

**Location**                               **33 Ranulf Road London NW2 2BS**

**Reference:**                               **18/3587/HSE**

Received: 8th June 2018

Accepted: 11th June 2018

Ward:                                       Childs Hill

Expiry 6th August 2018

Applicant:                               Christoforou Family

Proposal:                               Part single, part two-storey rear extension with rear juliette balcony (at first floor level) following demolition of existing single storey rear extension. Part single, part two storey side extension including extension to roof following removal of existing side dormer. New front (portico) porch with replacement canopy. Extension to main roof, including raising the ridge height, 3no front dormers and 3no rear dormers following removal of existing front and rear dormers and rear rooflights. Associated alterations to fenestration including double glazing. Alterations to landscaping including new front boundary wall with railing and new hardstanding (AMENDED PLANS AND DESCRIPTION)

**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:

LP-01 00, EX-00 00, EX-01 00, EX-02 00, EX-03 00, EX-04 00, EX-05 00, EX-06 00, EX-07 00, EX-08 00, EX-09 00, PA-10 00, 2018 037 01 Rev.D, 2018 037 02 Rev.D.

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 outlined within the approved plans.

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).

- 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 elevations , of the extension hereby approved, facing No.31 and No.35 Ranulf Road.

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 a) Before the development hereby permitted is first occupied, details of boundary treatment to be installed to the rear of the property adjacent to the neighbouring occupier at No.31 Ranulf Road shall be submitted to and approved in writing by the Local Planning Authority.

b) The bounday enclosures shall be installed in accordance with the details approved under this condition before first occupation and retained as such thereafter.

Reason: To ensure that the development does not prejudice the amenity of future occupiers or the character of the area in accordance with policies DM01 and DM02 of the Development Management Policies DPD (adopted September 2012), the Residential Design Guidance SPD (adopted April 2013) and the Sustainable Design and Construction SPD (adopted April 2013).

- 7 No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm on other days.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policy DM04 of the Development Management Policies DPD (adopted September 2012).

**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. 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**

### OFFICER ASSESSMENT

#### 1. Site Description

Ranulf Road is a residential street in the Childs Hill Ward. A number of properties on Ranulf Road have had alterations and the surroundings are predominantly suburban in character. The property is not listed nor in a conservation area.

33 Ranulf Road is a large detached single dwelling house in the Hocroft Estate. The front elevation of the property is two storey with a substantial pitched roof and the rear elevation is also two storeys with an existing single storey rear extension of 5 metres. The property has a side garage neighbouring no. 35 which is set at a lower level in the front elevation in relation to the main dwelling house. This is due to the fall in levels meaning that the houses are positioned on a slight slope. Thus, the dwelling at 31 Ranulf Road is slightly higher than no. 33 and no. 35 is at a slightly lower level.

#### 2. Site History

Reference: 18/4803/HSE

Address: 33 Ranulf Road, London, NW2 2BS

Decision: Refused

Decision Date: 28 September 2018

Description: Part single, part two-storey rear extension with rear balcony (at first floor level) following demolition of existing single storey rear extension. Part single, part two storey side extension including extension to roof following removal of existing side dormer. New front (portico) porch with replacement canopy. Extension to main roof, including raising the ridge height, 3no front dormers and 3no rear dormers following removal of existing front and rear dormers and rear rooflights. Associated alterations to fenestration including double glazing. Alterations to landscaping including new front boundary wall with railing and new hardstanding (AMENDED PLANS AND DESCRIPTION)

Reference: F/02021/14

Address: 33 Ranulf Road, London, NW2 2BS

Decision: Approved subject to conditions

Decision Date: 23 June 2014

Description: Variation of condition 1 (plan numbers) Pursuant to planning permission F/04797/11 dated 02/04/2012. Amendments include extending the basement walls to the north and west, changing the staircase and extending the plant room.

Reference: F/03161/12

Address: 33 Ranulf Road, London, NW2 2BS

Decision: Refused

Decision Date: 3 October 2012

Description: Single storey rear extension.

Reference: APP/N5090/D/12/2188900

Decision: Allowed

Decision Date: 15 February 2013

Reference: F/04797/11

Address: 33 Ranulf Road, London, NW2 2BS  
Decision: Approved subject to conditions  
Decision Date: 3 April 2012  
Description: Proposed basement to the existing dwelling house.

Reference: F/01642/09  
Address: 33 Ranulf Road, London, NW2 2BS  
Decision: Approved subject to conditions  
Decision Date: 30 June 2009  
Description: First floor side extension.

Reference: C03982H/05  
Address: 33 Ranulf Road, London, NW2 2BS  
Decision: Refused  
Decision Date: 6 June 2005  
Description: Single storey rear extension.

Reference: C03982G/04  
Address: 33 Ranulf Road, London, NW2 2BS  
Decision: Refused  
Decision Date: 10 January 2005  
Description: Part single, part two-storey rear and side extension.

Reference: C03982F/03  
Address: 33 Ranulf Road, London, NW2 2BS  
Decision: Approved subject to conditions  
Decision Date: 13 June 2003  
Description: Single storey rear extension.

Reference: C03982E/03  
Address: 33 Ranulf Road, London, NW2 2BS  
Decision: Refused  
Decision Date: 7 April 2003  
Description: Single storey rear extension.

### 3. Proposal

This application seeks planning permission for a part single, part two-storey rear extension with rear Juliette balcony (at first floor level) following demolition of existing single storey rear extension. First storey side extension including extension to roof following removal of existing side dormer. New front (portico) porch with replacement canopy. Extension to main roof, including 3 no front dormers and 3 no rear dormers following removal of existing front and rear dormers and rear rooflights. Associated alterations to fenestration including double glazing. Alterations to landscaping including new front boundary wall with railing and new hardstanding.

### 4. Public Consultation

Consultation letters were sent to 4 neighbouring properties.

2 responses have been received, comprised of 2 letters of objection which can be summarised as follows;

- Concerns regarding overdevelopment of the site from the totality of the works and the resultant projection along the boundary with the neighbouring occupier at No.31 Ranulf Road.
- Concerns regarding overshadowing of existing terrace in late afternoon and evening.
- Concerns regarding establishment of new building line if development to be approved.
- Concerns regarding proposed fenestration and the resultant overlooking this may cause over neighbouring properties terrace.
- Concerns regarding proposed flat roof over ground floor element being used as a potential terrace.
- Concerns regarding proposed Juliette balcony to first floor level.
- Concerns regarding demolition of existing boundary treatment and requested conditioning that similar boundary treatment is erected as soon as possible.
- Concerns regarding construction noise and traffic impact on neighbouring occupiers.
- Concerns regarding terracing effect due to proposed side extension.

This application has been called in for consideration by the area planning committee by Councillor Clarke so that residents views may be fully considered.

## 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 (MALP)

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 2031. 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 London Plan 2017 (DRAFT)

'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 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 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 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

Any scheme for the site will need to respect the character and appearance of the local area, relate appropriately to the sites context, and ensure protection of the amenities of neighbouring occupiers and the amenities of future occupiers. This will include taking a full account of all neighbouring sites and will 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).

The applicant seeks permission for the following;

- Part single, part two storey rear extension with a ground floor depth of 8metres from the original rear wall and first floor depth of 3.5 metres, following demolition of existing 5 metre single storey rear extension.
- First floor side extension with a width of 2.8 metres incorporating a hipped roof built above existing ground floor side extension and garage set back 3 metres from the front wall of the property
- Juliette balcony to rear of first floor extension.
- Extension to main roof resulting in a mansard form with 3no proposed dormers to front and 3no proposed dormers to the rear roof slopes with proposed heights of 1.6 metres, 2.1m in width and a depth of 1.2 metres. Increase in ridge height of approximately 0.75m.
- Preplacement front portico with canopy with a height of 3.3m, width of 4.5m and depth of 1.7m
- Associated alterations to fenestration including introduction of double glazing.
- Alterations including a new hard standing and new front boundary wall with railings with a maximum height of 1.4 metres.

The proposed works are considered to be proportionate and appropriate to the existing property. It should be noted that amendments have been requested and received reducing the proposed ground floor and first floor element of the rear extension by 3 and 1.5 metres respectively and setting back the proposed side extension 3 metres from the front wall of the property. This report is assessing the amended scheme.

Ranulf Road is situated within the ward of Childs Hill to the southern part of Finchley Golders Green. The houses along this road are made up of generally large detached properties set back from the road side. Most of the properties along the street benefit from large rear gardens and a significant proportion have also benefited from considerable extensions to the rear and roof.

#### First floor side extension

Paragraph 14.15 of the Residential Design Guidance SPD states that "Side extensions should not be more than half the width of the original house. In addition, the setting back of the front wall of side extensions from the front building line can help to reduce the visual impact on the street scene. First floor side extensions should normally be set back 1 metre from the front main wall of the existing house...In order to reduce the visual impact of two



storey or first floor side extensions, there should normally be a minimum gap of 2 metres between the flank walls of properties at first floor level (i.e. a minimum gap of 1m between the boundary and the extension at first floor level for most two storey extensions)."

A similar proposed first floor side extension to the property had been approved previously under application reference (F/01642/09) however was never constructed. This had a width of 2.6 metres, a subordinate roof and was set back 3 metres from the front elevation of the property.

This current application follows a recently refused application reference (18/4803/HSE) on the site which was refused for the following reasons;

'The proposed part single part two storey rear extension and part single part two storey side extension, by reason of their size, siting and design, would be an incongruous and disproportionate addition to the existing dwelling house and would be out of context with the prevailing character of the streetscene and would introduce development detrimental to the character and appearance of the host property and the streetscene, contrary to policies CS1 and CS5 of Barnet's Adopted Core Strategy (2012), policy DM01 of the Adopted Development Management Policies DPD (2012) and the Adopted Residential Design Guidance SPD (2016).'

'The proposed part single part two storey rear extension, by reason of size, height, siting together with the resulting protrusion along the boundary with the neighbouring occupier would appear dominant, overbearing and visually intrusive when viewed from the adjoining properties at No.31 and No.35 Ranulf Road which would adversely affect the outlook from the property and lead to an increased sense of enclosure and loss of outlook, detrimental to the residential amenity of the neighbouring occupiers contrary to Policy CS5 of Barnet's Adopted Core Strategy (2012), Policy DM01 of the Adopted Development Management Policies DPD (2012) and the Adopted Residential Design Guidance SPD (2016).'

It is considered that given the side extension is significantly under half the width of the original house, the set back of 3 metres would be sufficient for the resultant development to be subordinate to the existing property. Paragraph 14.16 of the Residential Design Guidance SPD states that "Pitched roofs, following the same pitch as the existing roof, will normally be needed for two storey extensions and be set down at least 0.5 metre from the ridge of the main roof." The proposed side extension incorporates a pitched roof to match the existing and is set down 1 metre, in compliance with the aforementioned guidance. Although a distance of 1m to the side boundary is not maintained, this was also the situation with the previous permission. It is considered that the significant setback from the front serves to reduce any terracing effect.

In addition the removal of the existing side dormer is also considered to enhance the aesthetics of the front façade of the property and street scene given that side dormers are not a predominant characteristic of this Ranulf Road.

In regards to the first floor side extension, the previous scheme was considered to be out of context with the prevailing character of the area and incongruous to the dwellinghouse. In that instance the proposed side extension had a width of 2.8 metres, set back 0.75 metres from the front wall of the property.

Within this scheme, regarding the side extension, the width has still been proposed at 2.8 metres, however the set back from the front wall has been increased to 3 metres. This matches the setback approved in the 2009 application. It is considered that the setback

proposed minimises the visual prominence of the side extension on the street scene and reduces any terracing effect. As such the proposed side element is not considered incongruous or out of context with the prevailing character of detached properties along the street scape. It is considered that the setback proposed overcomes previous concerns regarding the side element in the previously refused application (18/4803/HSE).

#### \_round floor rear extension

The proposed ground floor rear element of the extension would extend to a depth of 8 metres from the original rear wall of the property, following the demolition of the existing single storey rear extension with a depth of 5 metres. The rear elevation of the proposed single storey element would be largely glazed which is considered acceptable. Although the Residential Design Guidance SPD stipulates 4 metres for a single storey rear extension to a detached property is usually considered acceptable, this is guidance and each application is based on its own merits and in this instance it is considered that the depth proposed is acceptable, as discussed below.

As previously mentioned, the properties along this part of Ranulf Road are located on a slight slope and thus the neighbouring property at No.31 Ranulf Road sits at a higher level than the application site. The neighbouring occupier at No.31 benefits from three storeys to the rear of the property. Effectively this results in the neighbouring occupiers ground floor to be almost level with that of the applications site's first floor. In this instance given the existing relationship in the context of these level changes, the local authority considers that a deeper extension that what is usually considered acceptable at ground floor level is acceptable and that the resultant ground floor would not result in any unacceptable levels of harm to the amenity of the neighbouring occupier in accordance with Policy DM01 of the Development Management Policies DPD. In the previously refused scheme (18/4803/HSE) the depth proposed at ground floor was approximately 10 metres in depth. It is considered that the reduction in depth of 2 metres results in a more proportionate addition to the property that ensures the visual and residential amenity of neighbouring occupiers is protected.

In regard to the projection along the boundary with the neighbouring occupier at No.35 Ranulf Road which sits at a slightly lower level; the neighbouring occupier does benefit from an existing extension with an approximate maximum depth of 4 metres. The application site has been subject of a previously refused application F/03161/12 which was subsequently allowed at appeal (reference APP/N5090/D/12/2188900) in February 2013. That application was for a single-story rear extension along half the width of the property closest to the boundary with No.35 Ranulf Road with a proposed depth of 10.4 metres and height of 3.7metres, considerably deeper than that proposed in this application. It is considered given the advice of the previous appeal inspector and the existing projection at No.35, that the proposed depth of the ground floor and resultant projection of 4 metres would be acceptable.

The appeal inspector in that case stated within their report that the proposed extension would "remain in proportion to the host property and wider area due to the substantial size and width of the house". The inspector later notes that given the significant size of the garden and the set back from any fenestration of the neighbouring property at No.35 Ranulf Road that the proposed extension would not result in any unacceptable levels of harm to the amenity of the neighbouring occupiers at No.35 Ranulf Road. Given the opinion of the inspector relatively recently in 2013 and the lack of significant policy change since, it is considered that the 8-metre single storey element would be proportionate and appropriate to the existing property, without resulting in any unacceptable levels of harm to

the neighbouring occupiers in accordance with Policy DM01 of the Development Management Policies DPD.

#### First floor rear extension

The first-floor element of the rear extension would have a depth of 3.5 metres from the rear wall of the original property, this has been reduced from 5 metres in the originally submitted plans and recently refused scheme (18/4803/HSE) to reduce any potential harm to the visual or residential amenity of neighbouring occupiers.

The first floor extension would result in a projection of 3.8 metres from the rear of the neighbouring property and set back approximately 1 metre from the flank wall of the ground floor of No.31 Ranulf Road. This is a reduction of 1.5 metres in depth from the previously refused scheme (18/4803/HSE). It is considered that this projection and set back would ensure the resultant first floor element of the proposal would be an acceptable addition that would not result in unacceptable levels of harm to the amenity of the neighbouring occupier at No.31 Ranulf Road.

Regarding the amenity of No.35 Ranulf Road, the proposed first floor element would protrude approximately 2 metres rearwards set in 1 metre from the boundary, whilst the rearward most section of 1.5 metres depth would be set in approximately 2.5 metres from the boundary with neighbouring occupiers at No.35 Ranulf Road. It is considered, given the proposed set in from the boundary and the existing ground floor extension at No.35 adjacent to the application site, that the proposed first floor element would not result in any unacceptable levels of harm to the amenity of the neighbouring occupier in accordance with Policy DM01 of the Development Management Policies DPD.

The proposed Juliette balcony to the rear of the first-floor element will not incorporate a standing platform and therefore is not considered to result in any issues with privacy to the neighbouring occupiers.

#### Extensions to roof

The proposed alterations to the roof and the formulation of a crown roof incorporating 6no. dormers, 3no. to the front and 3no. to the rear roof slope and raising of the ridge height are considered acceptable. The proposed dormers would all be similar in height, width and depth mimicking the existing design of those on the front of the property. The proposal seeks to raise the ridge height by approximately 0.75 metres. As previously mentioned the topography of Ranulf Road is a gradual slope. Given this topography and the minimal raising of the ridge height, it is considered that there would be no harm to the existing street scene given the significant level changes as existing between the application site and adjacent properties.

The proposed roof alterations would resemble that of a mansard roof. The proposed roof form is considered to be acceptable in the context of the property and this part of the streetscene, given the similar roof extensions that exist at No.31 and No.26 Ranulf Road. Furthermore, the proposed dormers to the front elevation will replace dormers of similar proportions. Given these circumstances, it is considered that the proposed alterations to the roof and introduction of the proposed dormers would be proportionate and in keeping with the character of the property, street scene and wider locality. Moreover, the local authority do not consider that the proposed alterations to the roof will result in any unacceptable harm to the visual or residential amenity of any neighbouring occupiers in accordance with Policy DM01 of the Development Management Policies DPD.

\_ther alterations

The proposed alterations to the existing fenestration and introduction of double glazing is considered acceptable and would not harm the character of the existing property or street scene in accordance with Policy DM01 of the Development Management Policies DPD.

The proposed replacement portico to the front of the property would be similar to that of several of the properties along Ranulf Road including the adjacent neighbours at No.31 and No.35 and the neighbouring property opposite at No.20 Ranulf road. It is considered that the proposed portico would have an acceptable impact on the existing property and the street scene in accordance with Policy DM01 of the Development Management Policies DPD.

The proposed replacement boundary wall, hard standing and railings would incorporate a mix of brick work to the columns with a maximum height of 1.7 metres and metal railings with a mechanical sliding gate to the western side of the front elevation with a maximum height along the front boundary of 1.4 metres. It is considered that the proposed boundary treatment would be acceptable given that boundary treatment of similar proportions and design are evident along the street including No.20 Ranulf Road and several examples at the junction with Hocroft Road.

Overall for the reasons highlighted above, it is considered that the proposed works would be in keeping with the character of the existing property, street scene and wide locality without resulting in any levels of unacceptable harm to the visual or residential amenities of neighbouring occupiers. The application is therefore recommended for APPROVAL.

#### 5.4 Response to Public Consultation

- Concerns regarding overdevelopment of the site from the totality of the works and the resultant projection along the boundary with the neighbouring occupier at No.31 Ranulf Road - these concerns have been addressed within the main assessment of proposals section.
- Concerns regarding overshadowing of existing terrace in late afternoon and evening - it is considered that given the south westerly direction of the neighbouring occupiers garden and the proposed projection of 3.5 metres at first floor, the proposed development will not result in any unacceptable levels of harm to light or overshadowing of the neighbouring occupiers property.
- Concerns regarding establishment of new building line if development to be approved - it is considered that the proposed development would be proportionate and appropriate to the existing property.
- Concerns regarding proposed fenestration and the resultant overlooking this may cause over neighbouring properties terrace - the amendments received have removed any first floor side windows from the scheme mitigating any risk of overlooking to the neighbouring occupiers terrace.
- Concerns regarding proposed flat roof over ground floor element being used as a potential terrace - the roof shall be conditioned so that it cannot be used as a terrace.
- Concerns regarding proposed Juliette balcony to first floor level - these concerns have been addressed within the main assessment of proposals sections of the report.
- Concerns regarding demolition of existing boundary treatment and requested conditioning that similar boundary treatment is erected as soon as possible - a condition

shall be attached requesting details of the proposed boundary treatments that must be submitted and approved to the local authority prior to first occupation of the development.

- Concerns regarding construction noise and traffic - a condition is proposed that working hours are kept to 8am-6pm Monday to Fridays and 8am-1pm Saturdays to minimise disruption to neighbouring occupiers

- Concerns regarding terracing effect due to proposed side extension - amendments were requested and received setting back the proposed side extension 3 metres from the front wall of the property in order to ensure the detached nature of the properties is maintained.

## 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. The application is recommended for APPROVAL.

