

**Location:** 49 Greenway London N20 8ET

**Reference:** 16/7118/FUL

**Received:** 8th November 2016

**Accepted:** 11th November 2016

**Ward:** Totteridge

**Expiry:** 6th January 2017

**Applicant:** Mr & Mrs J BAINS

**Proposal:** Demolition of existing dwelling and erection of new two storey dwelling with rooms in roofspace. Excavation of ground to enable lowering of ground level. Associated cycle store, refuse and recycling store.

**Recommendation:** Approve subject to conditions

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

Drawing No. 1507.P.OS  
Drawing No. 1507.P.01  
Drawing No. 1507.P1.02  
Drawing No. 1507.P1.03  
Drawing No. 1507.P1.04  
Drawing No. 1507.P1.05  
Drawing No. 1507.P.06  
Drawing No. 1507.P1.07  
Drawing No. 1507.P1.08  
Drawing No. 1507.P1.09  
Drawing No. 1507.P1.10

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
  - a) No development other than demolition works shall take place until details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas hereby approved have been submitted to and approved in writing by the Local Planning Authority.
  - b) The development shall thereafter be implemented in accordance with the materials as approved under this condition.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies 1.1, 7.4, 7.5 and 7.6 of the London Plan 2015.

- 4 a) No development or site works shall take place on site until a 'Demolition and Construction Management and Logistics Plan' has been submitted to and approved in writing by the Local Planning Authority. The Demolition and Construction Management and Logistics Plan submitted shall include, but not be limited to, the following:
- i. details of the routing of construction vehicles to the site, hours of access, access and egress arrangements within the site and security procedures;
  - ii. site preparation and construction stages of the development;
  - iii. details of provisions for recycling of materials, the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials;
  - iv. details showing how all vehicles associated with the construction works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;
  - v. the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
  - vi. a suitable and efficient means of suppressing dust, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance;
  - vii. noise mitigation measures for all plant and processors;
  - viii. details of contractors compound and car parking arrangements;
  - ix. details of interim car parking management arrangements for the duration of construction;
  - x. details of a community liaison contact for the duration of all works associated with the development.
- b) The development shall thereafter be implemented in accordance with the measures detailed within the statement.

Reason: In the interests of highway safety and good air quality in accordance with Policies DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and Policies 5.3, 5.18, 7.14 and 7.15 of the London Plan (2016).

- 5 Before the building hereby permitted is first occupied the proposed window(s) in the ground and first floor flank elevations facing numbers 47 and 51 Greenway 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 April 2013).

- 6 The roof of the single storey rear projection hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be

converted to or used as a balcony, roof garden or similar amenity or sitting out area.

Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).

- 7 Before the development hereby permitted is first occupied or the use first commences the cycle storage and parking spaces shown on Drawing No. 1507.P1.07; shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason: To ensure that parking is provided in accordance with the council's standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area in accordance with Policy DM17 of the Development Management Policies DPD (adopted September 2012) and Policies 6.1, 6.2 and 6.3 of the London Plan 2015.

- 8 Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no windows or doors, other than those expressly authorised by this permission, shall be placed at any time in the flank elevations facing number 47 and 51 Greenway.

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).

- 9 Prior to the first occupation of the new dwellinghouse(s) (Use Class C3) hereby approved they shall all have been constructed to have 100% of the water supplied to them by the mains water infrastructure provided through a water meter or water meters and each new dwelling shall be constructed to include water saving and efficiency measures that comply with Regulation 36(2)(b) of Part G 2 of the Building Regulations to ensure that a maximum of 105 litres of water is consumed per person per day with a fittings based approach should be used to determine the water consumption of the proposed development. The development shall be maintained as such in perpetuity thereafter.

Reason: To encourage the efficient use of water in accordance with policy CS13 of the Barnet Core Strategy (2012) and Policy 5.15 of the March 2016 Minor Alterations to the London Plan and the 2016 Mayors Housing SPG.

- 10 Prior to the first occupation of the development hereby approved it shall be constructed incorporating carbon dioxide emission reduction measures which achieve an improvement of not less than 13% in carbon dioxide emissions when compared to a building constructed to comply with the minimum Target Emission Rate requirements of the 2010 Building Regulations. The development shall be maintained as such in perpetuity thereafter.

Reason: To ensure that the development is sustainable and minimises carbon dioxide emissions and to comply with the requirements of policies DM01 and DM02 of the Barnet Development Management Policies document (2012), Policies 5.2 and 5.3 of the London Plan (2015) and the 2016 Mayors Housing SPG.

- 11 Notwithstanding the details shown in the drawings submitted and otherwise hereby approved, prior to the first occupation of the new dwellinghouse(s) (Use Class C3) permitted under this consent they shall all have been constructed to meet and achieve all the relevant criteria of Part M4(2) of Schedule 1 to the Building Regulations 2010 (or the equivalent standard in such measure of accessibility and adaptability for house design which may replace that scheme in future). The development shall be maintained as such in perpetuity thereafter.

Reason: To ensure the development meets the needs of its future occupiers and to comply with the requirements of Policies 3.5 and 3.8 of the March 2016 Minor Alterations to the London Plan and the 2016 Mayors Housing SPG.

- 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any of Classes A, B and C of Part 1 of Schedule 2 of that Order shall be carried out on the development hereby approved.

Reason: To safeguard the amenities of neighbouring occupiers, the health of adjacent TPO trees and the general locality in accordance with policies DM01 of the Development Management Policies DPD (adopted September 2012).

- 13 a) No development shall take place until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s) and any other changes proposed in the levels of the site have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the details as approved under this condition and retained as such thereafter.

Reason: To ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the safety and amenities of users of the site, the amenities of the area and the health of any trees or vegetation in accordance with policies CS NPPF, CS1, CS5 and CS7 of the Local Plan Core Strategy (adopted September 2012), Policies DM01, DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), and Policies 7.4, 7.5, 7.6 and 7.21 of the London Plan 2015.

- 14 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).

## **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.
- 2 The Community Infrastructure Levy (CIL) applies to all 'chargeable development'. This is defined as development of one or more additional units, and / or an increase to existing floor space of more than 100 sq m. Details of how the calculations work are provided in guidance documents on the Planning Portal at [www.planningportal.gov.uk/cil](http://www.planningportal.gov.uk/cil).

The Mayor of London adopted a CIL charge on 1st April 2012 setting a rate of £35 per sq m on all forms of development in Barnet except for education and health developments which are exempt from this charge.

The London Borough of Barnet adopted a CIL charge on 1st May 2013 setting a rate of £135 per sq m on residential and retail development in its area of authority. All other uses and ancillary car parking are exempt from this charge.

Please note that Indexation will be added in line with Regulation 40 of Community Infrastructure Levy.

Liability for CIL will be recorded to the register of Local Land Charges as a legal charge upon your site payable should you commence development. Receipts of the Mayoral CIL charge are collected by the London Borough of Barnet on behalf of the Mayor of London; receipts are passed across to Transport for London to support Crossrail, London's highest infrastructure priority.

You will be sent a 'Liability Notice' that provides full details of the charge and to whom it has been apportioned for payment. If you wish to identify named parties other than the applicant for this permission as the liable party for paying this levy, please submit to the Council an 'Assumption of Liability' notice, which is also available from the Planning Portal website.

The CIL becomes payable upon commencement of development. You are required to submit a 'Notice of Commencement' to the Council's CIL Team prior to commencing on site, and failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet other statutory requirements relating to CIL, such requirements will all be set out in the Liability Notice you will receive. You may wish to seek professional planning advice to ensure that you comply fully with the requirements of CIL Regulations.

If you have a specific question or matter you need to discuss with the CIL team, or you fail to receive a 'Liability Notice' from the Council within 1 month of this grant of planning permission, please email us at: [cil@barnet.gov.uk](mailto:cil@barnet.gov.uk).

#### Relief or Exemption from CIL:

If social housing or charitable relief applies to your development or your development falls within one of the following categories then this may reduce the final amount you are required to pay; such relief must be applied for prior to commencement of development using the 'Claiming Exemption or Relief' form available from the Planning Portal website: [www.planningportal.gov.uk/cil](http://www.planningportal.gov.uk/cil).

You can apply for relief or exemption under the following categories:

1. Charity: If you are a charity, intend to use the development for social housing or feel that there are exception circumstances affecting your development, you may be eligible for a reduction (partial or entire) in this CIL Liability. Please see the documentation published by the Department for Communities and Local Government at [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6314/19021101.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6314/19021101.pdf)

2. Residential Annexes or Extensions: You can apply for exemption or relief to the collecting authority in accordance with Regulation 42(B) of Community Infrastructure Levy Regulations (2010), as amended before commencement of the chargeable development.

3. Self Build: Application can be made to the collecting authority provided you comply with the regulation as detailed in the [legislation.gov.uk](http://legislation.gov.uk)

Please visit <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil> for further details on exemption and relief.

## **Officer's Assessment**

### **1. Site Description**

The application property is a two storey, detached property situated on the south side of Greenway, N20 8ES, a pre-dominantly residential road.

The application site shares an adjoining boundary with nos.47 and 51 Greenway.

The property benefits from an existing two storey front extension; a single storey rear extension; and, a single storey side extension.

Greenway is characterised by a number of broadly similar architecturally designed dwellings which have undergone various extensions to their external appearance, some of which to an unsympathetic extent. No. 53 Greenway is a particular example of this, significantly altering its bulk and mass at two storey level and changing its roof pitch angle significantly to form an uncharacteristic mansard style roof.

### **2. Site History**

**N01610** - Retention of covered way - **Approved: 21.08.1968**

**N01610A** - Single storey rear extension. - **Approved: 12.08.1977**

**N01610B** - Two storey front / side extension. - **Approved: 07.12.1995**

**N01610C** - Two storey front/side extension (revised application to include additional window to side). - **Approved: 26.03.1996**

**N06279** - Single-storey rear extension. - **Approved: 30.08.1979**

**B/00324/13** - Extension to roof including raising of ridge height and side and rear dormer window to facilitate a loft conversion. - **Refused: 11.04.2013**

*(i) The proposed raising of the highest part of the existing roof and the proposed side dormer window, by reason of its size, mass, bulk, design and siting, are considered to have an unacceptable impact on the character and appearance of the application site and on the visual amenity of the locality. It is considered to be a visually obtrusive form of development that is not in keeping with the established character of the surrounding locality, contrary to Design Guidance Note No.5: Extensions to Houses and policies DM01 and DM02.*

**B/04436/13** - Extension to roof including raised ridge level and 1no. rear dormer. - **Approved: 12.11.2013**

**B/04433/13** - Roof extension involving a side dormer window, 2 roof lights to the side elevation and 2 roof lights to the rear elevation to facilitate a loft conversion. - **Lawful: 06.12.2013**

### **3. Proposal**

This application seeks permission for the demolition of an existing 3 bedroom house, and in its place, the erection of a new two storey, 5 bedroom single family house with habitable rooms in the roof space. Associated cycle storage, refuse and recycling storage are also provided.

The existing property occupies a minimum footprint width of 8.2m; a maximum width of 9.7m; a minimum depth of 9.2m; and maximum depth of 14.2m (inclusive of forward and rear projections). The overall existing gross floor area of the property is 106sqm.

The proposed property will have a footprint width of 8.5m; a minimum depth of 13.95m; and maximum 15.4m (inclusive of its forward and rear projections at ground level). The overall proposed gross floor area of the dwelling will be 123sqm - 17sqm over the existing footprint.

### **4. Public Consultation**

Consultation letters were sent to 35 neighbouring properties and a site notice was displayed on 17 November 2016.

6 responses have been received, comprising of 6 letters of objection:

- The proposals will have an adverse impact of the drainage system serving the application site and neighbouring properties creating a public health and sanitation concern.
- The proposals will have an adverse impact of the foundations of the adjacent neighbouring houses creating a stability risk.
- The increased height will result in a loss of light to the neighbouring property at No. 47 Greenway.
- The proposed ground floor windows will result in a loss of privacy to the neighbouring property at No. 47 Greenway.
- The design of the house is not in keeping with the established character and appearance of the road.
- There will be a loss of privacy and damage to the neighbouring property during the construction phase.
- The proposal will set a precedent for demolition of existing "period" houses, and in their place, the construction of new builds that do not fit the character and appearance of the street.
- The proposed house does not offer significantly more benefit than the existing house and is therefore not necessary.
- The raised roofline and lowered ground level are not in keeping with the existing pattern of development.
- The flat roof of the proposed crown element will be difficult to access and maintain.
- The house cannot be built without requiring access to neighbouring properties
- The proposed bin store location at the front of the site is not in keeping with the frontages at other neighbouring properties.
- Totteridge's development history has been carefully managed and the replacement of existing "period" houses with new houses is not in character with the area.
- The development is oversized for its intended plot; would result in a terracing effect; and does not relate to the existing houses surrounding it.



- The proposal will result in increased parking pressures on the street and the surrounding roads.
- The construction phase will create noise, dust and parking disruption.
- The proposals will reduce the space between the adjacent properties and impact the repair and maintenance arrangements between the No. 51 and the host property, contrary to the restrictive covenants of the title deeds of the property.

## **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, DM08, DM17.

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 the principle of the development is acceptable.
- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;
- Whether the proposals would provide suitable residential amenities for future occupiers of the proposed dwellings.
- Whether harm would be caused to the living conditions of neighbouring residents.
- Whether the proposals would provide suitable parking arrangements.
- Whether the proposals would provide suitable refuse and recycling provisions.
- Whether the proposals would achieve the relevant sustainability requirements.

## **5.3 Assessment of proposals**

### Principle of Development

Given that a two storey, single family dwelling already exists at the application site and that the street is pre-dominantly characterised by residential dwellings, it is considered that the principle for a replacement single family dwelling at the application site is considered to be acceptable.

## Potential impact on character and appearance of the existing building, the street scene and the wider locality

In terms of the overall architectural design of the proposal and its appearance at the front, it is considered that the scheme aesthetically would be broadly in keeping with the character and appearance of the street scene.

The elevation drawings indicate that the applicant intends to lower the ground level of the plot by 0.35m as well as increase the overall height of the proposal from 7.7m (existing) to 8.4m, a 0.7m difference. The lowering of the ground level, in combination with the increased height dimensions of the roof results in an eaves and ridgeline height approximately 0.15m higher than existing property. This increase is considered to be marginal and would not create a visual disparity between the roof heights of the application dwelling and the neighbouring property at No. 47 Greenway which currently has approximately 0.7m difference in eaves height which would be increased to 0.85m.

The relationship of the ridgeline heights are equally important to the property's fit within the street scene. Given the gradient of the road, sloping down from west to east, the roofscapes of the street are arranged accordingly in a stepped hierarchy. It is considered that the proposed heights of the development do preserve the identified staggered roofscape hierarchy of the street and would therefore not detract from either adjacent neighbouring property.

The proposed rear dormer window is considered to be a reasonable and proportionate form of development that will appear sympathetic to the design of the roof and would not harm the character and appearance of the host dwelling or its vicinity.

The spacing between the proposed development and the adjacent neighbouring properties (number 47 and 51 Greenway) will be approximately 1.65m, ensuring that there is sufficient spacing between the properties to not create a terracing effect. Whilst overall the development is marginally wider than the existing (0.3m), it is not considered that the difference, distributed over the two sides will result in an overdeveloped and cramped appearance.

The rear elevation of the development at first floor level would sit approximately 0.5m back from the rear elevation of property at No. 51 Greenway, and approximately 1m past the rear elevation at No. 47 Greenway. It is considered that the depth relationship at first floor level between the three properties at the rear will not appear unduly bulky or out of keeping with existing building lines to the detriment of the character and appearance of the host building and its vicinity.

The single storey rear projection element is considered to be a reasonable and proportionate element that will be no deeper than the footprint of the existing property's existing single storey rear extension. Extending the full width of the property, the projection is not considered to be out of proportion with the overall proposed dwelling or the character and appearance of the vicinity.

At the front of the property, the new dwelling will have 2no. two storey projecting bays. One will project forward of the principal elevation on the side neighbouring No. 51 by 2.3m; and, one will project forward of the principal elevation on the side neighbouring No. 47 by approximately 1m. The existing property has a front bay feature on the side neighbouring No. 51 that projects further forward of the proposed bay, thus, it is considered that this part

of the proposal will appear similar to the existing, being proportionate and congruent with the host property and this neighbouring property. On the side neighbouring No. 47 the forward projection at first floor level will be sufficiently minor (1m) so as not to appear visually obtrusive and overly dominant against the neighbouring property. The single storey forward projection on the side neighbouring No. 47 will also sit level with the front projection at this property, therefore conveying an acceptable, somewhat symmetrical relationship.

The patio area will be extended marginally by 0.8m in depth and 3.3m in width to create a rectangular infill. This alteration will not harm the character and appearance of the host property or its vicinity.

#### The impact on the amenity of future occupants

The new dwelling proposes the following Gross Internal Areas (GIA):

Ground Floor GIA: 104sqm  
First Floor GIA: 78.2sqm  
Second Floor GIA: 50sqm  
Total Floor GIA: 232.2sqm

These meet the minimum residential space standard requirements of both the Council's adopted Sustainable Design and Construction SPD (2016) and the London Plan (Housing Standards - Minor Alterations, 2016). The ceiling heights of the development fall within an acceptable range (2.3m-2.4m) in accordance with the requirements of the London Plan 2015 and the adopted Sustainable Design and Construction SPD (2016).

All proposed residential development should provide suitable outlook and daylight, in addition to suitable levels of privacy. The outlook to any future occupiers in this scheme would be adequate, not demonstrably different from the existing residential dwelling.

The scheme would provide 208sqm of private outdoor amenity space which is adequate (minimum requirement: 85sqm) for the 13no. equivalent habitable rooms (as per pg.51 Sustainable Design and Construction SPD 2016 - definition of Habitable room) proposed in the development.

#### The impact on the amenity of neighbouring occupiers

It is not considered that the increase in bedroom numbers (from three to five) as a single family dwelling at this property will demonstrably alter the quality of the residential amenities of the neighbouring occupiers to an extent that would warrant the application's refusal.

The appropriate proportioning of the overall scale of the development, with the reasonable buffer distances either side is considered to provide the development with the appropriate mitigation against the potential adverse impact upon the neighbouring residential amenities. As such, the marginal height increases, similar building width and appropriately scaled front and rear projections ensure that the development will not appear visually obtrusive and physically overbearing to the adjacent neighbouring occupiers. Heights and projections are such that the LPA consider that there will not be a demonstrable loss of light or overshadowing to an extent that would warrant the application's refusal.

The rear dormer, single storey projection and patio elements of the proposal are not considered to present any greater harm from overlooking, loss of privacy, overshadowing or loss of light, beyond what currently exists.

Both the ground floor and first floor flank windows will be conditioned to be obscure glazed in order to limit the potential loss of privacy and overlooking of either adjacent neighbouring property.

The Local Planning Authority in recognition of the proposal's larger quantum form, recommend a condition to remove the Class A, B and C (Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015) Permitted Development rights for the avoidance of risk to future residential amenities of the neighbouring occupiers.

### Parking and Cycle Storage

In accordance with Policy DM17, the proposal makes provision for 1.5 spaces and therefore provides a satisfactory level parking for a detached dwelling with 4 or more rooms. There is also unrestricted parking available on-street. It is therefore not anticipated that parking would be an issue for the development.

Cycle storage has been proposed in the existing shed within the garden. This is considered to be acceptable.

### Refuse and Recycling

Details of the refuse storage arrangements have been provided however, further details will be required about the positioning and dimensions of the refuse store by means of a pre-commencement condition.

### Sustainability

The applicant has provided a sustainability statement which indicates that the new development will achieve the required level of carbon dioxide emission improvements in line with Building Regulations; an accessibility standard in line with Part M4(2) of the Building Regulations; and, will incorporate water saving and efficiency measures that comply with Part G 2 of the Building Regulations, ensuring a maximum of 105 litres of water is consumed person per day.

## **5.4 Response to Public Consultation**

The Local Planning Authority have considered and addressed a number of concerns raised during the public consultation process in the above Officer assessment of the proposal.

Concerns relating to disturbance and disruption from the construction phase; potential damage to neighbouring foundations, properties and drainage system; and, access rights on to neighbouring land during construction are not material planning considerations and are therefore outside the scope of consideration for this assessment.

The Local Planning Authority consider each planning application on its individual merits and do not rely solely on precedents when making determinations for such applications.

As such, the Local Planning Authority do not consider that the favourable determination of this application will exclusively influence the determination of future applications.

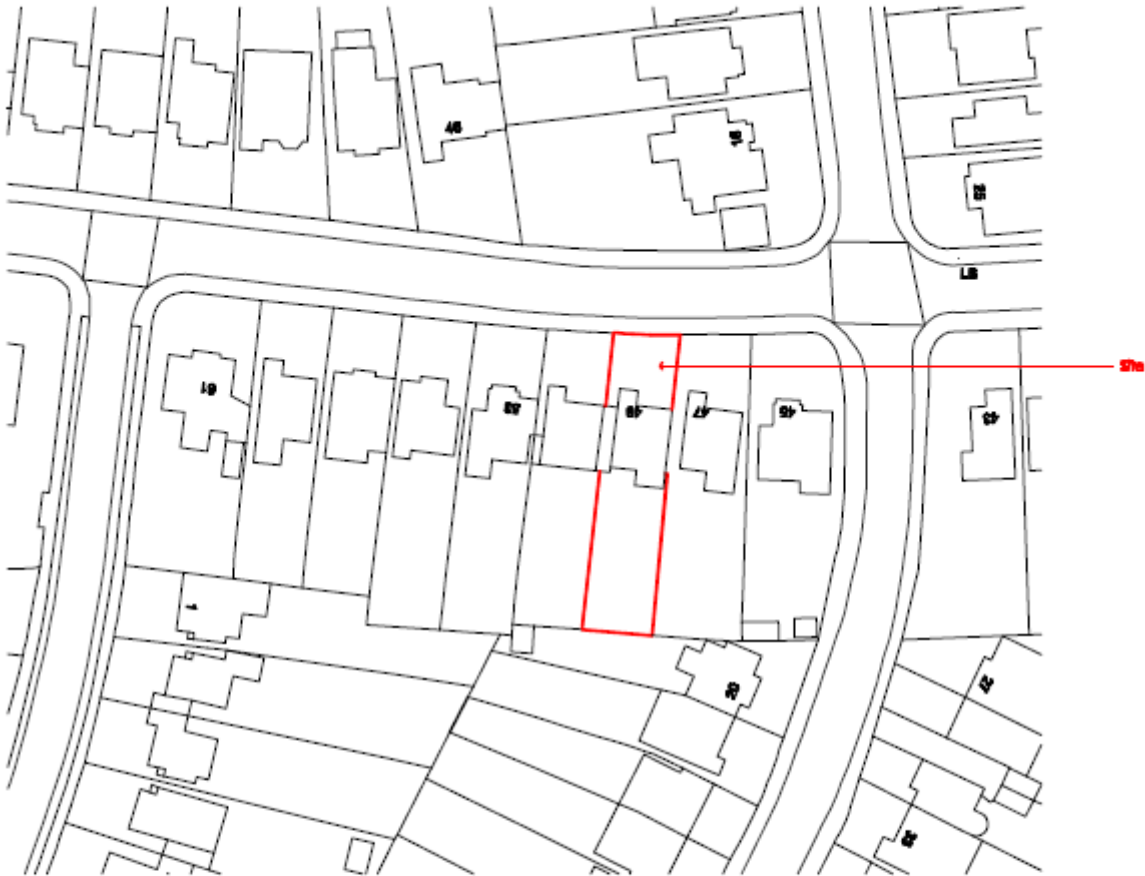
## **6. Equality and Diversity Issues**

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.

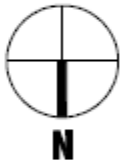
## **7. Conclusion**

Having taken all material considerations into account, it is considered that the proposed development, subject to conditions, 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.

**Appendix 1: Site Location Plan**



Ordnance Survey, (c) Crown Copyright 2016. All rights reserved. Licence number 100022432



OS MAP

