

Location **37 Park Road Barnet EN5 5SE**

Reference: **17/2906/FUL** Received: 5th May 2017
Accepted: 11th May 2017

Ward: High Barnet Expiry 6th July 2017

Applicant: Ms Alice Rudwick

Proposal: Erection of a bin store to front of property and a bin and bike store to the side of property

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: Drawing No. 726PR PA00,726PR PA04 (Received 4th July 2017), 726PR PA05 (Received 4th July 2017) and 726PR PA06 (Received 4th July 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 a) Prior to commencement of the development details of the refuse collection arrangements shall be submitted to and approved in writing by the Local Planning Authority.

b) The development shall be implemented in accordance with the approved details thereafter.

Reason: In the interest of highway safety in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (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.

- 2 The applicant is advised that the bin store will need to be located within 10m of public highway with clear access to the bin store on collection days otherwise the dustbins will need to be brought to the edge of public highways. The applicant is advised to contact the Refuse Collection Team for further advice on refuse collection arrangement in the borough.

Officer's Assessment

1. Site Description

This application site relates to a two storey semi-detached property located along Park Road. The property was converted into three flats under planning ref. N01266B . The building is not located within a conservation area and is not listed.

2. Site History

Reference: N01266A

Address: Adjoining 37 Park Road High Barnet

Decision: Approved subject to conditions

Decision Date: 30 January 1968

Description: Erection of four flats and five garages

Reference: N01266B

Address: 37 Park Road High Barnet

Decision: Approved subject to conditions

Decision Date: 19 June 1968

Description: conversion of house into three self-contained flats.

3. Proposal

This proposal is for the erection of a bin and bike store to the side/rear of property.

The store will provide space for 2x bins for each of the 3 flats and bike storage. It will measure 6.1m wide, 1m deep and stand at 1.6m high. The store will be constructed of timber cladding.

The original application also included a refuse store in the front garden. This has now been omitted from the scheme.

4. Public Consultation

Consultation letters were sent to 15 neighbouring properties. 5 responses were received, comprising of 5 letters of objection.

The objections received can be summarised as follows:

- Inappropriate location
- Loss of car parking results in harm to residents amenity with increased parking pressure
- change of land use not sought

Highways - No objection subject to conditions.

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 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.

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

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
- Whether harm would be caused to the living conditions of neighbouring residents.

5.3 Assessment of proposals

The proposed timber bin/bike store will measure 6.1m wide, 1m deep and stand at 1.6m high. It will be located to the rear of Dale View along the North/West boundary. Given its modest dimensions, design, materials and siting to the rear it is considered that the proposal would not have a detrimental impact on the character of the site, the character of the surrounding area or the amenity of neighbouring occupiers.

All the concerns raised relate to land ownership and parking issues. The applicant has provided evidence that shows that they own the freehold for No.37, the access road, the turning area in front of the garages and the parking spaces behind No.37. Dale View has access rights to the laneway to access their parking spaces and their garages. It is noted that there are no formal parking spaces in front of the 3 existing garages owned by the residents of Dale View and therefore the development does not result in a loss of parking spaces.

Highways officers have stated that a minimum gap of 6m is required between the garages and the bin/bike store to allow space for cars to manoeuvre. The drawings show that there would be a gap of 7.047m-7.679m would be maintained between the proposed bin store and the garages, this is therefore considered acceptable on highways grounds.

5.4 Response to Public Consultation

Addressed within the report. In regards to the concern of change of use, the LPA does not consider that this is relevant to proposal as no change of use is proposed.

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.

