

Location **51 Greenway Close London N20 8ES**

Reference: **18/3853/HSE** Received: 21st June 2018
Accepted: 4th July 2018

Ward: Totteridge Expiry 29th August 2018

Applicant: Mr Vinesh Patel

Proposal: Single storey side and rear extension following the demolition of an existing garage and carport. Associated alterations to fenestration

Recommendation: Approve subject to conditions

AND the Committee grants delegated authority to the Service Director-Planning and Building Control 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:

Drawing No.:

98 (Received on 20.8.2018)
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108(Received on 20.8.2018)
200 Rev.A (Received on 20.8.2018)
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205 Rev.A (Received on 20.8.2018)
206 Rev.A (Received on 20.8.2018)
207 Rev.A (Received on 20.8.2018)
208 (Received on 20.8.2018)

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 The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s).

Reason: To safeguard the visual amenities of the building and surrounding area in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

- 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).

Informative(s):

- 1 In accordance with paragraphs 38-57 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. A pre-application advice service is also offered.

Officer's Assessment

1. Site Description

The application site contains a two storey detached property, located on the south side of Greenway Close. The area is predominately residential in character with detached dwellinghouses.

The road slopes downwards from West to East. No. 49 Greenway Close is sited at a lower level than No.51 Greenway Close.

The property is not located within a conservation area, and is not listed.

2. Site History

Reference: 18/1605/192

Address: 51 Greenway Close, London, N20 8ES

Decision: Unlawful

Decision Date: 13 April 2018

Description: Extension to roof including 1no side dormer windows to both side elevation, new windows to front and rear elevations at second floor level and removal of chimney

Refusal reason:

The gable side projection is an original feature of the dwellinghouse, therefore the roof slope of the gable side projection forms part of the principal elevation of the dwelling house. If any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway it will be considered unlawful.

The works which will extend beyond the plane of the existing roof slope will be the side dormer extension therefore the roof extension will project beyond the principle elevation of the house which fronts the highway.

Reference: 18/3759/192

Address: 51 Greenway Close, London, N20 8ES

Decision: Lawful

Decision Date: 10 July 2018

Description: Extension to roof including 1no side dormer windows to both side elevation, new windows to front and rear elevations at second floor level and removal of chimney

Reference: N15949/07

Address: 51 Greenway Close, London, N20 8ES

Decision: Lawful

Decision Date: 4 February 2008

Description: Erection of carport to side of house.

3. Proposal

The proposal involves single storey side and rear extension following the demolition of an existing garage and a covered car port. Associated alterations to fenestration.

Single storey rear extension:

The proposed rear extension would extend beyond the original rear wall by 3 metres in depth adjacent to the common boundary shared with No. 53 Greenway Close, N20 8ES. On the other side with N49 the extension would line up with this neighbour's rear addition. The rear extension would have a flat roof with a parapet wall. It would have a maximum height of 3.1 metres measuring up to the top of the parapet wall and a height of 2.85 metres measuring from the flat roof to the ground level.

Single storey side extension:

Following demolition of the existing garage and covered carport, the proposed side extension would extend sideways by 2.35 metres. The proposed side extension would extend to the full depth of the original dwellinghouse and link into the rear extension. The proposed side extension would be adjacent to the common boundary shared with No.49 Greenway Close, N20 8ES. The front section of proposed side extension would have a pitched roof angle away from No.49 with an eaves height of 2.75 metres and ridge height of 3.6 metres. At the rear section, it would have a flat roof and the ridge height would be dropped down to 3.1 metres. The side extension would mainly have a flat roof measuring 3.6 metres high with a mono pitch roof to the front.

Alteration to fenestration:

The proposal also involves 2.no. roof light and windows at the front elevation of the side extension.

4. Public Consultation

Consultation letters were sent to 11 neighbouring properties. 8 objections have been received and they can be summarised as follows:

- The proposed side extension would cause loss of light to the adjoining neighbour.
- The sloping roof of the side extension could cause problems in adverse weather conditions and create kind of tunnel effect in front of their garage.
- It would decrease the parking spaces which cause increase on street parking.
- Existing block plan is not accurate.
- The plans are not showing No.49 and effects of the proposed extension cannot demonstrate the impact on the character of the street.
- Object on the idea of adding windows on the proposed extensions.
- Additional bay window is not showing on Drawing Title: Proposed front elevation.
- Proposed side extension would cause loss of light.
- Out of character
- Overbearing

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 Government's 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.

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The revised National Planning Policy Framework (NPPF) was published on 24th July 2018. This is a key part of the Government's reforms to make the planning system less complex and more accessible, and to promote sustainable growth. It is a material consideration in planning decisions. Similar material considerations are the Government's planning policy for traveller sites, and its planning policy for waste as well as Written Ministerial Statements where relevant to planning decisions.

Existing policies in Barnet's Local Plan (2012) and the London Plan (2016) should not be considered out-of-date simply because they were adopted prior to the publication of the revised NPPF. Due weight should be given to them, according to their degree of consistency with the revised NPPF.

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, semidetached 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 in this case are considered to be covered under two main areas:

Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality; and

Whether harm would be caused to the living conditions of neighbouring residents;

5.3 Assessment of proposals

Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;

Any scheme for the site will need to respect the character and appearance of the local area, relate appropriately to the sites context and comply with development plan policies in these respects. This will include suitably addressing the requirements of development plan policies such as DM01, CS05 (both of the Barnet Local Plan), 7.4 and 7.6 (both of the London Plan).

Policy DM01 states that all proposals should preserve and enhance the local character of the area. This application seeks planning permission for the erection of a single storey rear and side extension at No. 51 Greenway Close.

The application proposes the erection of a rear extension with a depth of 3 metres. Under the Residential Design Guidance SPD, extensions of 4 metres deep are considered acceptable for detached properties. It is noted that there are various examples of single storey rear extension on this part of the street and the adjacent property (No.53 Greenway Close) benefits from single storey side and rear extension with a similar depth. The side

extension would have a width which is half of the main dwelling and it would have a pitched roof which would respect the roof form of the main dwellinghouse. Therefore, the proposed single storey side and rear extension is considered to be subordinate addition to the main dwelling.

Paragraph 14.22 of the Residential Design Guidance states that enough amenity space must remain with rear extensions. Due to the size and scale of the proposal, it is not found that there would be a detrimental impact to the amenity space of the property.

Overall, the proposed development is considered to comply with the Residential Design Guidance SPD, and the proposal is proportionate to the existing house and respects the scale, design and character and appearance of the host property, street scene and the wider character of the area.

Whether harm would be caused to the living conditions of neighbouring residents;

It will be important that any scheme addresses the relevant development plan policies (for example policy DM01 of the Barnet Local Plan and policy 7.6 of the London Plan) in respect of the protection of the amenities of neighbouring occupiers. This will include taking a full account of all neighbouring sites.

The proposed side extension would extend further forward of neighbouring garage at No.49 lining up with the principle front building line. It should be noted that there is a covered car port at front which lines up with the front wall. There is a sloping of the road from west to east and No.49 is sited at a lower level than the host site. Concerns have been raised with regards to loss of light to one of the neighbouring windows. There appears to be a side window facing the host site which appears to be a secondary to the main windows at the front. Notwithstanding, there is a gap of 2 metres between the extension and this neighbouring window which is considered sufficient to mitigate any adverse impact on neighbours amenity.

The proposed side extension would have pitched roof angle away from the neighbouring property, No.49 Greenway Close. It would have a height of 2.75 metres at eaves level raising to a maximum height of 3.6 metres which would be pitched away from the shared boundary and No.49. The proposed rear extension would have a ridge height of 3.1 metres with a parapet wall. With the benefit of the site visit, it is noted that No.49 benefits from a single storey side element, which is currently adjacent to the shared boundary. In this regard, majority of the proposed extension would be obscured from view of No.49 by the body of the existing side element, accordingly it would not harm their residential amenity. The proposed extensions would not extended beyond the rear wall of this side element.

On the other side, it is noted that No. 53 Greenway Close is sitting at a higher ground level and benefits from a single storey side and rear extension. It is also noted that the proposed rear extension would not be extending further beyond the rear wall of No.53 and the proposed rear extension complies with the requirement under Barnet's Residential Design Guidance SPD (2016). The host property has a building footprint staggered further forward of No.53 to the front. However, the proposed rear extension would be set in approximately 2 metres from the shared boundary with No. 53. It is considered the proposed extension would not appear as over bearing or visually obtrusive on the

occupiers of No. 53. As a result, it is not considered to cause any overlooking or visual intrusive to the neighbour occupiers on No. 53.

Taking this into consideration, the proposed extension is not considered to result in unacceptable levels of harm to the visual or residential amenity of either neighbouring occupiers in accordance with Policy DM01 of the Development Management Policies DPD. This includes impacts in terms of daylight, sunlight and overshadowing, noise, disturbance, light pollution, outlook, overlooking, loss of privacy, visual impacts and overbearing relationships.

5.4 Response to Public Consultation

Mainly addressed in the body of the report however further comments made as follows:

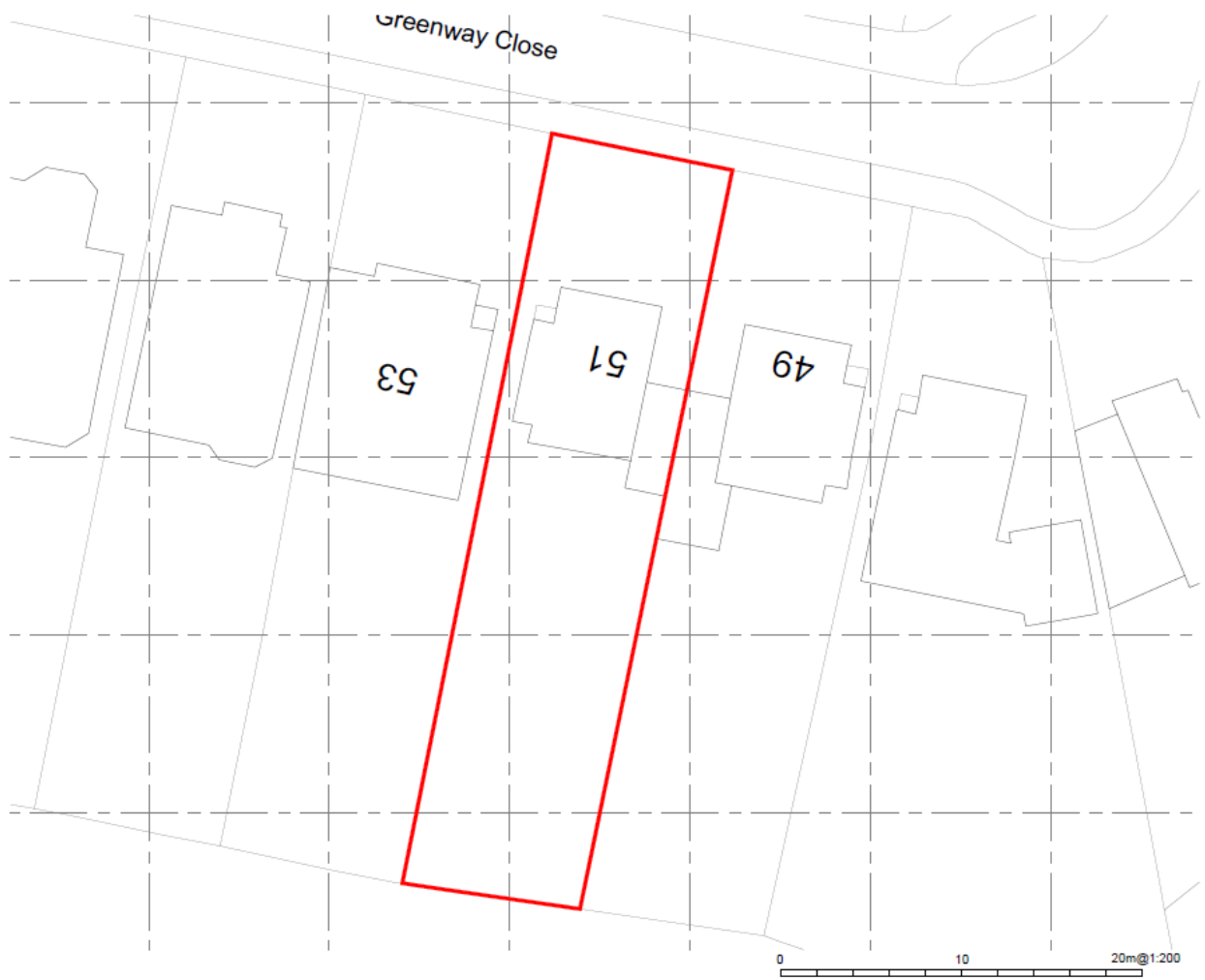
- Additional bay window is not showing on Drawing Title: Proposed front elevation. Bay window is not part of the proposal.
- The plans are not showing No.49 and effects of the proposed extension cannot demonstrate the impact on the character of the street. This is not a requirement however, Drawing No.: 204 Rev.A has been revised and No.49 has been shown on the drawing.
- It would decrease the parking spaces which cause increase on street parking. Existing garage would be demolished, but there are sufficient space to park a car on the hardstanding area.
- Existing block plan is not accurate. The plan has been revised and validated. It is drawn in accordance with the existing situation.

6. Equality and Diversity Issues

The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our 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, this proposal complies with the Adopted Barnet Local Plan policies and guidance and would be in keeping with the character and appearance of the surrounding area. It is not considered to have a detrimental impact on the residential amenities of neighbouring occupiers. This application is therefore recommended for APPROVAL.



Greenway Close

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