

Location **54 Longland Drive London N20 8HJ**

Reference: **19/4361/HSE**

Received: 6th August 2019

Accepted: 7th August 2019

Ward: Totteridge

Expiry 2nd October 2019

Applicant: Mr Jas Kaliray

Proposal: Single storey side/rear extension

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:

809-51 C
809-52 Location Plan
809-60

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).

- 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 flank elevation, of the extension(s) hereby approved, facing North onwards to no.52 Longland Drive.

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).

Informative(s):

- 1 The applicant is advised that no works should take place to implement this permission until the previously permitted works within 16/6343/192 and 16/4003/HSE have been substantially completed. If implementation of this permission takes place before what is approved/made lawful has been substantially completed, this will invalidate the certificate and permission for those developments.

Officer's Assessment

1. Site Description

The application site consists of detached dwellinghouse situated at 54 Longland Drive within the ward of Totteridge. The site benefits from a certificate of lawfulness for "Erection of outbuilding to rear. Single storey side extension. Roof extension involving rear and side dormer window to facilitate a loft conversion" and a planning permission for a "Part single, part two storey rear extension", which are both currently under construction.

The site is not within a conservation area and is not within an area covered by an Article 4 direction. In addition, the site is not a listed building. The site sits within a TPO area. There are no other planning restrictions or information relevant to the site and the application.

2. Site History

Reference: 16/1831/HSE

Address: 54 Longland Drive, London, N20 8HJ

Decision: Withdrawn

Decision Date: 13 May 2016

Description: Demolition of existing garage and erection of two storey side extension and two storey rear extension. Raising of roof height. Insertion of Juliette balcony at rear and 4 no. rooflights to side to facilitate loft conversion

Reference: 16/1836/HSE

Address: 54 Longland Drive, London, N20 8HJ

Decision: Withdrawn

Decision Date: 9 September 2016

Description: Construction of new gardens annex following demolition of existing

Reference: 16/4003/HSE

Address: 54 Longland Drive, London, N20 8HJ

Decision: Approved subject to conditions

Decision Date: 6 October 2016

Description: Part single, part two storey rear extension

Reference: 16/6343/192

Address: 54 Longland Drive, London, N20 8HJ

Decision: Lawful

Decision Date: 1 December 2016

Description: Erection of outbuilding to rear. Single storey side extension. Roof extension involving rear and side dormer window to facilitate a loft conversion

Reference: 16/8051/HSE

Address: 54 Longland Drive, London, N20 8HJ

Decision: Refused

Decision Date: 17 February 2017

Description: Roof extension involving raising of the ridge height, rear dormer window with juliette balcony, 4no rooflights to side to facilitate loft conversion

Reference: 17/4210/192

Address: 54 Longland Drive, London, N20 8HJ

Decision: Unlawful

Decision Date: 1 September 2017

Description: Erection of rear outbuilding

Reference: 17/7682/HSE

Address: 54 Longland Drive, London, N20 8HJ

Decision: Refused

Decision Date: 5 February 2018

Description: Construction of new two storey garden annex at ground floor and basement levels following the removal of the existing timber shed

Reference: 18/1383/192

Address: 54 Longland Drive, London, N20 8HJ

Decision: Lawful

Decision Date: 20 March 2018

Description: Single storey rear outbuilding

3. Proposal

The application seeks planning consent for: Single-storey side/rear extension

The extension is to partially infill the currently being built side and rear extension. It will adjoin both the rear wall of the side extension and the flank wall of the rear extension.

The proposed width is approx 2.4m, the proposed depth is 1.5m and the proposed height is 3.07m.

4. Public Consultation

Consultation letters were sent to 28 neighbouring properties. 22 responses have been received in objection.

They can be summarised as follows:

- o The outbuilding is being used for multiple residency. The dwellinghouse is being extended for increased occupancy and there is no infrastructure to support multiple residency
- o Overdevelopment
- o Noise from construction has been long lasting
- o Approving this application will welcome further overdevelopment
- o The extension will not blend well with the existing side extension

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 revised National Planning Policy Framework (NPPF) was published on 19th February 2019. 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, creates better places in which to live and work and helps make development acceptable to communities.... being clear about design expectations, and how these will be tested, is essential for achieving this'. 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.

5.3 Assessment of proposals

The proposal has been assessed to consider the impact it would have on the character and appearance of the building and surrounding area;

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, 7.6 (both of the London Plan).

The proposal is small in scale with an internal ground area of 2.5m³ (external ground area of 3.5m²), but part of a larger re-development of the dwellinghouse. Barnets Residential Design Guidance 2016 outlines that side extensions should not be more than half the width of the original dwellinghouse, and rear extensions should not be more than 4.0m deep for detached properties. The size of the proposal itself is not contrary to Barnet's policies related to rear/side extensions. Resultingly, it is considered that the rear extension would not be overbearing and would appear subordinate to the original dwellinghouse. The street scene will not be altered from implementation of the scheme. The being built side extension has a pitched roof, this proposal extends to the rear of the side extension which is currently under construction with a flat roof which is considered appropriate for the scale of the extension and does not cause any adverse harm to warrant a refusal.

It is noted that the existing dwelling has had a number of extensions with some built and some still under construction. However, large enlargements to dwellinghouses are a common feature of Longland Drive properties. Examples of large rear and side extensions can be found at no.38, 78, 90 Longland Drive, amongst others. As such the proposal is not considered to be out of character with the surrounding area. This application relates to a small rear extension which would extend a further 1.5m to the rear of the side extension currently under construction.

Therefore, the proposal is deemed to be acceptable in terms of its impact of the character and appearance to the existing building and the wider area.

- The proposal has been assessed to consider the impact it would have on the living conditions and amenities to 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 neighbouring sites which have potential to be impacted upon are: no.52 Longland Drive.

The proposal joins the boundary between no.52 Longland Drive. The flank wall of no.52 is set back from this boundary by 1.0m. The side extension which is currently being built at the application site is in line with the neighbouring building line. The proposal will extend off this and protrude beyond their rear building line by 1.5m. The proposed height is 3.07m. A structure with such height and depth is not considered to cause any harmful impacts to outlook, daylight/sunlight or enclosure for no.52. There is no window proposed to the flank wall of the rear extension to elude any privacy issues.

No other neighbouring sites are at risk of potential harm due to the sitting of the proposal between the applicant site and no.52. The proposal cannot be viewed from no.50 Longland Drive and the site benefits from a large rear garden thus the amenities of the adjoining neighbour at the rear will not be harmed.

5.4 Response to Public Consultation

Most comments have been addressed in the assessment of this report.

Further objections were received in relation to possible use of the property as a house in multiple occupation or a separate dwellinghouse. It should be noted that applications of this type would require full planning permission. A site visit was conducted on 29.09.2019 whereby the officer witnessed the house is under construction and not in occupancy. There is no valid justification that the house is being used as HMO or is intended to be used in this manner.

In reference to the objection about noise from construction, this is not a relevant planning consideration because it is of a temporary nature.

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 nearby occupiers. This application is therefore recommended for approval.



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