

Location	Cumberland Lodge Hillview Road London NW7 1AJ	
Reference:	16/7596/HSE	Received: 29th November 2016 Accepted: 29th November 2016
Ward:	Mill Hill	Expiry 24th January 2017
Applicant:	Ms Z Ms Mouskas	
Proposal:	Alterations to roof involving raising the ridge height, 3no rear dormer windows with 1no. rooflights to both side elevation 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:
 - Site Location Plan
 - ST_JUN16_50HILL_01 Revision E
 - ST_JUN16_50HILL_02 Revision 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 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 and the Applicant engaged with this prior to the submissions of this application. 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, single family dwelling located on north side of Hillview Road. The property has previously been extended by means of a part single, part two storey front and side extension.

The property is not listed and is not located within a conservation area.

2. Site History

16/4184/HSE - Alterations to roof involving raising the roof height, 2no rear dormer windows with 1no. rooflights to both side elevation to facilitate a loft conversion.
[Refused - 25.08.2016]

(i) The proposed extensions including the increase in ridge height and two rear dormer windows, by virtue of their design, scale, bulk, mass and positioning cumulatively fail to result in subordinate and proportionate additions to the host building. As such, the proposed extensions would have a detrimental impact on the character and appearance of the host property and the surrounding area, and visually overbearing appearance to the neighbouring occupiers of No. 21 Hillview Road. In this regard, the proposal is considered unacceptable and fails to comply with policies DM01 and DM02 of the Barnet Development Management Policies (2012) DPD, Policy CS1 and CS5 of the Barnet Core Strategy (2012) and the Barnet Adopted Residential Design Guidance SPD (2013).

W10850A/01 - Demolition of existing garage and replacement with two storey front extension and changes to existing facade to create ground floor bay window.
[Withdrawn - 03.03.2003]

W10850 - Part single, part 2 storey front extension, single storey side extension.
[Approved - 28.05.1996]

3. Proposal

This application proposes alterations to the roof, raising the main ridgeline height by 0.5m; the front roof projection ridgeline height by 0.3m; and, the construction of 3no. rear dormer windows (W= 1.3m, H= 1.7m, D= 1.8m) to facilitate a loft conversion.

4. Public Consultation

Consultation letters were sent to 10 neighbouring properties.
6 responses have been received, comprising 6 letters of objection.

The objections received can be summarised as follows:

- The location plan and streetscene drawings are inaccurate and do not indicate the current size of the house on the plot or the neighbouring houses.
- The house has already been extended substantially.
- The alterations would make the house too large and not in keeping with the character and appearance of the streetscene and wider area.
- The streetscene is comprised of a number of bungalows and this is not reflected in the streetscene drawing.
- The dormer windows will overlook the neighbouring properties and result in a loss of privacy.
- The alterations will result in a loss of light to neighbouring residents' garden.
- The flank rooflight windows would result in overlooking of adjacent neighbouring properties.

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 April 2013)

- 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 April 2013)

- 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

As noted in the planning history the application site has been altered from its original built form, quite extensively by means of a part single, part two-storey front and side extension. This application seeks permission to enlarge the original roof and the previously approved two-storey front element (extension) of the house by means of raising the ridgeline height.

This proposal has been reduced from the previously refused scheme and some additional information in the form of a street scene drawing has been provided in order to aid the assessment of the development's relationship with the immediate surroundings. The proposed roof ridgeline height would be 0.5m higher, compared to the 0.75m proposed height of the previously refused application. The front projection of the roof would be raised (0.3m) but would still remain set down from the main ridgeline to appear subordinate to the main roof - unlike the previously refused application where this element was level with the higher proposed ridgeline of the main roof. As such, with the consideration of the additional street scene drawing, the Local Planning Authority consider that the proposed increase in roof ridgeline height would be a marginal increase relative the overall scale of the existing roof, but also when viewed against the immediate neighbouring property, would not have harmful impact to character and appearance of the vicinity and street scene. Hill View and the surrounding roads are characterised by a variety of different property types with varied roof heights (including some bungalows), therefore it is considered that the development would not be detracting from a predominant character type within the road. Furthermore, there is a significant separation between this property and the nearest property to the east which is set at a lower land level and is a bungalow. As such, the proposed development would not appear incongruous in this immediate context.

The previous application proposed two large bulky dormer windows which were less half the width of the roof, but failed to comply with the half depth and half height design principles contained in the Council's adopted Residential Design Guidance SPD (April 2013). In this application the applicant proposed three smaller dormers that closely observe these design principles. They are offset from both ridge and eaves, have a vertical alignment with lower level windows and appear subordinate to these lower level windows, and therefore have a more reasonable and proportionate scale relative to the size of the roof, resultantly appearing as sympathetic and subordinate additions.

The proposed flank rooflight windows (one each side of the front projection) are not considered to result in unacceptable harm to the character and appearance of the host property, streetscene or wider locality.

Whilst the proposals will result in another set of rear facing windows in the roof, it is not considered that these would offer demonstrably more overlooking (and risk of loss of privacy) beyond the levels that already exist with the windows at first floor level, and

therefore there is no justification for a reason for refusal on these grounds. Views were observed during the site visit from Burtonhole Lane to determine the potential for overlooking at this property, however due to distance being greater than 20m to the nearest property on this road and the line of sight aligning mostly with the flank of the property and a skewed view of the front it is considered that potential for a loss of privacy and potential for overlooking would be to an extent that would warrant an acceptable reason for refusal. It is also considered that the proposals would not result in a substantial loss of light or overshadowing to neighbouring occupiers beyond the existing levels.

The proposed rooflights in the flank of the front projection's hipped roof slope would not create any greater loss of privacy or overlooking to neighbouring sites to an extent that would warrant the application's refusal on these grounds.

5.4 Response to Public Consultation

The Local Planning Authority have considered the material planning concerns raised through the public consultation process and considers that these have been addressed in the above Officer's assessment of proposal.

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 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.

The map shows a residential area with several streets and property lots. A red rectangle highlights a specific lot. The map includes labels for streets like 'BURTON ROAD', 'FARM VIEW', 'EAST ROAD', and 'OAKLAND'. It also shows property numbers and names such as 'EAST HOUSE', 'FARM VIEW', 'OAKLAND', and 'OAKLAND'.