

- 4 Before the building hereby permitted is first occupied the proposed window(s) in the side elevation facing Huntingdon Works 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).

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.

Officer's Assessment

1. Site Description

The application property is an end of terrace property with L-shaped footprint with a two storey rear wing located in the East Finchley ward. The property has been converted into two self contained flats. The property is sited next to Huntingdon works which is occupied by small businesses and is in close proximity to the high street.

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

2. Site History

Reference: F/01761/12

Address: 2 Huntingdon Road, London, N2 9DU

Decision: Approved subject to conditions

Decision Date: 27 July 2012

Description: Single storey side extension.

3. Proposal

The application relates to a two storey side/rear extension to infill the existing recess of the L-shaped footprint of the existing building. The proposal will provide additional living space for the existing flats.

It should be noted that the proposal has been amended since its initial submission and no longer extends as deep as the existing two storey bay window. In addition the two storey side extension off the main building line has also been removed.

4. Public Consultation

Consultation letters were sent to 20 neighbouring properties.

7 responses have been received, comprising 7 letters of objection.

The objections received can be summarised as follows:

- The design is inconsistent with existing houses on the street by reason of its size, siting and rearward projection. three storey element of the extension is even more incongruous, overdevelopment of the site, overbearing mass and scale; high density.
- Loss of amenity to neighbouring occupiers.
- Extension will over and block the retained right of way which serves other properties on the street.
- Plans are inconsistent.
- Loss of outdoor space and use of side passage.
- Loss of light
- Use of frosted glass will lead to a loss of light in the rooms which will affect quality of life.
- The proposal will bring the residential properties closer to the works next door and associated traffic, neighbours may start complaining about the noise generated from the works due to the closer proximity.
- Application does not deal with how the tree will be dealt with.
- Loss of garden space which also contributes to character of the area.
- Building works will be disruptive.

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.
- Whether harm would be caused to the living conditions of existing/future residents.

5.3 Assessment of proposals

Character and appearance

The proposal has been amended since its initial submission and no longer seeks to extend to the side of the main building line. The extension will infill an existing recess in the L-shaped footprint of the building and as such the extension will not project beyond the main side building line of the property. The proposal will be sited behind the existing part of the building and as such will not change the design or appearance of the property when viewed from the streetscene on Huntingdon Road. In addition the depth of the rear extension has been amended so it does not project further than the main rear building line of the rear wing and will not align with the bay. The architectural feature of the bay to the rear will be retained and as such the the proposal will not interrupt the character of the host property with the bay being a common feature along this road.

The proposed extension is considered to be sympathetic to the existing property and will not be overbearing and will not result in the overdevelopment of the site. The proposal is considered to respect the character and appearance of the host property and the wider surrounding area.

Amenity of neighbouring occupiers

The proposed extension is not considered to result in harm to the neighbouring occupiers, the proposed extension will not be visible from no.4 Huntingdon Road being set on the

other side of the existing rear wing. The proposed extension is sited adjacent to Huntingdon works and is set a sufficient distance to ensure that the proposal will not result in harm to the users of this site. There are no amenity concerns with the amended proposal.

Amenity of future occupiers

The proposal will alter the internal configuration of the property to provide 2 bedrooms in the ground floor unit and a 4 bedroom unit in the upper floors. Each of the units will comply with the London Plan space standards for flats which requires a minimum floor area of 70sqm for 2 bed 4 person dwellings over one storey. The upper floor will be a 4 bed 8 person unit measuring 125sqm, this complies with the relevant standard in accordance with the London Plan.

Barnet's SPD Sustainable Design and Construction indicates that 5sqm of amenity space is required per habitable room. The proposal provides sufficient amenity space to the rear of the property to comply with this guidance.

The internal re-configuration of the ground floor flat is such that a bedroom window will face towards the existing side passage, whilst the side passage will maintain access to the rear amenity from the front of the property this will be exclusively for the ground floor flat with a gate positioned to prevent the upper floor residents being able to use the side passage at the point there is a bedroom window. It is noted that there is an area to the side of the property for refuse and recycling bins which are accessed by both flats but beyond this the gate will be positioned for the ground floor flat to maintain sufficient privacy in particular to the bedroom window. The new gate is at a sufficient distance from the bedroom window that it will not result in a perception of enclosure from the bedroom window.

It is noted that an existing rear staircase will be retained which provides direct access from the upper floor flat to the rear garden space, therefore this is considered to be the primary access to the rear garden space. A side boundary fence will be positioned to protect the amenities of the ground floor flat to prevent the access route enabling overlooking to the downstairs windows.

5.4 Response to Public Consultation

The proposal has been amended since its initial submission and no longer seeks to extend to the side of the main building line. As such no change to the public right of way is now proposed as part of the proposal. The extension will infill an existing recess in the L-shaped footprint of the building and as such the extension will not project beyond the main side building line of the property.

The proposal will be sited behind the existing part of the building and as such will not change the design or appearance of the property when viewed from the streetscene on Huntingdon Road.

The proposed development will not extend any closer to the neighbouring works than the existing building.

The garden space retained is still sufficient to comply with the guidance contained within the Sustainable Design and Construction SPD that indicates that 5sqm of garden space will be required per habitable room for flats. The remaining garden area is 117sqm

excluding the existing shed. The amended extension will not project beyond the rear building line and will retain the bay window feature and as such is not considered to result in overdevelopment or result in the loss of open space to such a degree that would change the character of the area.

The extension is such that there will be sufficient amenity of existing and future occupiers of the flats. The extension will provide additional living space as apt of an open plan kitchen/diner and living room there is sufficient glazing to ensure that the development will provide sufficient outlook and light to the flats.

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.

