

Location **Applegarth Manorside Barnet EN5 2LD**

Reference: **17/4076/RMA**

Received: 26th June 2017

Accepted: 11th January 2018

Ward: Underhill

Expiry 8th March 2018

Applicant: Mr H KAFIL

Proposal: Reserved matters application seeking approval for landscaping pursuant to outline permission reference 16/3156/OUT dated: 04.10.2016, for "Construction of new roof, first and second floor side extension and conversion of the building in to 5no self contained flats. Associated off street parking

Recommendation: Approve

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)

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. 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 must submit an application under Section 184 of the Highways Act (1980) for the proposed vehicular access. The proposed access design details, construction and location will be reviewed by the Development Team as part of the application. Any related costs for alterations to the public highway layout that may

become necessary, due to the design of the onsite development, will be borne by the applicant.

To receive a copy of our Guidelines for Developers and an application form please contact: Traffic & Development Section - Development and Regulatory Services, London Borough of Barnet, Barnet House, 1255 High Road, Whetstone N20 0EJ.

- 3 The plans accompanying this application are:
 - Site location plan
 - 440115/10
 - 440115/11

Officer's Assessment

1. Site Description

The application site contains a two storey, detached dwellinghouse, dating from the early 1960s, located on the northern side of Manorside on a corner plot on the junction with Manor Road. The surrounding area comprises a mixture of both single family units and purpose built flatted development. The plot is on a steep slope with a change in levels of 1.43m between the north and south boundaries of the site.

The host site is not located within a Conservation Area, is not a listed building or subject to any other relevant planning restrictions.

2. Site History

Reference: 16/3156/OUT

Address: Applegarth, Manorside, Barnet, EN5 2LD

Decision: Approved subject to conditions

Decision Date: 21 November 2016

Description: Construction of new roof, first and second floor side extension and conversion of the building in to 5no self contained flats. Associated off street parking (OUTLINE APPLICATION) (AMENDED DESCRIPTION).

This is the outline approval for which the current RMA is submitted.

Reference: 16/0285/FUL

Address: Applegarth, Manorside, Barnet, EN5 2LD

Decision: Refused

Decision Date: 17 March 2016

Description: First floor side extension, creation of a second floor with a flat roof and conversion of garage into a habitable living space to facilitate a conversion of 1 no residential dwelling into 6 no self-contained flats with parking, refuse, amenity space, associated vehicular access and alterations to hard and soft landscaping . New front porch including alterations to front canopy. Changes to fenestration to the front, side and rear elevations.

Reference: 15/05033/FUL

Address: Applegarth, Manorside, Barnet, EN5 2LD

Decision: Refused (Appeal Dismissed - APP/N5090/W/15/3141081)

Decision Date: 27 October 2015

Description: First floor side extension, creation of a second floor with a flat roof and conversion of garage into a habitable living space to facilitate a conversion of 1 no residential dwelling into 6 no self-contained flats with parking, refuse, amenity space, associated vehicular access and alterations to hard and soft landscaping . New front porch including alterations to front canopy. Changes to fenestration to the front, side and rear elevations.

Reference: N06897A

Address: Applegarth Manorside Barnet EN5 2LD

Decision: Approved subject to conditions

Decision Date: 04 Dec 1990

Description: First Floor Side Extension.

3. Proposal

The application seeks approval for the landscaping to the approved development.

Condition 2 of the outline permission stated:

Application for the approval of the reserved matters must be made before the expiration of three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

4. Public Consultation

Consultation letters were sent to 99 neighbouring properties.

11 responses have been received, comprising 11 letters of objection which can be summarised as follows;

- Impact to highway and pedestrian safety
- Loss of parking/parking issues
- Increase in number of crossovers and dropped kerbs
- Loss of green space and harm to visual amenity
- Harm to residential amenity of future occupants
- Visual harm/eyesore
- Lack of detail on plans
- Environmental harm
- Ownership of land within site 'red line' boundary
- Location of refuse bins
- Concern over deliveries and congestion
- No real overall parking gain.
- Excessive number of new spaces proposed.

Traffic and Development

No objection to revised plan, subject to informative - Section 184 required.

Trees and Landscape

No objection to revised plan.

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.

The Mayor's Draft London Plan

Whilst capable of being a material consideration, at this early stage very limited weight should be attached to the Draft London Plan. Although this weight will increase as the Draft London Plan progresses to examination stage and beyond, applications should continue to be determined in accordance with the 2016 London Plan.

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 developments 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)

- Provides detailed guidance that supplements policies in the adopted Local Plan

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

Impact on the character of the area

Manorside is characterised by gardens with small trees and mature shrubs in the front gardens that provides vital softening to the built environment. The street can be considered attractive and greened by this landscape.

At present the majority of the length of the boundary to the Applegarth site is defined by kerbs, low walls, and shrubbery and grass verges. There is currently parking available at right angles to the street for two vehicles and linked through to further space around the corner on Manor Road for two additional vehicles.

The western part of the site is currently separated from the road by a grass verge which is maintained by the Council. This provides an area of public green space and is important in retaining a balance between the hard surfaces of driveways and highway, and gardens and other green spaces. The proposal would involve the removal of a section of the grass bank between the sub-station and the western end of the application site, construction of a retaining wall and a new single crossover. The partial loss of a grass bank to accommodate an extra car parking space would be mitigated through the use of appropriate planting, as proposed under the revised plan.

The existing hardstanding to the east of the site would be retained for parking provision. Additional planting is proposed to this area of the site and would include climbing plants on the flank wall of the building (*hydrangia petiolaris*) and two small growing trees amongst shrubs (*amelanchier lamarckii* - juneberry), located on the corner of the site to Manor Road and Manorside. The proposed landscaping details would help soften the proposal into the landscape and mitigate the impacts of the new car parking space. Therefore these additional enhancements will ensure the property is similar in character to the rest of the street once established.

The Trees Officer has reviewed the proposal and considered the opportunity for planting on this site and is satisfied with the scheme proposed.

The proposed landscaping scheme is therefore considered acceptable with regards to the impact on the character and appearance of the site, streetscene and wider area.

Impact on the amenities of neighbours

As discussed under the above section 'character' the proposal would would help the building settle into the local environment. The comments from neighbouring properties regarding the loss of the grass bank and its replacement with vehicle parking, crossovers and hard surfaces are noted, however the proposal has been amended since first submission to reduce the size of the parking area to the west of the site to one parking space, which would ensure less hard surfacing to be laid and any visual harm is minimised.

Furthermore, the reduction in the size and number of crossovers, to one, would mean that the loss of on street parking is reduced to a minimum.

As such, it is considered that the proposed landscaping scheme would be acceptable with regards to the impact on the amenities of neighbouring properties.

Therefore, the proposed landscaping details can be agreed.

5.4 Response to Public Consultation

All issues raised are considered to have been addressed in the section above.

As the only matter reserved under outline permission (ref: 16/3156/OUT) was for landscaping, other matters, such as refuse storage or parking provision, cannot be considered under this reserved matters application.

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

In light of the above appraisal the proposed landscaping details can be accepted. It is therefore recommended that consent is granted.

