not relative to the size of the plot.
- The application is similar to the application made previously and is still unacceptable.

### 5. Planning Considerations

## 5.1 Policy Context

### National Planning Policy Framework and National Planning Practice Guidance

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 2016

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 2050. 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.

### Barnet's 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. Both were adopted in September 2012.

- Relevant Core Strategy Policies: CS NPPF, CS1, CS5.
- Relevant Development Management Policies: DM01, DM02.

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.

### Supplementary Planning Documents

Residential Design Guidance SPD (adopted October 2016)

- 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. The SPD 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.

- States that extensions should normally be subordinate to the original house, respect the original building and should not be overly dominant. 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 of amenity, states 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.

Sustainable Design and Construction SPD (adopted October 2016)

- Provides detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet.

## **5.2 Main issues for consideration**

The main issues for consideration in this case are:

- 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.

## **5.3 Assessment of proposals**

This application solely relates to the increase in the height of the roof and associated alteration to the pitch angle. As such, the proposed 0.4m increase in the ridgeline height is not considered to result in any demonstrable harm to the character and appearance of host property, street scene or wider locality, to an extent that would warrant an acceptable reason for the application's refusal.

Both the height and angle increases are marginal in context with overall scale and proportion of the property and will not significantly alter the stepped hierarchy of roofscapes within the road (cul-de-sac) which has a gradual gradient sloping down eastwards to the junction with Manor Road. It will not be taller than the highest property situated centrally at the top of the road and will therefore achieve sympathetic relationship in respect of the properties positioning rhythm of the rooflines within the street.

It is considered that the increase in pitch angle and ridgeline height are sufficiently minor enough to not demonstrably harm the residential amenities to the neighbouring occupiers to an extent that would warrant the application's acceptable reason for refusal. The height and angle is such that it will not create a visually or physically overbearing roof form that would result in the loss of light, overshadowing, or, obstruct the outlook of either adjacent resident.

## **5.4 Response to Public Consultation**

The Local Planning Authority have reviewed and considered the concerns raised during the public consultation process and have addressed these, where possible in the above Officer assessment of the proposals.

It is noted that a number of objections raised concerns about matters relating to other extensions that have been the subject of other previously considered and determined planning applications and how these relate to the current application being considered. The Local Planning Authority assesses each application on its individual merits and can therefore only assess the application on the basis of the information provided in the submitted plans and any supporting documentation. As such, the consideration cannot be given to the current schemes potential to facilitate any future forthcoming proposals.

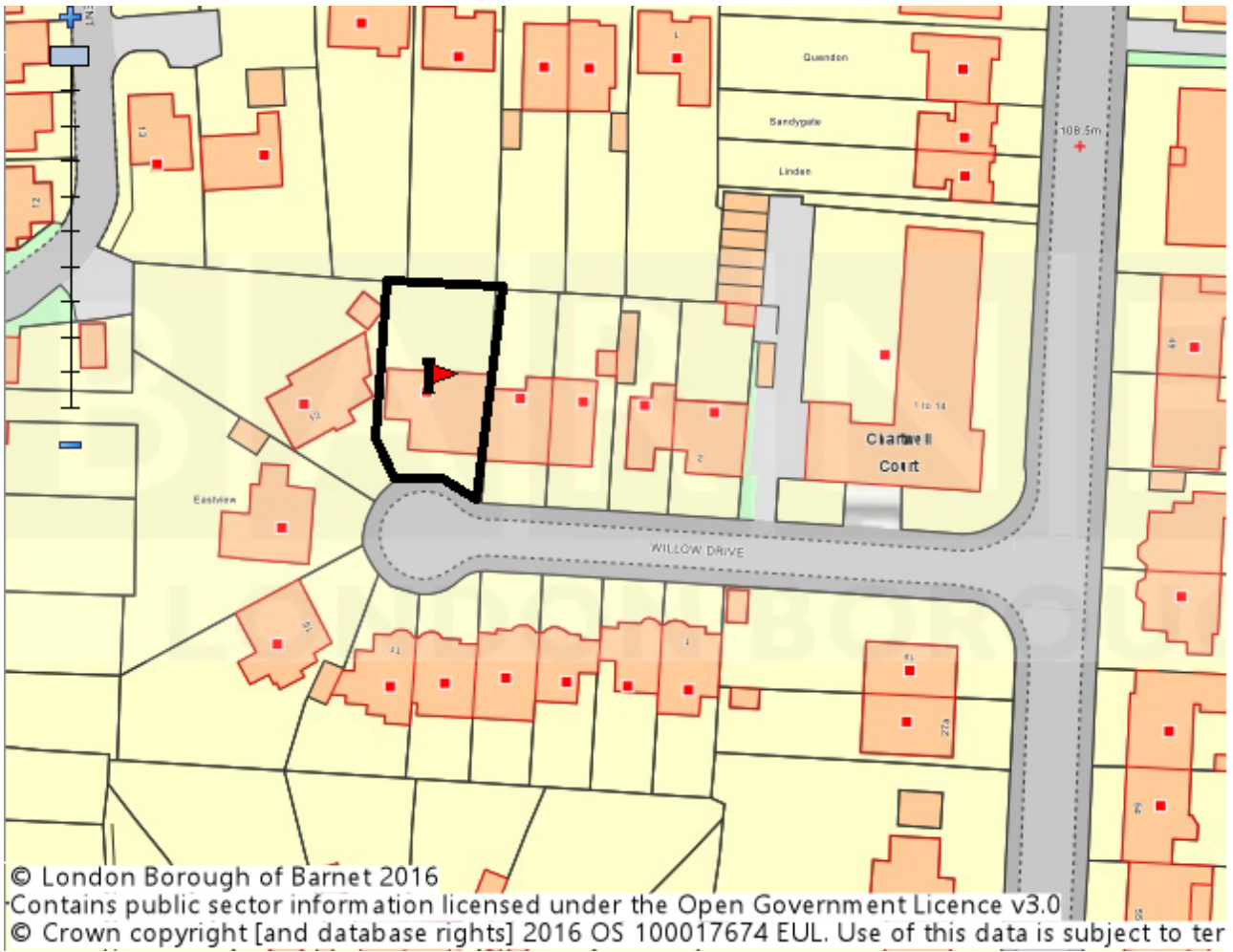
The loss of a view is not a material planning consideration and is therefore outside the scope of this assessment.

## **6. Equality and Diversity Issues**

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

## **7. Conclusion**

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposed development would have an acceptable impact on the character and appearance of the application site, the street scene and the locality. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. This application is therefore recommended for approval.



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