

Location **155 And 157 Chanctonbury Way London N12 7AE**

Reference: **18/0129/FUL**

Received: 8th January 2018

Accepted: 10th January 2018

Ward: Totteridge

Expiry 7th March 2018

Applicant: Mr and Mrs Scott & Mr and Mrs Rusta

Proposal: Demolition of no 155 and erection of 1no dwelling. Part single-part two-storey side and rear extension following demolition of existing side/rear extension and garage. Association changes to windows and door including relocation of front entrance to 157 Chanctonbury Avenue

Recommendation: Approve 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/obligations or reasons for refusal 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:

PA_001 (received 10/01/2018)

PA_002 (received 10/01/2018)

PA_003 (received 10/01/2018)

PA_004 (received 10/01/2018)

PA_005 (received 10/01/2018)

PA_006 (received 10/01/2018)

PA_007 (received 10/01/2018)

PA_008 (received 10/01/2018)

PA_009 (received 10/01/2018)

PA_010 (received 10/01/2018)

PA_011 (received 10/01/2018)

PA_012 (received 10/01/2018)

PA_013 (received 10/01/2018)

PA_014 (received 10/01/2018)

PA_015 (received 10/01/2018)

Basement Impact Assessment (received 08/01/2018)

Demolition and Construction Method Statement (received 08/01/2018)

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 2016.

- 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 Before the building hereby permitted is first occupied the proposed window(s) in the side elevation facing No.153 Chanctonbury Way and No.159 Chanctonbury Way 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 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.153 and No.159 Chanctonbury Way.

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).

- 7 No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm on other days.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policy DM04 of the Development Management Policies DPD (adopted September 2012).

- 8 Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

Reason: To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and highway.

- 9 Prior to the first occupation of the new dwellinghouse (Use Class C3) hereby approved at No.155 Chanctonbury Way, the property shall 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 at No.155 Chanctonbury Way, it shall be constructed incorporating carbon dioxide emission reduction measures which achieve an improvement of not less than 6 % 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 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; C; and D of Part 1 of Schedule 2 of that Order shall be carried out within the area of No.155 and No.157 Chanctonbury Way 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).

- 12 a) No development shall take place until a scheme of hard and soft landscaping to the front forecourt area, including details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping, has been submitted to and agreed in writing by the Local Planning Authority.
- b) All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.
- c) Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and 7.21 of the London Plan 2015.

Informative(s):

- 1 In accordance with paragraphs 186-187, 188-195 and 196-198 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 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.

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.

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.

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

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

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 site involves a pair of semi-detached properties located at No.155 and No.157 Chanctonbury Way. The properties are located towards the head of a cul-de-sac where the dwellings are set in relatively spacious plots. The host site at No.155 shares a boundary with the neighbouring premise at No.153 whilst the host site at No.157 shares a boundary with No.159.

It is noted that the local street scene character is dominated by two storey semi-detached properties. Notwithstanding this, the properties appear to vary in terms of form, character and appearance.

The properties do not fall within a conservation area and are not listed buildings. There are no tree preservation orders on site.

To the north lies the Folly Brook, a tributary to the Dollis Brook. It is acknowledged that the properties do not fall within a Flood Risk Zone.

2. Site History

Reference: 17/0497/HSE

Address: 155 and 157 Chanctonbury Way, London, N12 7AE

Decision: Refused

Decision Date: 12 April 2017

Description: Part single, part two storey side and rear extension following demolition of existing attached garage. Extension to roof including hip to gable end, 1no rear dormer window and 2no roof lights to front elevation. Associated changes to windows and door including relocation of front entrance to 155 Chanctonbury Avenue. Part single-part two-storey side and rear extension following demolition of existing side/rear extension and garage. Association changes to windows and door including relocation of front entrance to 157 Chanctonbury Avenue

Appeal Reference: APP/N5090/D/17/3177417

Address: 155 and 157 Chanctonbury Way, London, N12 7AE

Decision: Appeal Allowed

Date: 8 September 2017

Reference: 17/2939/HSE

Address: 155 and 157 Chanctonbury Way, London, N12 7AE

Decision: Approved subject to conditions

Decision Date: 30 June 2017

Description: Part single, part two storey side and rear extension following demolition of existing attached garage. Extension to roof including hip to gable end, 1no rear dormer window and 2no roof lights to front elevation. Associated changes to windows and door including relocation of front entrance to 155 Chanctonbury Avenue. Part single-part two-storey side and rear extension following demolition of existing side/rear extension and garage. Association changes to windows and door including relocation of front entrance to 157 Chanctonbury Avenue

Reference: 17/6065/HSE

Address: 155 Chanctonbury Way, London, N12 7AE

Decision: Approved subject to conditions

Decision Date: 14 December 2017

Description: Part single, part two storey side and rear extension following demolition of existing attached garage. Extension to roof including hip to gable end, 1no rear dormer window and 2no roof lights to front elevation. Basement excavation below footprint of ground floor. Associated changes to windows and door including relocation of front entrance to 155 Chanctonbury Avenue. Part single-part two-storey side and rear extension following demolition of existing side/rear extension and garage. Association changes to windows and door including relocation of front entrance to 157 Chanctonbury Avenue

3. Proposal

This proposal is for a joint application for the properties at No.155 and No.157 Chanctonbury Way. It is noted that the application follows from a recent planning approval, under reference 17/6065/HSE, for various extensions at both properties. Notwithstanding the approval for application 17/6065/HSE, No.155 was subsequently fully demolished. The decision notice for application 17/6065/HSE did not give permission for a full demolition.

The current application therefore seeks planning permission for the demolition and rebuild of No.155 as well as the same extensions at No.157 which were approved under application 17/6065/HSE. It must also be noted that the proposed rebuild of No.155 would materially match the extensions approved under application 17/6065/HSE.

Demolition and rebuild at No.155 Chanctonbury Way will measure as follows:

- o At ground floor, the property will measure a minimum of 9.54 metres in width and a maximum of 11.53 metres in width. The property will measure a maximum of 14 metres in depth from the front to the rear elevation.
- o At first floor, the proposed property will measure a maximum of 12 metres in depth from the front elevation to the rear elevation and a maximum of 9.54 metres in width. The property will be stepped to the front elevation.
- o The proposed building will benefit from a gabled roof and a rear dormer to match No.157; which already benefit from a hip to gable extension.
- o The proposed basement extension measuring 14 metres in depth, a minimum of 9.57 metres in width and a maximum of 11.55 metres in width. The basement will serve a gym and utility room. 2no lightwells have been proposed to the side elevation facing No.153 Chanctonbury Way. The lightwells will measure 1000mm x 2000mm and will be flush at ground level.

Extensions at No.157 Chanctonbury Way will measure as follows:

- o Single storey side extension measuring 12.82 metres in depth and 2.66 metres in width. Towards the rear elevation, the side extension will extend a further 2 metres in width to then wrap-around with the proposed single storey rear extensions.
- o Single storey rear extension measuring 5 metres in depth, 11.08 metres in width, and 3.12 metres in maximum height.
- o First floor side extension measuring 9.89 metres in depth and 2.66 metres in width. The extension has been set back from the front elevation by a minimum of 1 metre and has been set down from the main ridge. The extension will have a minimum set back of 1.33 metres to the neighbouring boundary at No.159 Chanctonbury Way, and a maximum set back of 4 metres.
- o First floor rear extension measuring 3 metres in depth and 9.07 metres in width.

4. Public Consultation

Consultation letters were sent to 29 neighbouring properties.
5 responses have been received, comprising 5 letters of objection.

The objections received can be summarised as follows:

- Overdevelopment of a suburban street
- Out of keeping and harmful to the character and appearance of the original building
- No.155 has already been demolished
- Disruption caused by builders
- Site office constructed in the front garden of No.153 Chanctonbury Way
- Basement excavation could lead to potential flooding
- Poor form of development of the site
- Harmful to the character and appearance of the original buildings,
- Effect of water runoff
- Site is poorly secured and dangerous for pedestrians and children
- Late working and mess caused by construction vehicles.

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.
- Principle of development
- Whether harm would be caused to the living conditions of future residents.

5.3 Assessment of proposals

The application seeks planning permission for a series of works to be undertaken at No.155 and No.157 Chanctonbury Way. It is noted that the properties benefit from planning history relating to most elements of the current proposal. The first application, under reference 17/0497/HSE, sought planning permission for 'Part single, part two storey side and rear extension following demolition of existing attached garage. Extension to roof including hip to gable end, 1no rear dormer window and 2no roof lights to front elevation. Associated changes to windows and door including relocation of front entrance to 155 Chanctonbury Avenue. Part single-part two-storey side and rear extension following demolition of existing side/rear extension and garage. Association changes to windows and door including relocation of front entrance to 157 Chanctonbury Avenue.'

The application was refused planning permission as it was considered that the proposed rear/side extensions, as well as the rear dormers, by reason of their siting, excessive bulk, massing, and design, would fail to be subordinate towards the existing dwellings and would cumulatively constitute disproportionate and incongruous additions to the existing dwelling houses.

The application was subsequently allowed at appeal APP/N5090/D/17/3177417. It was considered by the Planning Inspector that the proposed roofs to the extensions would sit lower than the roofs of the existing dwelling, with parts of the extensions benefitting from setbacks from the main front elevations. It was therefore considered by the Planning Inspector that, when viewed from the road, the proposed extensions to both No.155 and No.157 Chanctonbury Way would appear subordinate to the appeal dwellings and would not appear out of place with regards to the established local character.

The Inspector's comments continued to address the relatively moderate impact of the proposal towards the rear elevation of the appeal site stating that "...although large, the extensions would be set down from the main roof ridges and would incorporate various changes in depth. I find the proposed extensions would not appear bulky or dominant. Furthermore the proposed rear extensions would only be visible from the rear gardens of the appeal dwellings and the immediate neighbouring dwellings such that they would not be overly prominent."

It was therefore considered that the extensions would not harm the character and appearance of the area or the host properties.

Notwithstanding the above, prior to the appeal decision, a second planning application, with reference 17/2939/HSE, was granted planning permission for a 'Part single, part two storey side and rear extension following demolition of existing attached garage. Extension to roof including hip to gable end, 1no rear dormer window and 2no roof lights to front elevation. Associated changes to windows and door including relocation of front entrance to 155 Chanctonbury Avenue. Part single-part two-storey side and rear extension following demolition of existing side/rear extension and garage. Association changes to windows and door including relocation of front entrance to 157 Chanctonbury Avenue'.

Following the above, a third application was submitted, under reference 17/6065/HSE, for a 'Part single, part two storey side and rear extension following demolition of existing attached garage. Extension to roof including hip to gable end, 1no rear dormer window and 2no roof lights to front elevation. Basement excavation below footprint of ground floor. Associated changes to windows and door including relocation of front entrance to 155 Chanctonbury Avenue. Part single-part two-storey side and rear extension following

demolition of existing side/rear extension and garage. Association changes to windows and door including relocation of front entrance to 157 Chanctonbury Avenue'.

The proposal sought to combine different elements from the previous applications as well as introduce a basement extension at No.155 Chanctonbury Way. The application was recommended for approval; nevertheless, due to a higher number of objections from neighbouring properties, the application was referred and determined at committee. The application was deemed acceptable and approved at the Chipping Barnet Area Planning Committee on the 30th of November 2017.

It must be noted that following the above approval the property at No.155 was fully demolished. The decision notice for application 17/6065/HSE did not give permission for a full demolition and rebuild of the property. The site is therefore subject to an enforcement investigation, with reference ENF/01572/17, for the demolition without Consent of Planning Permission.

The current application, under reference 18/0129/FUL, seeks to rectify the ongoing situation and as it seeks planning permission for the demolition and rebuild of No.155 as well as the extensions, which have been already approved, for No.157 Chanctonbury Way. It is further noted that as rebuilt, the property at No.155 would match the proposal approved under the previous application 17/6065/HSE; this includes the basement extension, part single part two storey side and rear extensions, and the loft conversion.

The application was called in at Committee by Councillor Richard Cornelius on the planning grounds that the application would represent a departure from normal planning procedure as well as the proposal being out of character with the rest of the street.

Principle of Development

The host property at No.155 Chanctonbury Way does not fall within a conservation area and is not a listed building. It is therefore considered that the property does not benefit from a special architectural merit. The rebuild of No.155 will result in the same footprint, size, mass, and bulk as the extensions which were approved under planning application 17/6065/HSE. This would include the previously approved basement, part single part two storey side and rear extensions, a loft conversion involving a hip to gable and rear dormer extension, and the relocation of the front entrance.

The property is currently in use as a single family dwelling house. The replacement building would maintain the same use. It is noted that the proposal has not provided details with regards to parking spaces as well as refuse storage. Nevertheless, the applicants have confirmed that existing parking provision will be maintained. As the replacement property will continue to be used as a single family dwelling house, it is considered that parking provision and refuse will be maintained as existing and acceptable in principle.

It is therefore considered that, on balance, the demolition and rebuild of No.155 Chanctonbury Way may be supported as the proposal would not materially impact and alter on the current use and density of the host site.

With regards to the extensions at No.157, it is recognised that the proposal would materially match the extensions approved under planning application 17/6065/HSE. It is therefore considered that the principle of extending No.157 is accepted.

Basement at No.155 Chanctonbury Way

The applicants have provided a Basement Impact Assessment.

The geology map indicates this area is overlain with London Clay (a relatively stable sub-soil). London clay has a relatively low permeability and is almost a complete barrier to ground water flow. Furthermore, whilst it is also acknowledged that the property sits in close proximity to Folly Brook, it falls on land classified as Flood Risk Zone 1 and is therefore not in a flood risk zone.

The basement is restricted to the footprint of the new building therefore in itself will not change the area of new hard surfaces. The proposed basement extension will not project past the front, side, and rear elevations of the host property and therefore no visual manifestation will occur. Two light-wells have been proposed at ground floor on the side elevation facing No.153 Chanctonbury Way. The light-wells will be flush and therefore are not considered to materially impact on the character of the property and the local area. In this instance, the proposed basement extension will allow for a gym and utility room. The submitted plan PA_015 suggests that the proposed head height will be 2.6 metres. It is therefore considered that the proposed basement will adequately serve future occupiers.

In conclusion, the structural implications of the basement including the possible impact on neighbouring properties with regards to stability are assessed under Building Regulations and it is not considered justified to require a Basement Impact Assessment to be independently assessed. The proposed basement has not been considered to increase flooding pressures and is therefore considered to be acceptable.

Impact on Neighbouring Amenity

As already discussed, the extent of the proposed development will match the approved extensions under planning application 17/6065/HSE. Whilst in this instance the property at No.155 has been demolished and is to be rebuilt as an entirely new property, it will benefit from the same relationship to the neighbouring property at No.153 as per the previously approved extensions. Both properties at No.155 and No.157 benefit from larger plots when compared to most neighbouring properties along Chanctonbury Way.

At ground floor, No.155 will therefore maintain a minimum gap of approximately 4 metres to the neighbouring boundary at No.153 Chanctonbury Way. On the other hand, the property will maintain a gap of 4.3 metres. Due to the substantial detachment from the boundary with the neighbouring property at No.153 it is considered that the proposed building at No.155 will not appear overbearing and overly-dominant. As per the extensions approved under reference 17/6065/HSE, the proposed building is not considered to materially impact on the visual and residential amenities of neighbouring occupiers at No.153.

The extensions that have been proposed at the attached property at No.157 Chanctonbury Way would match the extension approved under planning application 17/6065/HSE. Whilst it was acknowledged that the proposed elements at No.157 as well as No.155 would result in larger extensions than normally accepted, it was recognized by the Planning Inspectorate under appeal APP/N5090/D/17/3177417, that extensions proposed at No.157 would not materially impact on the character of the host property as well as the amenities of neighbouring occupiers at No.159 Chanctonbury Way.

Impact on the amenities of future occupiers

The proposed property would result in a 5 bedroom single family dwelling. The development is considered to comply with the space standards for new developments outlined in the London Plan 2016. The proposal is considered to provide adequate internal space for the future occupiers.

Table 2.3 within the Sustainable Design and Construction SPD indicates that for houses with 7 or more habitable rooms, outdoor amenity space should be 85 m². The development meets and exceeds this requirement.

Sustainability

The applicants have provided a sustainability report for the current submission.

With regards to water consumption, the applicants have confirmed all units will have water supplied through a water meter and units will incorporate water saving and efficiency measures that comply with Regulation 36(2)(b) of Part G2 of the Building Regulations to ensure that a maximum of 105 litres of water is consumed per person per day. A condition has been attached in order to ensure the above.

Applicants have further confirmed that the rebuild would incorporate carbon dioxide emission reduction measures which will achieve an improvement of no less than 6% in carbon dioxide emission when compared to a building constructed to comply with the minimum Target Emission Rate requirements of the 2010 Building Regulations. A condition has been attached accordingly to ensure the above.

With regards to accessibility, the applicants have confirmed that the property will not lend itself to be adapted to allow for disabled access to residential apartments. There would however be level access at ground floor level.

5.4 Response to Public Consultation

Comments have been received with regards to demolition of No.155 and the poor way of undertaking construction works. Comments relate to construction works happening after-hours and the impact on safety, noise, traffic, and accessibility that has been caused to neighbouring residents. It is noted that all these issues are recognized by the Planning Department and respective teams within the Council (Enforcement and Environmental Health) have been involved in discussions with the applicants.

Further comments have been received with regards to the fact that No.155 has already been fully demolished. Planning officers recognize that the demolition was undertaken without full planning consent and as such the property is under enforcement investigation ENF/01572/17. The rebuild of any new property on site requires planning permission and has to be assessed by the Planning Department. This is the main reasoning behind the submission of the current application.

Comments further relate to an 'outbuilding' having been constructed within the front garden of No.153 Chanctonbury Way. The Planning Department was notified and an enforcement investigation logged. The enforcement investigation has been closed following discussion with the applicants. It has been determined that the built element is a temporary site office for workers at No.155 and No.157 and would be removed as soon as works are to be completed.

As per the previous application, concerns were addressed towards a potential overdevelopment of the host sites and the wider impact towards the local area. It is noted that the 'surface extensions' that have been proposed conform to the extension previously approved under application 17/2939/HSE as well as appeal decision APP/N5090/D/17/3177417, and subsequently planning application 17/6065/HSE. The extent of development at both properties will match the approved developments under application 17/6065/HSE. It has already therefore been assessed by the Planning Department as well as the Planning Inspectorate that the extent of development would not cause material overdevelopment of the host sites.

Whilst it is noted that the proposed basement exceeds the general allowances under the Council's design guidance, the proposed element will be situated directly under the proposed footprint of the property at No.155 and would benefit from 2no moderate light wells. No material visual manifestation would occur. As per the report above, the geology map indicates this area is overlain with London Clay (a relatively stable sub-soil). London clay has a relatively low permeability and is almost a complete barrier to ground water flow. The basement is restricted to the footprint of the new building therefore in itself will not change the area of new hard surfaces or the number of trees to be removed.

Further comments addressed the impact of the proposed basement on surface water runoff and potential flooding risks. It is noted that whilst the properties sits within the vicinity of the Folly Brook, they fall under Flood Risk Zone 1. It is therefore not considered that flooding issues would result from the proposed extension. The construction and drainage related to the construction of the basement are matters that will be considered under the Building Regulations.

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.

