

Location **27 Tretawn Gardens London NW7 4NP**

Reference: **18/3685/HSE**

Received: 13th June 2018

Accepted: 13th June 2018

Ward: Mill Hill

Expiry 8th August 2018

Applicant: Mr & Mrs S Barget

Proposal: Roof extension involving raising the roof height, side and rear dormer windows and 2no front rooflights

Recommendation:

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 38-58 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 site contains a detached single family dwelling located on the north-west side of Tretawn Gardens, an area predominantly residential in character. The immediate area is characterised by a mix of detached bungalows and houses.

Planning permission was granted for the demolition and rebuild of existing conservatory, erection of a single storey rear extension, alterations to fenestration, erection of a new first floor level and installation of solar and photo voltaic panels to roof.

A number of properties within the street have been significantly extended at all levels. In addition, properties have been substantially extended on the (south) eastern side of Tretawn Gardens with two storey rear extensions including 6, 16 and 26 Tretawn Gardens. The site is not part of a designated conservation area nor is it a listed building.

2. Relevant Site History

Reference: H/04874/10

Address: 27 Tretawn Gardens, London, NW7 4NP

Decision: Approved subject to conditions

Decision Date: 9 March 2011

Description: Variation of condition 1 (Approved Plans) pursuant to planning permission reference H/4677/09 granted 04/02/2010.

Reference: H/04677/09

Address: 27 Tretawn Gardens, London, NW7 4NP

Decision: Approved subject to conditions

Decision Date: 4 February 2010

Description: Demolition and rebuild of existing conservatory. Erection of a single storey rear extension. Alterations to fenestration. Erection of a new first floor level. Installation of solar and photo voltaic panels to roof.

Reference: H/01545/10

Address: 27 Tretawn Gardens, London, NW7 4NP

Decision: Approved subject to conditions

Decision Date: 23 June 2010

Description: Minor amendment to planning permission reference H/04677/09 dated 04/02/2010 to include amendments to the appearance of the proposed rear elevation including the insertion of a bay window.

3. Proposal

The current planning application seeks planning permission for a roof extension involving raising the roof height, side and rear dormer windows and 2 front rooflights.

The roof pitch will be raised by 400mm from 2.7m to 3.1m maximum. The side dormer windows will measure 1.24m (d) x 2.4m (w) x 1.54m (h) and the rear dormer window will measure 3.6m (w) x 1.38m (h) x 1.1m (d).

The scheme has been amended to ensure the proposed dormer windows are of a subordinate addition. The side dormer windows have been altered to be half the size of the original submission. The new central rear dormer window has been repositioned and set further down from the ridge of the proposed roof.

4. Public Consultation

Consultation letters were sent to 7 neighbouring properties. 6no responses have been received, comprising one letter of representation and 5 letters of objections.

The objections received can be summarised as follows:

- The roof extension will be out of character due to the excessive size
- It will give the impression of a third floor
- The property was a bungalow which has been significantly extended and the three large dormers will result in a property that will be 300% larger than the original dwelling
- The house was developed in a style dissimilar to the neighbouring properties and the bungalow suffers from a lack of light
- The scale of the dormers would set a new precedent on the road
- The property would sit between a bungalow and a subordinate property
- Extending to a 6-bedroom home is overdevelopment of the site
- Overbearing development
- The plans are misleading as the distances between the properties are incorrect
- Negative visual impact
- Concerns regarding parking

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 24 July 2018. 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.

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 there would be any impact on the garden space and existing trees

5.3 Assessment of proposals

Impact on character

Any proposed 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).

DM01 helps to protect Barnet's Character and amenity stating that development should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets.

The proposal has been amended since the initial submission and is now considered to be an acceptable scheme. The side dormer windows have been reduced to half the size of the original submission and the rear dormer has been set down from the ridge line. It is considered that the proposed dormer windows would appear sympathetic to the main roof of the host dwelling. They would be of an appropriate scale, making the proposed dormers a subordinate feature.

The proposed dormers are considered not to overwhelm the roof scape and although they are visible easily from the streetscene because of the siting of the property, it is considered that this would not be to the detriment to the character and appearance of the wider area.

The application proposes a larger taller crown roof formation which differs from that which currently exists for the property. The height of the roof level would be increased by 400mm to ensure adequate headroom. However, it is considered that this design would not be insubordinate or disproportionate to the existing property. It would reflect the size, scale and massing of other significant developments that have been constructed in Tretawn Gardens at nos. 1, 3, 9, 16 and 19.

Given the relationship with the neighbouring site at no. 29, which contains a bungalow, a similar example is found at no. 9 Tretawn Gardens, This property has been considerably extended and sits between two bungalows. The road slopes from the north to the south and as such the application property sits 500mm lower than the neighbouring bungalow. It is found that the increase in height would not be detrimental to the visual amenities and the character of the surrounding area. The overall proposal is therefore acceptable in design terms, with the height, mass and scale appropriate to the plot and to the adjacent properties.

Whether harm would be caused to the living conditions of neighbouring residents and future occupiers

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.

Objections have raised concerns regarding the scale of the dormer windows which would not be in keeping with the character of the area. The design has been revised from the original submission and the size of the side dormers has been reduced by half.

In respect to policy DM01, the side dormer windows, due to size and position would not cause detrimental impact on neighbouring properties sunlight, privacy or outlook. This position and design reflects to overall scale of the building and would not cause significant impact either neighbouring properties. The new windows to the side elevation of the roof slopes will be of obscured glass and there will be no loss of privacy for neighbours.

The proposed rear dormer window, although high upon the roofslope, it would project beyond the main roof slope by 1.1 metres. By virtue of the siting, size and set in of the proposed dormer from neighbouring properties, it is not considered that it would appear overbearing or create significant levels of loss of light, outlook or privacy to the adjoining neighbouring properties.

With regards to the impact on the neighbouring property no. 29 Tretawn Gardens, the flank wall of this neighbouring property is distanced 2.5 metres of the flank wall of the host property. Given this separation distance and the lower ground level to the host property, it is considered that there would be a limited impact on this neighbour. There would be no material loss of light or outlook for neighbours. As a result of the above, it is unlikely that the addition would appear overbearing in relation to this neighbour.

Non-adjoining neighbouring property at no.25, which is a two-storey dwelling, while it sits lower than the host property, given the separation distance, the raising of the roof height by only 0.5m and the addition of a subordinate side dormer, no additional impact would be caused to the neighbours through the proposal.

5.4 Response to Public Consultation

The planning concerns of residents have been addressed in the main report.

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.

