

**Location**                    **1 Sunset View Barnet EN5 4LB**

**Reference:**                **18/1072/HSE**                    Received: 19th February 2018  
Accepted: 19th February 2018

Ward:                        High Barnet                        Expiry 16th April 2018

Applicant:                Mr Eren

Proposal:                Single storey rear extension. Part first floor and part single part two storey side extensions. Alterations to existing garage door

**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:

A-100 (received 16/04/2018)  
A-101 (received 16/04/2018)  
A-102 (received 16/04/2018)  
A-103 (received 16/04/2018)  
A-104 Rev A (received 16/04/2018)  
A-105 Rev A (received 16/04/2018)  
A-106 (received 16/04/2018)  
A-107 Rev A (received 16/04/2018)  
A-108 Rev A (received 16/04/2018)  
A-109 Rev A (received 16/04/2018)  
A-110 Rev A (received 16/04/2018)  
A-111 Rev A (received 16/04/2018)  
A-112 Rev (received 16/04/2018)  
A-113 (received 16/04/2018)

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 Before the building hereby permitted is first occupied the proposed window(s) in the side elevation facing No.3 Sunset View 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).

- 5 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.3 Sunset View.

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).

- 6 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).

**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 and the Applicant engaged with this prior to the submissions of this application. 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 site is a two storey 'arts and crafts' detached property located on the corner of St Albans Road and shares a boundary with the neighbouring property at No.3 Sunset View. The area is predominantly residential in character.

The application site falls within the Monken Hadley Conservation Area. The property is noted listed.

To the rear, the host site abuts with the Old Ford Manor Golf Course which is in the Green Belt. The property itself does not however fall within the Green Belt land.

There are no tree preservation orders on site.

### **2. Site History**

Reference: 17/5904/HSE

Address: 1 Sunset View, Barnet, EN5 4LB

Decision: Withdrawn

Decision Date: 30 October 2017

Description: Part single, part two storey side and rear extension following demolition of existing garage. Roof extension involving raising of the roof height, rear dormer window, 2no. rooflights to front and 1no rooflight to side elevation to facilitate a loft conversion

### **3. Proposal**

The application seeks planning permission for single storey rear extension. Part first floor and part single, part two storey side extensions. The proposal further seeks alteration to the existing garage door.

The single storey rear element will measure 3 metres in depth, 13.6 metres in width, 2.5 metres to the eaves, and 3.5 metres in maximum height. The extension would be constructed with a pitched roof.

The ground floor side extension will measure approximately 5 metres in depth, and 0.4 metres in width. The extension will be in line with the existing side extension set in by 1.9 metres from the side boundary with No.3 Sunset View. The side extension will link in to the proposed rear extension.

The first floor side extension will sit above the ground floor side extension however would be set back 2m from the front elevation. The first floor side extension would measure 8.5 metres in depth and 2.8 metres in width. This extension as stated above is set back by 2 metres from the front elevation and set down from the main ridge by 0.5 metres. There will be a gap of approximately 3.5m between the flank wall of the proposed extension and the neighbouring flank wall at N0.3.

The existing garage door will be replaced by a window matching the design of the existing windows at No.1 Sunset View.

### **4. Public Consultation**

Consultation letters were sent to 12 neighbouring properties.  
17 responses have been received, comprising 17 letters of objection

The objections received can be summarised as follows:

- Out of character with the local street scene
- Will create a terraced effect
- Deprives public ad opposite neighbouring from views towards the Golf Course and beyond
- Overbearing impact
- Loss of outlook
- Increase sense of enclosure
- Loss of light and sunlight
- Proposal endangers the arts and crafts design

A letter has also been received from Theresa Villiers MP contents of which expresses concerns with regards to the proposals and urges the planning committee to take the constituent's views into account before reaching a decision.

Council's Heritage Team. was also consulted. No objection were raised tto the proposed extensions however, they have advised that the proposed materials must strictly match the existing property in order to mitigate any impact on the original character and appearance of the host site as well as the surrounding and wider conservation area.

## **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 London Plan is currently under review. 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 adopted 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 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.

#### Monken Hadley Conservation Area Character Appraisal Statement (adopted January 2007)

- This character appraisal assessment includes information to explain and justify the Conservation Area status. It forms a basis for planning decisions in the area and provides the groundwork for any future policies and projects to preserve or enhance the area.

## **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 character of the conservation area.

## **5.3 Assessment of proposals**

The application property is a two storey detached dwelling located at No.1 Sunset View. The property is located on the eastern end of Sunset view and shares a boundary with St Albans Road. To the rear, the property abuts the Old Ford Manor Golf Course which is in the Green Belt.

### **Ground Floor Side Extension**

The host site benefits from an original single storey garage, and a kitchen extension at the side facing the boundary of No.3 Sunset View, whilst the side extension extends the full depth of the original dwelling house. The garage and kitchen additions are not joined, there is a gap of approx 0.87m between the two structures. Following a site visit to the application property, it is noted that the existing garage structure is sited 0.4m closer to the neighbouring boundary at N0.3. (1.9m from the garage and 2.3m from the kitchen flank wall).

The proposed single storey side extension only involves widening the existing kitchen wall by 0.4m to bring it in line with the garage flank wall to form a larger dining kitchen area. A gap of 1.9m will still be maintained from the neighbours boundary.

The single storey side extension is considered moderate and sympathetic addition to the host property and not considered to detract from the character and appearance of the host site nor the surrounding properties nor detract from the established character of the Monken Hadley Conservation Area.

With regards to neighbouring amenity, it is not considered that the ground floor side extension would have any appreciable adverse impact on neighbours amenity. A gap of 1.9m would still be maintained from the side boundary which is considered sufficient distance away to mitigate any harm on neighbours amenity. The new window proposed in the flank facing N0.3 would be conditioned to be obscure glazed to ensure there is no overlooking or loss of privacy.

### **First Floor Side Extension**

The Council's Residential Design Guidance states that first floor side extension should not exceed half the width of the original property, should be set back by a minimum of 1 metre from the front elevation, and should be set down by a minimum of 0.5 metres from the main ridge height. Furthermore, side extensions at first floor should ensure that a minimum gap of 2 metres is maintained between the flank walls at first floor between neighbouring properties i.e. a minimum gap of 1 metre to the neighbouring boundary.

The proposed first floor side extension proposes to extend from the existing catslide roof and measure 8.7 metres in depth and 2.8 metres in width. Its set back 2m from the front building line and set down 0.5m from the main ridge height. A gap of 1.9m would also be maintained from the neighbours boundary and 3.5m between the flank walls..

Whilst first floor side extensions are not characteristics within the street scene, given the modest size, siting and design it is not considered the first floor extension would have any impact on the character and appearance of the host property nor the street scene. It is noted that a similar first floor side extension was also granted at No.14 Sunset View, under reference 17/1793/HSE dated 23/05/2017.

On balance, the proposed side extension is considered to comply with the Council's Residential Design Guidance and would appear subordinate and sympathetic addition to the host property.

It should be noted that the application site was also viewed from the neighbouring property at No.3 Sunset View. Consideration has therefore been given with regards to the impact the proposed extensions would have on the neighbouring amenity. Concerns were raised with regards to overlooking from the first floor flank window. The flank window to first floor ensuite bathroom would be conditioned to be obscure glazed and permanently fixed shut with only a fan light opening and therefore addresses the concerns raised with regards to overlooking and loss of privacy to neighbours habitable room.

For the reason above, the proposed first floor side extension is considered acceptable and not result in any appreciable adverse impact on the visual and residential amenities of neighbouring occupiers.

#### Single Storey Rear Extension

The proposed 3m deep single storey rear extension across the whole width would replace the existing 1.5m deep x 9.2m wide extensions. The existing also benefits from a rear balcony which sits on top of the conservatory.

The proposed 3m deep Single storey extension would link in to the proposed ground floor side extension. The plans have been amended reducing the overall height of the single storey extension.

Paragraph 14.21 states that single storey rear extensions on detached properties should not exceed 4 metres in depth from the original rear wall. In this instance, the proposal only seeks a 3 metre deep extension. The extension would extend the full width of the property and extend 3m beyond the building line of neighbouring property at N0.3 with a gap of 1.9 m from the boundary. The height of the extension as amended would measure 2.53 metres to the eaves and 3.5 metres in maximum height.

The proposed single storey additions are considered moderate and subordinate addition to the host property and not considered to detract from the character and appearance of the property. It should be noted that whilst smaller in depth, a full width rear extension has previously been approved under reference B/02382/13. The principle of a full width rear extension is therefore considered acceptable.



As stated above the proposed rear extension would only project 3m from the rear building line of adjoining property's shed type structure which runs along the shared boundary. However there would be a gap of 3.4m between the flank walls of host property and the neighbouring property.

Taking the above into account, it is considered the generous gap between the proposed extension and the neighbouring property is sufficient to offset any overbearing and obtrusive impact. It is further noted that the overall maximum height has been reduced to a maximum of 3.5 metres whilst the eaves height has been proposed at 2.5 metres. On balance, the reduced ridge height and moderate eaves height are not considered excessive enough to result in significant adverse impact on the visual and residential amenities of neighbouring occupants.

## Materials

The applicants have confirmed that the proposed materials will match the character and appearance of the existing property. Notwithstanding this, a condition has been attached to ensure that the details of the materials to be used have been approved by the Local Planning Authority in order to safeguard the character and visual amenities of the site and the wider conservation area.

## Impact on the Conservation Area

Sunset View lies on the eastern end of the Monken Hadley Conservation Area. It is noted that the street did not form part of the original Conservation Area as it would have been included at a later stage through extensions to the conservation area.

Sunset View benefits from a varied architectural value. The properties along this stretch of land are different variations on arts and crafts themes and present a well-established character for Sunset View. It is noted that the properties are originally detached and tend to benefit from large gaps to neighbouring flank walls at first floor. This is mainly identified along the properties on the northern end of Sunset View. The relationship between the north facing properties allows for favourable views of the existing Green Belt and the Old Ford Manor Golf Course. It must be noted that there are no Statutory or locally listed buildings along Sunset View.

Overall, the proposed extensions at No.1 Sunset View are considered acceptable with regards to size, bulk, and massing. The single storey rear extension, as well as the first floor side extension, are considered to comply with the design requirements set out in the Council's Residential Design Guidance. Whilst it is acknowledged that the first floor side element will increase the bulk of the host site along the boundary with No.3 Sunset View, it is considered that the extension has been adequately set in from the front and side elevations in order to allow the addition to appear as a sympathetic and subordinate feature.

It is further recognised that the proposed side extension at first floor will not materially increase the width of the property towards the adjoining premises thus maintaining the established gaps between the properties with views in an out of site

## 5.4 Response to Public Consultation

Comments have been received with regards to the impact on the character of the host site, the conservation area, and the impact on neighbouring occupiers. The comments have been addressed in the report above.

Further comments have been addressed towards the Right of Light issues. Whilst this does not entirely fall under planning legislation, care has been taken in assessing the impact of this on neighbouring amenity

## **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.

