

Location **64 The Vale London NW11 8SJ**

Reference: **19/3602/RCU** Received: 28th June 2019
Accepted: 23rd July 2019

Ward: Childs Hill Expiry 17th September 2019

Applicant: Mizrahi

Proposal: First floor front extension. Roof extension involving raising of the roof height.
Includes retaining the hip to gable and rear dormer. (Retrospective Application)

Recommendation: Refuse

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 alterations carried out to the front, at first floor level and at roof level including the hip to gable and rear dormer window, by reason of their scale, massing, siting, design and relationship with the street scene, would appear as a disproportionate and dominant additions to the dwelling, resulting in a development that would be unduly obtrusive, incongruous and harmfully out of context with the prevailing character and appearance of the host property and general locality. The alterations are considered to be unsympathetic to the character and appearance of the application site, locality, streetscene and character of the area in general. This is contrary to policy CS5 of the Local Plan Core Strategy (Adopted September 2012), policy DM01 of the Local Plan Development Management Policies DPD (2012) and the Residential Design Guide SPD (Adopted April 2016).

Informative(s):

- 1 In accordance with paragraphs 38-57 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. To assist applicants in submitting development proposals, the Local Planning Authority has

produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered.

The applicant sought formal pre-application advice which was provided. Unfortunately the submitted scheme is not considered to accord with the Development Plan. If the applicant wishes to submit a further application, the Council is willing to assist in identifying possible solutions through the pre-application advice service.

2 The plans accompanying this application are:

Drg.no.P101 (Site Location Plan)

Drg.no.P201 rev. A (Retention of Existing Extension)

The above plans were received on the 28/06/19.

Drg.no.4826_01 (Pre - Existing Plans)

Drg.no.4826_02 (Pre - Existing Elevations)

The above plans were received on the 05/09/19.

3 It has been noted that there are a few inaccuracies in the plans. A new canopy has been built that projects from the front elevation of the new two storey front extension. Whilst it is visible on the front elevation, this has not been shown on the side elevation and the roof plan.

Officer's Assessment

1. Site Description

The application site is a detached property, located on the south-east side of The Vale, in close proximity to the junction with Granville Road.

The application site is not a listed building and is not within a conservation area, nor is it within an area covered by an Article 4 direction.

2. Site History

Planning History:

Reference: C00706B

Address: 64 The Vale, London, NW11 8SJ

Decision: Approved subject to conditions

Decision Date: 24 September 1987

Description: Two storey side extension, single storey front extension

Reference: 16/2356/192

Address: 64 The Vale, London, NW11 8SJ

Decision: Unlawful

Decision Date: 8 June 2016

Description: Roof extension involving hip to gable, rear dormer window to facilitate a loft conversion

Reference: 16/4152/192

Address: 64 The Vale, London, NW11 8SJ

Decision: Unlawful

Decision Date: 18 August 2016

Description: Rear roof extension (involving conversion of roofspace into habitable use) and hip to gable conversion

Enforcement History:

Reference: C00706E/00/ENF

Address: 64 The Vale, London, NW11 8SJ

Decision:

Decision Date: 30 August 2000

Description: Car Port to Front of Property

Reference: C00706D/00/ENF

Address: 64 The Vale, London, NW11 8SJ

Decision: Withdrawn

Decision Date: 22 September 1994

Description: Estate Agents Boards

Reference: ENF/1244/18

Address: 64 The Vale, London, NW11 8SJ

Decision: Notice Issued

Decision Date: 14 May 2019

Description: Without planning permission the construction of a first floor front extension and roof extension including the raising of the ridge height, hip to gable extension on both sides and a rear dormer window.

Reason for notice:

- The extensions are of a size, siting and design that are considered to make them dominant and disproportionate additions to the property and are detrimental to the character of the existing property, street scene and wider locality contrary to the advice in Barnet's Residential Design Guidance Supplementary Planning Document 2012 and Policy DM01 of the Development Management Policies Development Planning Document 2012.

3. Proposal

Preamble:

The applicant has submitted two separate retrospective applications. The difference being that the current application (19/3602/RCU), has retained all the alterations that have been carried out to the property, while the second application (19/3601/RCU), has omitted the large rear dormer.

As noted in the history section above the unauthorised works that have been carried out to the application site have been deemed as unacceptable and an enforcement notice has been served to the application site.

The notice required the applicant to carry out the works below, within a period of 4 Months from the date (16 May 2019), on which the Notice takes effect).

- Demolish the roof extensions and first floor front extension
- Restore the property to the state it was in prior to the breach as shown in the existing elevations drawing number 4826_02 of planning application reference 16/2356/192, including reduction of the ridge height to the pre-existing level.
- Permanently remove all constituent materials resulting from the works above from the property.

Proposal:

The current application seeks retrospective consent for the following works:

'First floor front extension. Roof extension including the raising of the eaves and ridge height, hip to gable and a rear dormer window'.

Two Storey Front Extension:

The original house had a projecting central element with a catslide roof between 2 double storey gables, measuring 1.2m in depth and 5.2m in width. It had a pitched roof that joined the cat slide roof of the original roof, measuring 2.5m to the eaves and 3.8m to the top of the pitched roof, where it meets the cat slide roof.

A small front dormer sat on top of the cat slide roof slope, centrally located between the 2no. double storey gable features. The dormer measured 1.8m in height and 2.7m in width.

This has been replaced with a two-storey front extension, measuring 1.2 in depth and 5.2m in width. It has a pitched roof measuring 5m to the eaves and 6m in height, to the top of its pitched roof.

A new canopy has been built that projects from the front elevation of the new two storey front extension. (This has not been shown on the existing/proposed plans).

First Floor and roof Extension:

The eaves and the ridge of the dwelling has been raised, increasing the internal height of the first floor. The dwelling originally measured 4.8m to its eaves and 7.7m to the top of the ridge.

The dwelling now measures 6.2m to the eaves and 8.4m to the top of the ridge. Furthermore, the roof has been widened by approximately 2m, to create a hip to gable on both sides of the dwelling.

Rear Dormer:

A large box dormer has been built on the rear roof slope of the dwelling, measuring 9.5m in width, 2.2m in depth and 1.5m in height.

4. Public Consultation

The application has been called in by Cllr Zinkin for the following reason;

'If officers are minded to refuse this application please bring it to committee as I believe the committee should consider whether on planning balance the application should be approved on the basis that the local benefit is greater than any harm caused. Perhaps consideration could be given by the committee to representations that no neighbours are affected overlooked or overshadowed by the works, that the adjacent site mirrors the property in terms of scale and height and that the site to the rear is a large flatted scheme with dense trees set between them'.

Consultation letters were sent to 18 neighbouring properties.

No responses have been received.

5. Planning Considerations

5.1 Policy Context

Revised 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 Revised National Planning Policy Framework (NPPF) was published on 19th February 2019. 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.

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 April 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 April 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

Impact on the character and appearance of the existing building, the street scene and the wider locality

Policy CS5 of the Core Strategy which states, that the Council 'will ensure that development in Barnet respects local context and distinctive local character creating places and buildings of high quality design'.

Policy DM01 of the adopted Development Management Policies (2012) states, that "development proposals should be based on an understanding of local characteristics. Proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets".

The Vale comprises of properties which have been extended across all levels and on all sides. Whilst it is noted that there is no clear and consistent character in terms of design to the buildings on this road, the works appear to be sympathetic and in keeping with the character and appearance of the street.

The application site originally benefitted from 2no. double storey gable features, with pitched roofs to the front to the property. Both sides of the roof have now been gabled to accommodate a large box dormer to the rear roof slope. These gable features were separated by a cat slide roof that accommodated a small front dormer. A single storey front porch sat directly beneath the cat slide roof. This feature has been replaced with a two-storey front extension, and an additional front canopy, which has entirely changed the character and appearance of the dwelling. In addition, the eaves and ridge of the dwelling have been raised, increasing the height at first floor level. At roof level the hip to gable and the addition of a large rear dormer has increased the overall massing of the roof.

Furthermore, it is noted that the materials used as part of the alterations are not in keeping with the materials of the existing house. The dwelling appears to be built entirely in brick, however the alterations appear to be built with a combination of brick and render.

The alterations by reason of their siting, design and relationship with the street scene, are considered to be an inappropriate form of development that would not represent a subordinate and proportionate addition to the host property. The cumulative alterations carried out to the site, at the front, at first floor level and the roof including the rear dormer

window, would constitute overdevelopment. The resulting additions would appear as dominant and alien features, which would be unsympathetic and at odds with the character and appearance of the site, streetscene and wider area.

The application site benefits from some natural vegetation to the front of the property. Notwithstanding this, it only partially screens the site at the front, leaving a large portion of the front and side elevation exposed and visible to public view from the Granville Road and The Vale. Due to the siting of the application site, which is in close proximity to the junction with Granville Road and The Vale, the alterations that have been carried out are clearly visible from both streets. The alterations by virtue of their scale, bulk and massing would appear as disproportionate and dominant additions to the dwelling, resulting in a development that would be unduly obtrusive, incongruous and harmfully out of context with the prevailing character and appearance of the host property and general locality.

Impact on the living conditions of neighbouring residents

Due to the siting of the alterations, they are not considered to harmfully impact the amenities of the neighbouring properties, in terms of loss of light, loss of privacy or overbearing appearance.

5.4 Response to Public Consultation

No comments have been received.

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 the proposed development would have an unacceptable impact on the character and appearance of the application site, the street scene and the locality. The development is considered to have an adverse impact on the amenities of neighbouring occupiers.

This application is therefore recommended for REFUSAL.

NORTH

