

Location **Radmore 36 Hendon Avenue London N3 1UE**

Reference: **19/4125/HSE**

Received: 26th July 2019

Accepted: 26th July 2019

Ward: Finchley Church End

Expiry 20th September 2019

Applicant: Brian and Sharon Levine

Proposal: New front porch. Part single, part two storey side and rear extension following demolition of existing garage including 2no. Juliette balconies to first floor rear elevation

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 proposed part single and part two storey side extension by reason of its excessive depth, size, siting, and bulk, would represent a visually obtrusive, disproportionate and overly dominant addition which is not subordinate and would be detrimental to the character and appearance to the host property, the streetscene and the wider character of the area contrary to policies CS1 and CS5 of the Barnet Core Strategy (2012), policy DM01 of the Barnet Development Management Policies (2012), policies 7.4 and 7.6 of the London Plan (2016) and Barnet's Residential Design Guidance Supplementary Planning Document (2016).

Informative(s):

- 1 The plans accompanying this application are:

Site Location Plan, Radmore, 36, Hendon Avenue, Finchley, London, Barnet, N3 1UE;

Drawing No. PR-EL00-PA Rev. S10 Proposed elevations;

Drawing No. PR-PL100-PA Rev. S4 Proposed Plans;

Drawing No. PR-PL01-PA Rev. S11 Proposed Plans.

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- 2 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 (LPA) 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 did not seek to engage with the LPA prior to the submission of this application through the established formal pre-application advice service. The LPA has discussed the proposal with the applicant/agent where necessary during the application process. Unfortunately the 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.

Officer's Assessment

OFFICER'S ASSESSMENT

1. Site Description

The application site relates to a two-storey detached property house located on the north side of Hendon Avenue. The property has a traditional pitched roof, a two-storey front gable and staggered rear building line. It is in mock-Tudor style and has the benefit of an existing front, side and rear dormer. There is a single storey detached garage building between no 34 and no 36, which accommodates garages that serve the properties. The property sits on a generous plot, set in approx. 3.90m from the common boundary with no 34 to the east and approx. 0.9m from the common boundary with no 38 to the west of the application site. The local area is characterised by large houses on generous plots. The application site is not within a conservation area, nor does it contain a locally or statutory listed building.

2. Site History

Reference: 19/1748/HSE

Address: Radmore 36 Hendon Avenue London N3 1UE

Decision: Withdrawn

Decision Date: 05 Jun 2019

Description: New front porch. Part single, part two storey side and rear extension following demolition of existing garage. 2no Juliette balconies to first floor rear elevation. Extension and alteration to roof including extension of side dormer to form L shaped dormer with Juliette balcony and 5no rooflights to front, side and rear roof slopes

3. Proposal

This application seeks planning permission for a new front porch and a part single, part two storey side and rear extension following demolition of the existing garage. 2no. Juliette balconies are proposed as part of the first-floor rear elevation.

The proposed front porch would measure overall 8m wide, 1.3m deep, 2.5m high to the eaves and 3.4m high to the ridge of a monopitch roof. It would join into the proposed two storey side extension which would be some 14.5m deep overall along the boundary with no. 34 including a 3.5m deep rear extension. The first floor element of the side extension would be set in 1m from the boundary with no 34 and extend the full depth of the existing flank wall of the house, an overall depth of 11.8m. It would have a crown roof with the same eaves level of the main house and a ridge which would be set down some 1.4m below the existing ridge of the main house.

No. 36's half of the garage block would be demolished to make way for this side extension.

The single storey element of the rear extension would be some 12.8m wide, abutting the boundary with no. 34 and being set back some 0.9m from the boundary with no. 38. Because of the existing staggered rear elevation of the original house the extension would measure 3.5m deep along the boundary with no. 34 and 4.9m deep on the side of no. 38 to provide a uniform rear elevation. The roof would be 2.5m high to the eaves and 3.4m high to the ridge of the pitched roof. The first floor element of this extension would be on the

side of no. 38 and measure 1.5m deep, eaves height consistent with the main house with a small crown roof some 0.5m high. This extension would be 4.5m wide.

Also proposed are:

- o The addition of 4no. windows on the western elevation at ground floor level.
- o The addition of 2no. windows on the western elevation at first floor level.
- o The addition of 6no. rooflights within the existing roof.

The proposed materials of the extensions would match the host property.

4. Public Consultation

Consultation letters were sent to 7 neighbouring properties. One objection was received in response to the proposed development, summarised as follows:

- o What will happen to the roof of the garage at no.34 following the demolition of no.36's adjoining garage?
- o If it can be assumed that no.34's garage will remain as it is, with the roof void enclosed, it will create a bizarre, jarring appearance, totally out of keeping with the rest of the street and area.

Cllr Greenspan called-in the application for committee to see how the extension will effect the neighbouring properties and the character of the area.

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 in 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, 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 Mayor's Draft London Plan

Although some weight should be attached to the Draft London Plan, 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 development as set out in Policy DM01 is to minimise the 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 (2016)

- Sets out information for applicants to help them design developments that would receive favourable consideration by the Local Planning Authority. 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 developments 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 it states that developments 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 (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

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

Development proposals must respect the character and appearance of the local area, relate appropriately to the site's context and comply with development plan policies in these respects. This will include suitably addressing the requirements of development plan policies DM01 and CS05 of the Barnet Local Plan, and 7.4 and 7.6 of the London Plan. Policy DM01 states that all proposals should preserve and enhance the local character of the area.

The proposed side extension is acceptable in principle and consistent with some elements of design guidance in that it is set in 1m from the boundary with no. 34 and the ridge of the extension roof is set down in excess of 0.5m below the ridge of the main roof.

Regrettably, however, it is considered that the overall size, siting and design of the proposed side extension is such that it detracts from the character and appearance of the existing house and the character and appearance of the area. By extending the full depth of the house and lining up with the front and rear elevations it unbalances the existing staggered front elevation and produces a roof form with a side ridge of some 5.4m, significantly longer than the existing ridge of some 0.6m. This is not subordinate and results in disproportionate and unduly prominent roof structure at odds with the existing house to the detriment of the character and appearance of the existing house and the surrounding area.

This extension would be particularly visible from the public realm due to the large gap between the existing property and adjacent no 32 to the east. This is visually appreciable in profile, particularly on the east flank elevation therefore perceptible from the public realm upon approach from the east, and diminishes from a subordinate roof form, which results in an incongruous, overly bulky and over-dominating roof form. Consequently, the development fails on the grounds of character and appearance on the existing dwelling house and local context.

No objections are raised to the other elements of the proposed development in respect of character or impact on the amenities of neighbouring residents or their privacy.

5.4 Response to Public Consultation

An objection has been received with regards to how the adjoining garage wall at no.34 Hendon Avenue would be left following the demolition of no.36's garage. Concern was raised that where the proposed single storey side extension would join with the garage at no.34, the appearance would be jarring and inappropriate to the area. Whilst it is noted by Officers that the two adjoining garages currently provide a pleasing symmetry and a new, non-uniform roof line would be established as part of the proposals. In this respect the concerns of the objector are noted; however, in a street of many varying roof forms, it is not considered that the side extension would result in an unacceptable level of harm to the character of the general locality.

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

This application is therefore recommended for REFUSAL



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