

Location **9 Grimsdyke Crescent Barnet EN5 4AH**

Reference: **20/1132/HSE**

Received: 2nd March 2020

Accepted: 9th March 2020

Ward: High Barnet

Expiry 4th May 2020

Applicant: Mr Paul Collins

Single storey rear extension. Demolition and rebuild of existing garage. New hardstanding to provide off-street parking

Proposal:

The proposal consists of the demolition of the existing single storey rendered blockwork garage and the construction of a new garage and the formation of a rear extension following the same material appearance and forms of the existing main house.

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:

Design and access statement

The site location plan

S101 Existing Ground Floor Plan

S102 Existing first floor plan

S103 Existing roof plan

S201 Existing elevations in context

S202 Existing front and rear elevations of the main house

SS301 Existing section AA

P101 REV:B Proposed Ground Floor Plan

P102 REV:B Proposed First Floor Plan

P103 REV:B Proposed Roof Plan

P201 REV:B Proposed elevations in context

P202 REV:B Proposed front and rear elevation (main house)

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 use of the garage hereby permitted shall at all times be ancillary to and occupied in conjunction with the main building and shall not at any time be occupied as a separate unit or dwelling.

Reason: To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012).

- 5 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).

Informative(s):

- 1 In accordance with paragraphs 38-57 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

1. Site Description

The site contains a single storey detached bungalow located on the west side of the triangular block sandwiched between Grimsdyke Crescent and Kings Road. The site can be accessed from both sides of Grimsdyke Crescent to north and south. Its front entrance fronting north of Grimsdyke Crescent and the rear to the south. The property benefits from a small rear dormer and a single storey detached garage accessed from south side of Grimsdyke Crescent.

The application site is not located within a conservation area. There are no listed buildings on or adjacent to the site.

2. Site History

Reference: 19/5597/FUL

Address: 9 Grimsdyke Crescent, Barnet, EN5 4AH

Decision: Withdrawn

Decision Date: 23 December 2019

Description: Demolition of existing garage. Creation of new garage, including, first floor storage space, 4no. rooflights and side access step/ balustrade

Reference: 19/5601/192

Address: 9 Grimsdyke Crescent, Barnet, EN5 4AH

Decision: Unlawful

Decision Date: 10 December 2019

Description: Demolition of existing chimney. Roof extension, including enlargement of existing rear dormer window, insertion of new gable window, 2no. rooflights to front roof slope and 1no. rooflight to each side roof slope. Alterations to front and rear fenestration, including insertion of new doors and removal of corner brick details. Single storey front extension to facilitate new front porch.

Reference: 20/0823/192

Address: 9 Grimsdyke Crescent, Barnet, EN5 4AH

Decision: Lawful

Decision Date: 16 March 2020

Description: Demolition of existing chimney. Roof extension, including enlargement of existing rear dormer window, insertion of new gable window, 2no. roof lights to front roof slope and 1no. roof light to each side roof slope. Alterations to front and rear fenestration, including insertion of new doors and removal of corner brick details. Single-storey front extension to facilitate new front porch.

3. Proposal

Proposal involves a single storey rear extension. Demolition and rebuild of existing garage and new hardstanding to provide off street parking at front.

The proposal has been amended and the proposed garage height has been reduced.

The proposed single storey rear extension would extend 4m beyond the rear elevation of the property and would measure 11.7 in width and maximum of 3m in height with 2.5m eaves Height.

The new square shaped garage would replace the existing L shaped garage with a marginally bigger footprint to accommodate 2 cars parked side by side. The proposed garage would measure 7.3m in depth, 7.3 in width and 3.5m in height to the top of the crown roof with 2.7m eaves Height. The garage would be accessed from the rear of the site as per existing arrangement.

The proposal would also involve a new hardstanding to the front of the property with some landscaping on both sides. The proposed driveway would be accessed via the existing entrance.

4. Public Consultation

Consultation letters were sent to 8 neighbouring properties. 6 responses have been received, comprising 6 letters of objection,

The objections received can be summarised as follows:

- the proposed rear extension would be too close to neighbouring properties on both sides.
- the proposed extension would be out of character.
- the double garage will severely overcrowd the site.
- the proposed detached garage would be out of character within the direct vicinity.
- the site would be overdeveloped.
- there are some trees in the back garden.
- the raised roof will block the light to the rear windows.

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

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

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 and 7.6 (both of the London Plan).

The Council's SPD 'Residential Design Guidance' states that extensions should normally be subordinate to the original house, respect the original building and should not be overly dominant. The Residential Design Guidance states "The depth of a single storey rear extension, normally considered acceptable for terraced property is 3m; for semi-detached property is 3.5 metres and for detached property is 4m."

The surrounding area is primarily residential consisting of a mixture in housing types, The surrounding dwellings consists mainly of two-storey detached houses. The neighbouring properties immediately to the west No. 7 is two storey dwelling and No.11 is a bungalow, both detached with single storey additions and roof extensions to the rear.

The proposed 4m deep single storey rear extension with a flat roof design would extend across the entire width of the dwelling. the proposal would not extend close to the boundary and would be in line with the flank walls of the original dwelling. The proposal is considered to be a reasonable and proportionate addition to the host property and is considered to be sympathetic and in keeping with the general appearance of the area.

Both neighbouring properties benefit from single storey rear additions as well as other properties within the immediate area. The proposed extension at 4m deep complies with the councils design guidance and is considered acceptable without detracting from the character and appearance of the host site nor from the character and appearance of the area.

The existing L shape garage measures 8.7m in depth, 4.8 m in width to the front of garage and 3m in height. The new square shaped garage would replace the existing L shape

garage with a marginally bigger footprint and slightly higher to accommodate 2 cars parked side by side. The proposed garage would measure 7.3m in depth, 7.3m in width and 3.5m in height to the top of the crown roof with 2.7m eaves Height. The garage would be accessed from the rear of the site as per existing arrangement. The new garage location will be shifted towards the street to allow more space to the rear garden and this would shorten the existing rear driveway.

It is noted that due to the topography of the application site the proposed garage would be on a higher level than the property itself. However, the Amendments which were sought which reduces the overall height of the proposed garage would not result in any harm to the street scene and is considered to have an acceptable impact on the character and appearance of the local area.

The proposed front hardstanding would increase the amount of paved area to provide a larger parking area to the front. It is noted that many properties within the immediate vicinity also have similar hardstanding areas to the front. The proposal would maintain some landscaping to both sides of the front garden. The proposed driveway is considered to have acceptable impact on the street scene.

Concerns have been raised that the double garage in combined with the rear extension will severely overcrowd the site. The proposed garage and the proposed rear extension would not occupy more than 50% of the private amenity space and as such the application site is not considered to be overdeveloped or overcrowded.

The scale and size of the proposed extensions are considered to be visually sympathetic and proportionate in the context of the host property and local area.

Whether harm would be caused to the living conditions of 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.

This approach is echoed under Policies CS5, DM01, DM02 DM04 of the Barnet Council Development Plan Document. These policies seek to manage the impact of new developments and ensure that there is not an excessive loss of amenity in terms daylight/sunlight, outlook and privacy for existing residential occupiers or gardens.

The Council's SPD 'Residential Design Guidance' states that extensions should normally be subordinate to the original house, respect the original building and should not be overly dominant. This is in accordance with paragraph 14.21 of the Residential Design Guidance SPD which stipulates a maximum depth of 4 metres is normally considered acceptable for a detached property to ensure the addition is subservient to the existing dwelling.

Single storey rear extension:

The proposed rear ground floor extension will project beyond the original rear wall by 4 metres. The development would comply with the above policy. The height at 3m to a flat roof is considered subordinate.

Back gardens at this side of Grymsdyke Crescent are south oriented, as such the proposal is not considered to impact the daylight and sunlight of the neighbouring properties apart from very early morning and late afternoon.

Impacts on Property No. 7:

This neighbouring property forms an acute angle with the application site, this property is already beyond the proposed rear elevation of the proposed rear extension. however, the proposed rear extension would set in 1m from the shared boundary.

On balance, it is therefore considered that the extension at ground floor would be an acceptable addition to the host property and would not harmfully impact on the neighbouring visual and residential amenities at No.7 Grymsdyke Crescent.

Impacts On No. 11:

The proposed rear extension will benefit from a maximum height of 3 metres and will project 4m beyond the rear elevation, the extended flank elevation would be in line with the original flank elevation and would be set in by 1m from the shared boundary with No. 11.

it is not considered that this element of the proposal would impact on the living conditions of neighbouring property at 11 Grymsdyke crescent. The overall height of 3 metres and depth across the width of host property is not considered to result in an overbearing structure and therefore no appreciable adverse impact on this property.

Proposed Garage:

The proposed new garage would replace an existing garage to the rear of the application site, It is noted as stated above, that due to the topography of the application site the proposed garage would be on a higher level than the property itself. The proposal would not introduce any window either to the flank elevation or the back of the proposed garage, the reduced depth and height of the garage would minimize the impacts on the neighbouring property.

By virtue of its position and single storey height, the proposed garage would be set away from neighbouring properties and therefore is not considered to give rise to any undue impact upon neighbouring occupiers in terms of loss of light and outlook.

Impacts on No.3:

The proposed garage would be next to the neighbouring property No. 3 which has also a detached garage to the side. The proposed garage would leave a considerable distance from this property and would not result in more than existing impact from the existing garage. As discussed above the new reduced height with the new roof form is considered to be an improvement to the street scene and would not harm the residential amenities of the neighbouring properties.

The enlarged hardstanding area to the front would have no impact on the neighbouring residential amenities.

In summary, The proposal is not considered to have any impact on the neighbours residential amenities and considered acceptable subject to conditions.

5.4 Response to Public Consultation

Planning materials concerns have been addressed in the proposal assessment.

- There are some trees in the back garden.

The site has been checked by the planning officer and there are no protected trees within the site.

- The raised roof will block the light to the rear windows.

The roof development has been granted a certificate of lawfulness under General Permitted Development Order legislation under application with ref: 20/0823/192 and does not form part of this application.

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.

