

Location **Applegarth Manorside Barnet EN5 2LD**

Reference: **18/0267/CON** Received: 15th January 2018
Accepted: 15th January 2018

Ward: Underhill Expiry 12th March 2018

Applicant: Mr H KAFIL

Proposal: Approval of details of parking layout, levels and landscaping pursuant to conditions 4, 5 and 6 of planning permission 16/3156/OUT dated 21/10/2016

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 The plan accompanying this application is: 440115/10 Rev A
- 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

Officer's Assessment

1. Site Description

The application site contains a two storey, detached dwellinghouse, 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 host site is not located within a Conservation Area, is not a listed building or subject to any other relevant planning restrictions.

2. Relevant Site History

Reference: 15/05033/FUL

Address: Applegarth, Manorside, Barnet, EN5 2LD

Decision: Refused

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: 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: 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).

Reference: 17/4076/RMA

Address: Applegarth, Manorside, Barnet, EN5 2LD

Decision: Pending Decision

Decision Date: No Decision Made.

Description: 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 (Amended description and amended plans)

Reference: 17/6063/RMA

Address: Applegarth, Manorside, Barnet, EN5 2LD

Decision: Application Returned

Decision Date: No Decision Made.

Description: 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"

Reference: 17/7811/CON

Address: Applegarth, Manorside, Barnet, EN5 2LD

Decision: Refused

Decision Date: 12 January 2018

Description: Submission of details of condition 4 (Parking Layout) 5 (Levels) 6 (Landscaping) pursuant to planning permission 16/3156/OUT dated 21/10/16

3. Policy Context

Relevant Development Plan Policies:

- London Plan (2016)
- Draft London Plan
- Relevant Core Strategy DPD (2012): Policies CS NPPF, CS1, CS5.
- Relevant Development Management DPD (2012): Policies DM01, DM02.
- Residential Design Guidance SPD (2016)
- Sustainable Design and Construction SPD (2016)

4. Consultation Responses

Consultation letters were sent to 69 neighbouring properties.

16 responses have been received, comprising 16 letters of objection which made the following comments;

- Impact on street parking
- Poor parking arrangements proposed
- Impact on highway and pedestrian safety
- Limited visibility for vehicles due to fence
- Lack of information (refuse storage, materials, parking spaces, maneuvering, measurements)
- Key areas have not been assessed since refusal of 17/7811/CON
- Loss of green space
- Impact on hedgehogs
- Lack of provision of refuse containers
- Health and safety issues
- Absence of information regarding condition 8 (materials) and condition 12 (drainage)

5. Assessment of proposal

5.1 Proposal

Submission of details of condition 4 (parking), condition 5 (levels) and condition 6 (landscaping) pursuant to planning permission 16/3156/OUT dated 21/10/2016 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 (outline application).'

An updated landscape drawing, ref 440115/10 Rev A, has been received under this application to address initial concerns regarding the lack of planting.

5.2 Condition 04

"Notwithstanding the submitted details, before the development hereby permitted is first commenced details of the proposed car parking layout shall be submitted to and approved in writing by the Local Planning Authority. The car parking spaces shall be provided in accordance with the approved details prior to the first occupation of the flats hereby approved and the car parking spaces shall be permanently retained in accordance with the approved details thereafter and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles in the interests of pedestrian and highway safety and the free flow of traffic 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)."

The applicant provided the following information in support of this requirement:

- Drg no 440115/10 Rev A

The car parking details submitted show the site can accommodate parking spaces for 5no vehicles to the eastern and south elevations of the property, and turning space to the eastern side of the site. This is considered acceptable to provide a suitable level of parking provision for the granted number of units which would ensure the development would not cause severe harm to highway safety.

The Local Highways Authority have reviewed the submitted details and have no objection to proposed parking provision and layout, subject to a suitable informative being attached to the discharge of the condition. The revised layout now minimises the impact to the grass bank with one new crossover proposed. It is noted that there is some minor retaining structure required and details for this should be submitted with the crossover application that is to be made to the Development Control Team through a S184 application.

The outline application indicated that 6 spaces would be provided, however highway officers were not satisfied that the layout could work. Although the current scheme shows 5 spaces rather than 6, highways officers are satisfied that this level of provision is acceptable and that the spaces can be accommodated on the site.

The current proposal also provides the necessary parking without significant reduction in the rear garden area, unlike the plan approved at outline stage.

Therefore it is considered that the details submitted to discharge this condition are acceptable and as such it is recommended that condition 4 be discharged.

5.3 Condition 05

"a) No development shall take place until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s) and any

other changes proposed in the levels of the site have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the details as approved under this condition and retained as such thereafter.

Reason: To ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the safety and amenities of users of the site, the amenities of the area and the health of any trees or vegetation in accordance with policies CS NPPF, CS1, CS5 and CS7 of the Local Plan Core Strategy (adopted September 2012), Policies DM01, DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), and Policies 7.4, 7.5, 7.6 and 7.21 of the London Plan 2015."

The applicant provided the following information in support of this requirement:

- Drg no 440115/10 Rev A

The only level changes proposed are a reduction in part of the garden level to provide the additional parking space.

The details accompanying the application presented on the submitted drawing are considered to be compliant with DM17. Therefore the details of the levels of the building, roads and footpaths in relation to the adjoining land and highways and any other changes proposed in the levels of the site as illustrated on the submitted drawing are considered acceptable to satisfy the LPA that the development would be carried out at suitable levels. It is recommended the condition is discharged.

5.4 Condition 06

"a) A scheme of hard and soft landscaping, including details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping, shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted is commenced.

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."

The applicant provided the following information in support of this requirement:

- Drg no 440115/10 Rev A

The hard and soft landscaping scheme, including details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping details submitted show the following;

To the south of the property - Tree to be planted on bank (prunus tibetica or similar) and small growing trees among shrubs (amelanchier lamarckii - juneberry)

To the east of the property - climbing plants on the flank wall (hydranger petiolaris) and two small growing trees amongst shrubs (amelanchier lamarckii - juneberry), located on the corner.

To the west of the property - existing garden to remain and ivy around the top of the retaining wall (Hendra helix).

The landscaping plan has been updated since submission to include details that would help soften the proposal into the landscape and mitigate some of the impact of the new car parking space.

The Tree Officer has reviewed these revised details and is satisfied that the proposal would help the building settle into the local environment. Given the constraints on the site, it is accepted that the proposed details to discharge this conditions are the most optimum for the site.

Therefore the landscape plan should be fully implemented. It is recommended the condition is discharged.

5.5 Response to Public Consultation

All planning related matters relevant to this application are considered to be covered in the above appraisal.

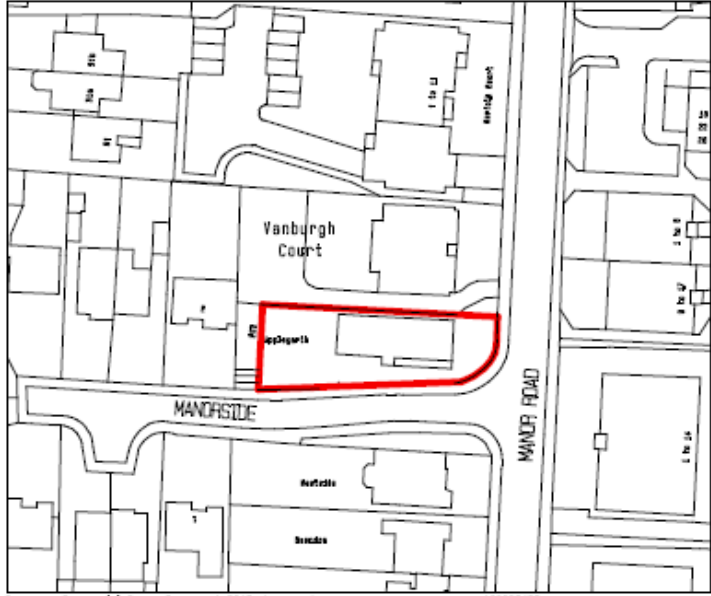
This application seeks to discharge condition 4 (parking), condition 5 (levels) and condition 6 (landscaping). Therefore only details submission with regards to these conditions can be considered under this application. As such, details of refuse storage (condition 10), materials (condition 8), and drainage (condition 12) will be considered and assessed under a separate submission(s).

7. 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.

8. Conclusion

The proposed submission of details of condition 4 (parking), condition 5 (levels) and condition 6 (landscaping) pursuant to planning permission 16/3156/OUT dated 21/10/2016 is satisfactory and recommended for APPROVAL.



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