

**Location**                      **Hayloft Cottage Totteridge Green London N20 8PE**

**Reference:**                      16/7816/HSE

**Received:** 8th December 2016

**Accepted:** 21st December 2016

**Ward:**                              Totteridge

**Expiry:** 15th February 2017

**Applicant:**                      Mr Richard Collinge

**Proposal:**                      Single storey front/side extension including new front porch, lowering of ground floor level and raising of roof height to the front only to facilitate the creation of a first floor level and alterations to the fenestration

**Recommendation:** Approve subject to conditions

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

DRAWING no.0500  
DRAWING no. 0501  
DRAWING no. 2000  
DRAWING no. 2001A  
DRAWING no. 2002A.  
DRAWING no. 2100  
DRAWING no. 2101  
DRAWING no. 2102  
DRAWING no. 2103  
DRAWING no. 2200  
DRAWING no. 2201  
DRAWING no.0502  
DRAWING no.0503  
DRAWING no. 1000  
DRAWING no. 1001  
DRAWING no. 1002  
DRAWING no. 1100  
DRAWING no. 1101  
DRAWING no. 1102  
DRAWING no. 1103  
DRAWING no. 1104  
DRAWING no. 1200

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**

This application site relates to a two storey semi-detached dwelling located along Longland Drive. The dwelling is not listed but it is attached onto a listed building (Smithy House) and it does fall within the Totteridge conservation area.

The site is located within Area 2 ('Totteridge Green') of the Totteridge Conservation Area. This area is characterised by large detached, two-storey properties of high architectural quality, set within spacious plots and separated from the road by landscaped gardens. The general locality has a semi-rural character.

Unlike the spacious plots highlighted above, the application site is relatively small in comparison with little space separating it from the properties either side. The sites Southern boundary is flanked by a two storey dwelling 'Smithy House' and the Northern elevation neighbours Amberley a low rise bungalow.

The submitted Design and Access Statement shows the Smithy House first appeared on public maps c.1896. Since that time, the Hayloft (application house) was built and believed to be used as a workshop. Since its original use as a workshop it has been converted to residential use with an independent entrance and rear garden while retaining the original form and fenestration.

### **2. Site History**

None relevant

### **3. Proposal**

This proposal is for a single storey front/side extension including new front porch, lowering of ground floor level and raising of roof height by 0.3m to the front only to facilitate the creation of a first floor level and alterations to the fenestration.

The proposed side extension will measure 0.75m in width and 6.5m in depth and stand at 4.9m to the ridgeline with an eaves height of 2.5m. The existing front porch will be reduced in depth by 0.2m from 1.55m to 1.35m and increase the width to the North elevation by 1.6m from 2.3m to 3.9m towards Amberley.

The proposal will increase the number of bedrooms from 1 to 2.

### **4. Public Consultation**

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

The objections received can be summarised as follows:

- Overdevelopment of site and site is already overdeveloped

- Appear prominent and out of scale in the street and detract from local listed buildings and the Totteridge conservation area
- Front elevation not in keeping with conservation area
- overlooking issues created by new rear first floor rear window to neighbouring properties
- New side window looking onto the Smithy impacting on privacy
- Concerns over basement size
- Creation of cramped accommodation
- Reduction in amenity space created which would unbalance the property
- Concerns about excavation works causing damage to the Smithy
- Subsidence concerns to Amberley
- Parking issues
- Water table issues
- Concerns about it being a four bedroom house and not a two bedroom house
- Noise
- Hayloft Cottage is attached to the Smithy
- Comments about previous withdrawn application
- Concern over consultation period being impacted by Christmas holidays

## **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 2015

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 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, DM06.

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 Totteridge Conservation area;
- Whether harm would be caused to the living conditions of neighbouring residents.

## **5.3 Assessment of proposals**

### Impact on Character and Appearance

It is noted that existing dwelling is set back 2.4m from Smithy House's front building line and is slightly obscured from public view by a single storey side extension belonging to Smithy House.

In terms of increasing the ridge height, the existing property currently has 2 different ridge heights it is proposed that the front pitch would be 0.3m higher than existing to match the ridge height of 2.5m to the rear of the property and is considered that it remains subordinate to both neighbouring properties. It is noted that the Smithy benefits from a single storey side extension with mono-pitch roof which slightly overlaps the existing house. The proposed roof does not increase this overlap and it is considered that the relationship between these two properties would not be adversely affected.

The proposal will stand at 5.8m to the rear and is set down between 0.3-0.8m due to the change in levels.

The proposed front elevation has been simplified from the existing and will maintain the white rendered appearance which matches the neighbouring listed dwelling, Smithy House.

The proposed side extension will measure 0.75m in width and 6.5m in depth and stand at 4.9m to the ridgeline with an eaves height of 2.5m. The existing front porch will be reduced in depth by 0.2m from 1.55m to 1.35m and increase the width to the North elevation by 1.6m from 2.3m to 3.9m towards Amberley. This side extension is less than half the width of the existing house with a pitched roof which complies with Barent's residential design guidance (2016) it is therefore considered to be a subordinate feature with no appreciable adverse impact on the character of the dwelling, the neighbouring listed buildings or the setting of the conservation area.

It is considered that increasing the ridge height of the front to match the existing height to the rear and the set down to the rear that it would appear from the street as a single storey building while providing a sufficient amount of accommodation space for the proposed two bedroom property. It is considered that this increase would not cause harm to the streetscene not considered to impact detrimentally upon the host property and the locally listed building at Smithy House.

### Impact on Neighbouring Residential Amenities

Concerns were raised regarding excavation works causing damage to the listed building Smithy House, issue of overlooking to Smithy House and Amberley from the first floor rear window, the new side window facing onto Smithy House and reduction in amenity space and parking.

In terms of the proposed excavation works, it is noted that the majority of the application dwelling is set away from Smithy House and it extends 6m further from the rear wall of this property. It is considered that as only part of the dwelling's front is connected to Smithy House that the lowering of the ground floor will not cause demonstrable harm to an extent that would warrant a refusal of this application.

The concerns about Smithy House and Amberley about being overlooked by the rear first floor rear window. It is noted that there is an existing window at this level and the window size is proposed to increase by 0.4sqm. This window will serve the proposed Master bedroom. It is noted that the dwelling significantly projects from the rear building line of Smithy House and therefore it is considered that the outlook would be into the small corner of their garden. In terms of the siting of the dwelling in relation to Amberley, it is set back slightly from their rear building and as the window is proposed in the centre of the elevation the views to their garden would be partially obscured. Therefore it is considered that the larger window at first floor would not cause demonstrable harm to the amenity of either neighbouring property to an extent that would warrant a reason for refusal.

A further concern was raised about a new side window proposed on the Southern elevation facing onto Smithy House. It is noted that the existing side window is at a higher level than the two proposed low level windows. It is considered that due to their siting at the low level they will not be visible over the existing boundary screening and therefore they will not impact on the privacy of Smithy House.

A concern was raised about the proposal reducing the amount of amenity space, it is noted that there is no rear extension proposed and therefore the existing usable amenity space is unchanged and there is no impact.

In terms of parking it is noted that there are two existing parking spaces in the front curtilage and this aspect remains unchanged. It is considered that this is an acceptable number of spaces for a two bed property.

This proposal will not increase the depth of the existing dwelling. The proposed extension will only increase the width by 0.75m along the side neighbouring with Amberley. In addition the ridge height will increase by 0.3m towards the front of the property and the floor level will be lowered by 0.8m. It is not considered that these increases will cause demonstrable harm to an extent that would warrant a reason for refusal.

## **5.4 Response to Public Consultation**

The objections raised have been addressed in the report above.

Neighbours were given 28 days to comment on this application and this is in line with the Council's consultation procedure.

This proposal is for 2 bedrooms, an increase of 1 bedroom from the existing dwelling.

In relation to the new lower level creating watertable issues, it is noted that this site does not fall within a flood risk zone, and not considered that there will be any adverse impact on the watertable.

The concerns raised about increased noise and a previous withdrawn application are not planning considerations.

## **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, the Totteridge Conservation area and the adjacent listed building 'Smithy House'. 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

