

Location **85 Woodlands London NW11 9QT**

Reference: **20/0708/HSE** Received: 11th February 2020
Accepted: 11th February 2020

Ward: Golders Green Expiry 7th April 2020

Applicant: Mr STIMLER

Proposal: Single storey front extension. Part single, part two storey side and rear extension including formation of new roof above existing rear flat-roofed extension. Roof extension including dormer windows to front, rear and both sides plus rooflights to side roofslopes

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:

Drawing no. P01 "Site Location Plan";
Drawing no. P03 "Existing plans and elevations";
Drawing no. P04 revC "Proposed plans";
Drawing no. P05 revD "Proposed elevations".

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 side elevation of the extension(s) hereby approved, facing 87 Woodlands.

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 Before the building hereby permitted is first occupied the proposed windows at first floor level and dormer windows in the side elevations facing 83 and 87 Woodlands shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening.

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) and the Residential Design Guidance SPD (adopted October 2016).

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. A pre-application advice service is also offered and the Applicant engaged with this prior to the submissions of this application. 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 application site is located on the eastern side of Woodlands, consisting of a two-storey detached dwellinghouse with front hardstanding and rear amenity space. The area surrounding the proposed site is primarily residential, consisting of similar two-storey detached residential dwellings with some in the local area benefitting from various extensions. The host dwelling benefits from existing extensions including a two-storey rear extension with a flat roof.

The site is located within the Golders Green ward. The site is not within a conservation area, nor is it a listed building.

2. Site History

There is no relevant planning history at the site.

3. Proposal

The application seeks approval for a "Single storey front extension. Part single, part two storey side and rear extension including formation of new roof above existing rear flat-roofed extension. Roof extension including dormer windows to front, rear and both sides plus rooflights to side roofslopes".

The proposed single storey front extension measures 1.5 metres in depth from the existing front wall and 4.6 metres in width. It has a hipped roof.

The proposed part single, part-two storey rear extension replaces the existing two-storey rear extension. It protrudes an additional 3.4 metres from the existing rear wall. This is a total projection of approximately 7.7 metres from the original rear wall of the dwellinghouse. The two-storey rear extension has a width of 5.5 metres. The proposed two-storey extension involves an alteration to the main roof of the dwelling to a crown roof form. At ground floor, the proposed extension projects an additional 1.4 metres.

The proposed extension also includes a two-storey side element with a width of 1 metre beyond the existing flank wall and a depth of 10.95 metres. There is also an additional ground floor projection to the rear of the two-storey side extension with a depth of 1.25 metres.

The proposal also involves extensions to the roof including dormers to the front, rear and sides. The proposed front dormer has a width of 1.6 metres and a depth of 1.35 metres. The proposed dormer on the side adjacent to 83 Woodlands has a width of 2.1 metres and a depth of 1.5 metres. The proposed opposite side dormer has a width of 2.05 metres and a depth of 2.05 metres. The proposed rear dormer has a width of 1.6 metres and a depth of 1.3 metres. New rooflights are also proposed to both side roofslopes.

4. Public Consultation

Consultation letters were sent to 9 neighbouring properties.

A total of 7 responses were received in objection to the proposal and 1 no response neither in support nor objection. The contents of the objections can be summarised as follows:

- The proposed extensions will be overbearing and result in a loss of light and privacy to neighbouring occupiers.
- The proposed extension should be reduced in scale so that it does not protrude beyond the rear wall of the property at No. 83 or block out light for other neighbouring occupiers.
- The proposed development is excessively large and represents overdevelopment.
- The proposed extensions will result in a terracing effect on the street.
- The proposed development will harm the local character and visual amenities of the area.
- The proposed development will set a precedent for other development in the local area.
- The proposed development is out of character with the building line at the rear of Woodlands.
- The proposal will increase parking stress and result in traffic congestion.

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 amended 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, 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 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.

Barnet's Local Plan (Reg 18) 2020

Barnet's Local Plan -Reg 18 Preferred Approach was approved for consultation on 6th January 2020. The Reg 18 document sets out the Council's preferred policy approach together with draft development proposals for 67 sites. It is Barnet's emerging Local Plan. The Local Plan 2012 remains the statutory development plan for Barnet until such stage as the replacement plan is adopted and as such applications should continue to be determined in accordance with the 2012 Local Plan, while noting that account needs to be taken of emerging policies and draft site proposals.

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;

Paragraph 131 of the NPPF states that 'in determining applications, local planning authorities should take account of the desirability of new development making positive contribution to local character and distinctiveness.' Thus, any proposal should respect the local character and either preserve or enhance it. This is compliant with policies DM01 and CS5 of the Local Plan DPD.

Many of the properties in the area surrounding the host dwelling benefit from substantial existing extensions. These include several two-storey extensions and extensions to the roof including crown roofs and front dormer windows. Officers consider that the cumulative effect of extensions on Woodlands has altered the local character in favour of slightly larger dwelling sizes and more prominent extensions than may be generally considered acceptable. In assessing the proposal, weight is given to the existing development in the area and the impact of this on the character and streetscene.

The proposed two storey extensions result in an alteration of the existing roof of the dwelling to a crown roof form. It is noted with the benefit of a review of planning history, satellite imagery and a site visit, that several other properties on Woodlands have been altered to have crown roofs. As such, notwithstanding the relatively large area of flat roof which would result from the extensions, this is not considered to be out of keeping or harmful to the local character. The protrusion of a total of 7.7 metres from the original rear wall of the dwelling at first floor, while significantly larger than the maximum depth normally permitted as per the Residential Design Guidance SPD, would not protrude beyond the rear wall of the neighbouring property at 83 Woodlands. Additionally, the rear wall would be staggered, reducing in depth by 3 metres nearer to the boundary with No. 87. This is replicated at ground floor. As such, the general pattern of the staggered building line to the rear of this side of Woodlands would be retained. The staggered rear elevation also breaks up the massing of the extension such that it does not appear unacceptably bulky.

Regarding the impact on the streetscene, the proposed two-storey side extension is set back from the front elevation. This ensures that the proposed two-storey side extension is visually subordinate to the existing dwelling. It also reduces the terracing impact of the extension. While it is noted that the proposed extension is only 1 metre from the flank wall of the adjacent property at No. 87, officers consider this to be in keeping with the general pattern of narrow gaps between flank walls along Woodlands, which is the result of similar two-storey extensions. Given this and the set back from the front elevation, the proposal is not considered to result in a terracing effect that would be incongruous within or unacceptably harmful to the streetscene.

The proposed front extension has a depth of 1.5 metres. This is considered to be proportionate to the host dwelling. The pitched roof is in keeping with the appearance of the dwelling. As such, it is not considered that this element would be harmful to the local character or streetscene.

Overall, in the context of large extensions to surrounding properties, including those to the adjacent properties at Nos. 83 and 87 Woodlands, the proposed part single, part two-storey extensions would not be incongruous or unacceptably harmful to the local character. Officers further note that the scheme being considered is the result of amended plans in which the scale and extent of the proposed extensions has been significantly reduced.

The proposed extensions to the roof include dormer windows to all elevations. This is consistent with existing developments on Woodlands, that benefit from multiple dormer windows including to the front elevation. As such, these elements would not be out of keeping with the local character. The side dormer windows are relatively well set-back from the front elevation so do not result in undue terracing. Additionally, the dormers have been amended to be reduced in scale such that they are as modest as practically possible. Officers are satisfied that they would be proportionate in scale to the roof and would read as subordinate elements.

Taking all material considerations into account, the proposed development, is considered to have an acceptable impact on the appearance of the existing building, the local character and the streetscene, in accordance with planning policy DM01 of Barnet's Development Management Policies DPD.

Whether harm would be caused to the living conditions of neighbouring residents;

Policy DM01 of the Local Plan states that any schemes must protect the amenity of neighbouring residents. It is necessary to assess the impact of all new development on neighbouring amenity, including impact on light, outlook, privacy and causing a feeling of overbearing.

The host property shares a side boundary with 83 Woodlands to the north and 87 Woodlands to the south. To the rear, the rear garden of the host property backs onto the rear gardens of the neighbouring properties at Nos. 67 and 65 Princes Park Avenue.

As noted above, the building line on this section of Woodlands is staggered such that the properties to the north generally protrude further to the rear than those further south. In keeping with this, the neighbouring property at 83 Woodlands protrudes approximately 3.4 metres beyond the existing rear wall of the host dwelling at first floor and approximately 6.4 metres at ground floor. The proposed extensions to the rear will result in the first-floor rear wall of the host property being aligned with No. 83 along the shared boundary. There would be no additional protrusion beyond the neighbouring rear wall. At ground floor, the additional protrusion of 1.4 metres would not be as far rearwards as the rear wall of the neighbouring extension. Given that the proposed extensions would not protrude beyond any rear wall of the neighbouring property, officers do not consider that they would result in any material loss of light, outlook or overbearing to the neighbouring occupiers at No. 83. Regarding overlooking, there are no new windows on the side elevation facing No. 83 at ground floor or first floor. The proposed side dormer window is shown as obscure glazed and a condition is recommended to ensure it is retained as such. Subject to this, officers are satisfied that the proposal would have an acceptable impact on the residential amenities of the neighbouring occupiers at 83 Woodlands.

The proposed extensions reduce in depth nearer to the boundary with the neighbouring property at 87 Woodlands. The extensions would protrude 1.5 metres beyond the neighbouring property at first floor and 3 metres at ground floor along this side. Given the relatively minimal protrusion at first floor and the gap of 1 metre between flank walls, officers do not consider that this would result in an unacceptable impact on light or outlook to the neighbouring rear-facing bedroom window. The protrusion of 3 metres at ground floor is in

accordance with the depth normally considered acceptable as per the Residential Design Guidance SPD and is considered acceptable. It is considered that the larger protrusion away from the boundary does not have any additional impact on the property at No. 87. The proposed elevations indicate that all first-floor side facing windows would be obscured. Again, the recommended condition would ensure these are retained as such, including the side dormer window. Subject to this, officers consider that the proposal would have an acceptable impact on the residential amenities of the neighbouring occupiers at 87 Woodlands.

To the rear, there is approximately 20 metres between the closest rear wall of the proposed extensions and the shared boundary with adjacent properties on Princes Park Road. The distance to the rear walls of properties to the rear is approximately 44 metres. These distances exceed the minimum separation distances as per the Residential Design Guidance SPD to avoid issues of overlooking. As such, it is not considered that the amenities of the neighbouring properties at Nos. 65 or 67 Princes Park Avenue would be harmed.

5.4 Response to Public Consultation

- The proposed extensions will be overbearing and result in a loss of light and privacy to neighbouring occupiers.
- The proposed development is excessively large and represents overdevelopment.
- The proposed extensions will result in a terracing effect on the street.
- The proposed development will harm the local character and visual amenities of the area.
- The proposed development is out of character with the building line at the rear of Woodlands.
- The proposal will increase parking stress and result in traffic congestion.

The above concerns are addressed in the above report. Following the amendments received to the proposal, officers do not consider that any of the above concerns warrant refusal of the application.

- The proposed extension should be reduced in scale so that it does not protrude beyond the rear wall of the property at No. 83 or block out light for other neighbouring occupiers.

Officers note that the amended proposal does not protrude beyond the rear of No. 83 at first nor ground floor level.

- The proposed development will set a precedent for other development in the local area.

Officers consider that the proposal is in keeping with the local character and will not set a harmful precedent.

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.

