

**Location**                      **21 Rasper Road London N20 0LU**

**Reference:**                  **17/3036/HSE**                      Received: 11th May 2017  
Accepted: 11th May 2017

Ward:                              Totteridge                              Expiry 6th July 2017

Applicant:                      Mr Kaz Wydmanski

Proposal:                      Single storey side extension and part single storey, part two storey rear extension

**Recommendation:** Approved subject to conditions AND the Committee grants delegated authority to the Head of Development Management or Head of Strategic Planning to make any minor alterations, additions or deletions to the recommended conditions and obligations as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice-Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee).

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

WYD 03P Revision C (Received 11/05/2017)  
Site Location Plan (Received 11/05/2017)

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).

- 4 The roof of the extension 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).

- 5 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 side elevation(s), of the extension(s) hereby approved, facing No.15 Rasper Road and No.23 Rasper Road.

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).

#### **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. 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 is a two storey end of terrace property located at No.21 Rasper Road, N20 0LU. The property forms part of a short terrace of four properties which were refused planning permission under reference N12981/01. The scheme was later allowed at appeal under reference APP/N5090/A/02/1106742.

It is noted that the property does not benefit from permitted development rights.

To the west, the host property shares a party wall with the attached property at No.23 Rasper Road and is recessed by 1.77 metres to the rear. To the east, the property

benefits from a driveway which detaches the property from No.15 Rasper Road. It is also acknowledged that along the eastern garden boundary the host property borders with a parking area.

The property does not fall within a conservation area and is not a listed building.

## **2. Site History**

Reference: 16/7217/192

Address: 21 Rasper Road, London, N20 0LU

Decision: Unlawful

Decision Date: 1 December 2016

Description: Extension to roof including hip to gable end, 1no rear dormer window and 2no roof lights to front elevations

Reference: 17/0014/HSE

Address: 21 Rasper Road, London, N20 0LU

Decision: Refused

Decision Date: 14 February 2017

Description: Roof extension involving hip to gable, rear dormer window, 2no. rooflights to front elevation to facilitate a loft conversion

## **3. Proposal**

The application seeks planning permission for single storey side extension and a part single part two storey rear extension.

It is noted that the proposed plans illustrate internal measurements. For planning purposes, the proposed extensions have been measured externally by planning officers.

The site extension will measure 2.95 metres in width at the narrowest point and 3.14 metre in width at the widest. The side extension will benefit from an overall height of 3 metres and from a parapet wall which would extend a maximum of 3.3 metres. The extension would be set in from the front elevation by 4.23 metres. The extension would then wrap-around with the proposed rear element.

The rear extension will measure a maximum of 3 metres in depth, 9.22 metres in width, 3 metres in height, and 3.3 metres in maximum height due to the parapet wall.

At first floor the rear extension will measure 1.6 metres along the boundary with No.15 Rasper Road. The extension would then extend 3.37 metres in width to then project a further 1.77 metres in depth along the boundary with No.23 Rasper Road.

## **4. Public Consultation**

Consultation letters were sent to 13 neighbouring properties.

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

The objections received can be summarised as follows:

- Negative impact on the surrounding area
- Side extension would leave no access for the maintenance or repair of side wall, or vents and pipework within the wall.
- Side extension will create a line of terraced properties and therefore impact on appearance of the area.

## **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**

The application seeks planning permission for a single storey side extension and a part single part two storey rear extension.

The host property forms part of short terrace consisting of 4no dwellings and sits on the eastern end of it. The development was refused under planning permission but was allowed at appeal, under reference, APP/N5090/A/02/1106742 on the 11th July 2003.

The property does not benefit from permitted development rights.

To the east, the property benefits from a driveway measuring approximately 3 metres in width and borders with the neighbouring premise at No.15 Rasper Road. It is also noted that the host property is recessed to the rear from the attached premises at No.23 Rasper Road by approximately 1.77 metres.

### Single Storey Side Extension

The proposed single storey side extension would be located within the existing driveway, and, as suggest on plan WYD 03P Rev C, would allow for storage.

The Council's Residential Design Guidance states that single storey side extensions should generally not exceed half the width of the original dwelling. Where possible, a set back from the front elevation may also contribute in minimising impact of a side extension with regards to outlook from the street scene and possible terracing impacts.

In this instance, the proposed single storey side extension would measure 2.95 metres towards the front elevation and 3.14 metres towards the rear elevation. Furthermore, the extension has been set-in 4.23 metres from the front elevation. It is therefore considered that, in terms of design, the proposal complies with the Council's Residential Design Guidance.

As stated above, Rasper Road is mainly characterised by small clusters of moderate terraced properties. Single storey side extensions are therefore not a dominant type of extension along the road. Nevertheless, it is not considered that the property would harmfully impact on the character and appearance of Rasper Road. The proposed side element has been set-back from the front elevation by a maximum of 4.23 metres. Furthermore, the extension will be recessed by a maximum of 6 metres from the front elevation of the neighbouring property at No.15 Rasper Road.

On balance, whilst the side extension is acknowledged to be larger than existing side elements in the local vicinity, the proposal is still in compliance with the Council's Residential Design Guidance and therefore complies with Policy DM01 of the Development Management Policies (2012). The considerable set-back from the front elevation is considered to materially reduce the impact of the proposal against the street scene and mitigate a potential terracing effect with the group of properties to the east.

The overall, size scale, bulk, height and design of the side extension are considered to be appropriate and within context.

### Single Storey Rear Extension

As stated previously, the host property is originally recessed from the attached premise at No.23 Rasper Road by 1.77 metres. Furthermore, the neighbouring property at No.15 Rasper Road benefits from a rear extension which currently projects approximately 0.5 metres past the original wall at the host property. Along the garden boundary, a boundary wall separates the host property with the existing parking lot.

The application seeks permission for a rear extension with a maximum depth of 3 metres, a width of 9.22 metres and a maximum height of 3 metres along the boundary with No.23 Rasper Road. On the opposite side, the overall height would measure 3.36 metres due to a parapet wall. It is noted that that the rear extension will measure the full width from boundary to boundary due to the wrap around with the proposed side extension.

With regards to rear extensions, the Council's design guidance states that that single storey rear extension on terraced properties should generally not exceed 3 metres in depth. In this instance, it is considered that the proposal complies with the Council's guidance. It is noted that a number of properties, including, No.15 Rasper Road, benefit from single storey rear extensions. Whilst it is acknowledged that the proposed rear element would be larger in terms of footprint, it is not considered that the proposal would impact on the character or appearance of the area. This is mainly due to the rear element not being visible from the street scene and being in compliance with the Council's design guidance.

#### Impact on Neighbouring Occupiers

The proposed single storey rear extension would extend approximately 1.25 metres past the neighbouring rear wall at No.23 Rasper Road. This projection is considered to be moderate and in keeping with the Council's allowances. It is not considered that the proposal would harmfully impact on the visual and residential amenities of neighbouring occupiers at No.23 Rasper Road. Furthermore, the proposed single storey side extension would not be visible from the neighbouring premise and therefore would not impact on living standards.

On the other hand, the side element will extend along the boundary with No.15 Rasper Road to then wrap around with the single storey rear element. The proposed extension would therefore project 2.5 metres past the neighbouring rear wall. The neighbouring property at No.15 Rasper Road originally benefits from a single storey rear projection along the boundary with No.21 Rasper Road. It is noted that the neighbouring outrigger has been further extended to the rear and the neighbouring property now extends approximately 0.5 metres past the original rear wall at No.21 Rasper Road. It is noted that the section of the side extension which would extend along the neighbouring rear projections would not impact on the neighbouring visual and residential amenities.

Whilst the overall height would slightly increase to 3.3 metres, due to a parapet wall, it is not considered that this would materially impact the living conditions of neighbouring properties. It is noted that the neighbouring premise has been extended the full depth of the rear garden and therefore abuts the boundary to the rear with the existing parking

area. Whilst it is noted that the proposed wrap-around element would project 2.5 metres past the rear of the property, the proposed element would not be facing the neighbouring amenity spaces, instead it would face the existing car parking space.

Furthermore, a boundary wall extends past the neighbouring premise at No.15 and projects along the host properties' eastern boundary. The proposed rear extension would therefore only project a maximum of 0.5 metres above the existing wall. It is therefore considered that, due to the moderate depth, and existing boundary wall, the proposed extension would not appear as an overbearing structure that would harmfully impact on the visual and residential amenities of neighbouring occupiers.

### First Floor Rear Extensions

The application further seeks planning permission for first floor rear extensions. It is noted that the property is recessed at first floor from the attached premise at No.23 Rasper Road by 1.77 metres. The host property is originally staggered to the rear and is further set back by 1.6 metres on the side elevation facing No.15 Rasper Road. Notwithstanding this, the neighbouring first floor is recessed by approximately 3.6 metres from the host property.

The Council's Residential Design Guidance states that first floor rear extension which are closer than 2 metres to a neighbouring boundary and project more than 3 metres in depth are not normally considered acceptable. This is mainly due to the detrimental impact that such extensions may bring to neighbouring visual and residential amenities.

The current application seeks to extend the property by 1.6 metres in depth along the side elevation facing No.15 Rasper Road and by 1.77 metres along the side elevation with No.23 Rasper Road. It is noted that the 1.6 metre extension would allow the property to fall in line with the current rear elevation whilst the 1.77 metre extension would extend further out and in turn create a staggered rear elevation.

The rear extension along the side elevation facing No.15 Rasper Road would be set in by approximately 3.14 metres to the neighbouring boundary and increase the overall depth from the neighbouring flank wall at first floor to 5.2 metres. It is considered that the additional 1.6 metres in depth given the relationship between the properties, would not cause harm to neighbouring amenity.

As noted, the host property is recessed by 1.77 metres from the neighbouring rear wall. The first floor rear extension will extend 1.77 metres past the original rear wall and therefore not exceed the neighbouring depth. This is considered to be acceptable and in compliance with the Council's guidance. The extension would have a maximum width of 2.69 metres. This is considered to further allow the extension to appear as a subordinate feature towards the host property.

On balance, the size, scale, massing, and design, of the extensions at first floor are considered to successfully reflect the character and appearance of the host property. Whilst it is important to note that the local vicinity is not characterised by first floor rear



extensions, the property does not fall within a conservation area. On balance, the proposed extensions are considered to result in a satisfactory relationship between the host property and the neighbouring premises at No.15 Rasper Road and No.23 Rasper Road.

#### Impact on Neighbouring amenity

The first floor rear extension along the neighbouring boundary at No.23 Rasper Road would not project past the neighbouring first floor. As such, it is not considered that the proposal would impact on the neighbouring visual and residential amenities.

With regards to No.23, it is acknowledged that an overall projection of 5.2 metres from the neighbouring first floor would not strictly comply with the Council's design guidance. Nevertheless, on balance, it is not considered that the proposal would materially harm the visual and residential amenities of neighbouring occupiers. This is mainly due to an existing gap of approximately 3.14 metres to the neighbouring boundary and a moderation 'infill extension' 1.6 metres in depth.

Overall, the size, scale, bulk, height and design of the development is considered to be appropriate within its context. Whilst it is acknowledged that the proposed extensions benefit from a larger footprint than existing extensions the proposal is largely compliant with the design guidance set out by the Council's. Furthermore, it is considered that the proposal would not materially impact, from the existing relationship, on the amenities of neighbouring occupiers. The scheme is therefore considered to comply with Policy DM01 of the Development Management Policies (2012) and the Residential Design Guidance (SPD).

#### **5.4 Response to Public Consultation**

It is noted that comments relating to the maintenance of the neighbouring side wall are not a planning matter. The applicants are advised that this is a civil matter which should be dealt with through a Party Wall Agreement.

Comments regarding the impact on character and appearance of the area have been addressed in the report.

#### **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.



21 RASPER ROAD, N20 0LU