

Drawing No. 283 - Existing Side Elevation within the site boundary - Revision A - dated 28/09/2020

Drawing No. 101 - Proposed Plans Ground Floor Plan - Revision E

Drawing No. 102 - Proposed First Floor Plan - Revision D - dated 28/09/2020

Drawing No. 103 - Proposed Plans Second Floor Plan - Revision B - 28/09/2020

Drawing No. 200 - Proposed Street Elevations Avondale Avenue. North Elevation - Revision E - dated 28/09/2020

Drawing No. 201 - Proposed Street Elevations. South Elevation along Avondale Avenue - Revision C - 28/09/2020

Drawing No. 202 - Proposed Street Elevations Chetwynd Avenue - West Elevation - Revision C - dated 28/09/2020

Drawing No. 203 - Proposed Side Elevation Within Site Boundary - Revision B - 28/10/2020

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).

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 contains a two-storey end terraced dwellinghouse (comprising of 4x terrace dwellings) located along Avondale Avenue, on a corner plot at the junction with Chetwynd Avenue, with significant level differences with the levels rising towards the rear.

The subject site comprises of a larger plot in comparison with other dwellings in the area as well as a large forecourt area which is used as off-street parking. The property benefits from part single and part two storey rear extension. The first floor with a flat roof. The site also comprises of two existing outbuildings used as a garage and additional storage.

The subject site is located directly opposite Oak Hill Park. The site is not within a Conservation area (designated as Article 2(3) land in The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended) and is not within an area covered by an Article 4 direction.

The property is not subject to a listed building and there are no other planning restrictions associated with the site.

2. Planning History

Reference: 19/6440/192

Address: 33 Avondale Avenue, Barnet, EN4 8LT

Description: Roof extension, including, hip to gable, rear dormer window and 2no. rooflights to front roof-slope

Decision: Lawful

Decision Date: 2 January 2020

Reference: 19/6474/FUL

Address: 33 Avondale Avenue, Barnet, EN4 8LT

Description: Erection of two storey dwellinghouse, including, off street parking space. Incorporating of a roof extension to No. 33. Avondale Avenue, including hip to gable

Decision: Withdrawn

Decision Date: 20 January 2020

Reference: 20/1292/192

Address: 33 Avondale Avenue, Barnet, EN4 8LT

Description: First floor rear extension. Roof extension, including, hip to gable, rear dormer window and 2no. rooflights to front roofslope

Decision: Withdrawn

Decision Date: 9 April 2020

Reference: N02774B/01

Address: 33 Avondale Avenue, Barnet, EN4 8LT

Description: Single storey side extension

Decision: Approved subject to conditions

Decision Date: 11 June 2001

3. Proposal

The proposal seeks the construction of a part-single, part two-storey, side and rear extension to the property located at 33 Avondale Avenue.

The proposed side extension will measure approximately:

- 4.0m in width overall (NB: measured at ground floor. The proposed width of the first floor is setback 1.0m from the proposed ground floor and will have proposed width of 3.0m at the first floor)
- 10.1 metres in depth overall (NB: measured at the ground floor and inclusive of the proposed new rear extension. The depth of the first-floor is setback 1.0m from the existing front elevation of the property and will measure 9.0m)
- 7.4m in height (overall height of the side extension) and reduces height of the side extension reduces to 6.0m as it converges with the rear extension.

Overall, the proposed rear extension will measure approximately:

- The ground floor rear extension will measure 2.8m in height. The two-storey element of the rear extension will measure 6.0m in height.
- 9.7m in width (inclusive of the proposed side extension)
- 3.1m in depth

Following discussions with the applicant, the proposed development has been amended to reduce the overall size and scale of the extensions.

4. Public Consultation

Consultation letters were sent to 9 neighbouring properties.

8 responses have been received, comprising 6 submissions in objection and 2 submissions in support.

Following amendments to the proposal, the 9 neighbouring properties were re-consulted. Five representations were received. Of the representations received:

- 1 new submission in objection was received;
- 2 submissions neutral/neither in support or objection to the proposal was received. These two "neutral" representations received, were originally in objection to the initial scheme but have since changed to neutral submissions.
- 2 submissions in support was received, who were also in support of the initial scheme.

Overall, there are 5 submissions in objection, 2 submissions in support, and 2 neutral submissions.

The submissions received in objection can be summarised as follows:

- Concerns regarding the proposed bulk and form of the proposal and it's adverse effects on the neighbouring properties, with specific regard to access to sunlight, privacy and overlooking toward the directly adjoining property;
- Concerns regarding the proposed bulk and form of the proposal which would result in over-development of the subject site;
- Concerns regard the proposed bulk and form of the proposal and it's adverse effects on the character of development within the context of the Chetwynd Avenue as well as the wider locality;
- Concerns regarding the future subdivision following the development of the side/rear extension;

The submissions in support received can be summarised as follows:

- Proposed development will suit/compliment the properties within the area;
- Proposed development will improve the residential interface at the corner of Avondale Avenue and Chetwynd Avenue;
- Proposed development is consistent with similar developments within the area

The submissions neither in support/objection received can be summarised as follows:

- The revised design are considered to be less unacceptable and more consistent with the development at No. 35 Avondale Avenue; and
- The revised design may result in adverse effects on access to light and will have a permanent impact on the set of terraces as a whole.

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 published on 19 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 2031. 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 - 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.

- 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 (2016)

- Sets out information for applicants to help them design developments which 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 (adopted 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 of the proposal on the character and appearance of the building, the street scene and the wider area

Policy DM01 goes on to state 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 subject site is located on the corner of Avondale Avenue and Chetwynd Avenue, with primary access provided from Avondale Avenue. The site currently comprises of a two-storey terrace dwellinghouse. The surrounding area can be characterised as primarily suburban residential with a mixture of housing typologies ranging from semi-detached dwellings to terraced dwellings. The subject site is also located directly opposite Oak Hill Park (to the north).

The proposed development seeks the construction of a part-single, part-two storey side rear extensions. The proposed extension would be providing for a larger living spaces along the ground floor, additional bedrooms and bathrooms. As mentioned above, the proposal has been amended as the proposed development as submitted was considered to be contrary to Policy DM01 as it would result in development that would be in size, bulk and scale relative to the host property, having a detrimental impact on the character and appearance of the host property and surrounding area contrary to policy DM01 of the Development Management Policies DPD (2012), Policies CS NPPF, CS1 and CS5 of the Local Plan Core Strategy (2012) and the Residential Design Guidance SPD (2016).

Following discussions with Council, the proposed development has been amended which are summarised as follows:

- Reduced width of the two-storey side extension;
- Reduced width of the first-floor rear extension;
- Relocation of a door-way within the flank elevation;

Proposed Side Extension

As noted above, the proposed development will be seeking a part-single, part two-storey side extension and has been amended to reduce the overall width of the side extension. The Barnet Residential Design Guidance - SPD (2016) states that side extensions to existing buildings can be unacceptably prominent features in the street scene. Para 14.15 states that side extensions should not be more than half the width of the original house. In addition, the setting back of the front wall of side extensions from the front building line can help to reduce the visual impact on the street scene.

The proposed side extension will be setback approximately 3.2m at the ground floor and 4.2m at the first floor from the Chetwynd Avenue property boundary. The proposed development will be slightly larger than half the width of the original dwellinghouse, however given the size of the site and its location on the corner of Avondale Avenue and Chetwynd Avenue; the subject site is considered to be of a size that will be able to accommodate a slightly larger extension without appearing as an overly dominant addition to the host dwelling.

Furthermore, the proposed first floor element of the side extension will be setback approximately 1.0m from the principal building line, with the ground floor element aligning with the existing principal building line. The proposed setback of the front elevation of the first-floor level will ensure that the proposed side extension will appear as a subordinate addition to the host dwelling. The pitched roof over the proposed side extension will match the roof form of the existing dwelling and is set at lower height to the original dwelling.

The proposed development will match the building line of the existing terraces along Avondale Avenue and is considered to be consistent with the rhythm and pattern of development along Avondale Avenue. It is noted that the proposed side extension does not align with the line with the existing building line of properties along Chetwynd Avenue. Paragraph 14.19 Extensions on corner sites will be particularly open to public view. First floor extensions on corner sites should not project beyond the building line of the adjoining road. While the property is located on the corner of Avondale Avenue and Chetwynd Avenue, the primary entrance/elevation is oriented toward Avondale Avenue. The proposed side extension will not alter the main entrance of dwelling and will continue to be accessible from Avondale Avenue. While a door is provided for on the Chetwynd Avenue elevation, the door is not designed to be a primary access to the dwelling, rather it will function a secondary access for utility purposes.

It is important to note that the property at No. 35 Chetwynd Avenue has received approval for a similar level of development [Planning Reference: 19/2676/HSE] which allowed for a part single, part two-storey side and rear extension, single-storey front extension following the demolition of an existing storage structure. In this instance, the proposed ground floor side extension would replace an existing ground floor extension which extended toward the property boundary. The first-floor side extension was setback approximately 1.8m from the street boundary. The approved extensions would not align with the building lines along Chetwynd Avenue. Given the proposed side extension would be replacing an existing structure, the officers report does not consider any adverse effects from the proposed ground floor side extension extending to the property boundary. However, given there is an existing accessway/setback between the rear boundary of properties along Avondale Avenue and Chetwynd Avenue; there is less of a relationship between the built edge of properties along Chetwynd Avenue and Avondale Avenue.

While it is recognised that the proposed development does not align with the existing building line along of properties along Chetwynd Avenue; in this instance, given the accessway between the properties along Avondale Avenue and Chetwynd Avenue and considering the fact that the proposed side extension will maintain a setback from the Chetwynd Avenue boundary; the proposed development is not considered to undermine

the visual relationship between the pattern of development along Avondale Avenue and Chetwynd Avenue. As the proposal will not extend to the property boundary, the proposed development is considered to be more complimentary to the development pattern of properties along Chetwynd Avenue and will maintain the wider pattern of development of the surrounding locality.

Proposed Rear Extension

The proposed ground floor rear extension will extend outward to match the existing rear building line of the existing rear projection. The proposed ground floor rear extension will not result in a built form that is inconsistent with or contrary to the existing character of the area.

The first-floor element of the proposed rear extension will be set approximately 3.29m off the common boundary with No. 31 Avondale Avenue and will be set approximately 4.2m from the property boundary along Chetwynd Avenue. The proposed development will not extend any further beyond the existing rear building line of the building and will not encroach any further toward the rear boundary shared with an accessway/ No. 3 Chetwynd Avenue. As discussed above, the proposed first floor element has been amended to ensure the proposed extensions are of an appropriate size and scale in order to maintain the character of the host dwelling and neighbouring properties.

The proposed first-floor rear extension does not strictly comply with the standards of the Residential Design Guidance - SPD (2016) and will result in a first-floor rear extension that will be more than half the width of the original dwelling. However, as discussed above, the size and location of the site (corner site) provides opportunity for the development of slightly larger additions to the host dwelling. Furthermore, the proposed roof form will be pitched to match the original roof form and will be set down from both the original roof line and the proposed roof line over the side extension. This helps to ensure that the proposed two-storey rear extension appears visually subordinate when viewed from the southern elevation. Therefore, in this instance, the proposed size and scale of the proposed first-floor extension is considered to be appropriate and will not result in any significant adverse effects on the character of the host dwelling, neighbouring properties and the wider locality.

The proposed rear extensions will not result in adverse bulk and form effects on the host dwelling and is not considered to appear visually unbalanced or inconsistent with the existing character of the dwelling, neighbouring properties and wider area. Furthermore, any visual amenity impacts can be adequately managed by conditions requiring all materials and finishes to be used on external surfaces to match those used in the existing building.

Conclusion

For the reasons outlined above, the overall impacts of the proposed side and rear extensions are considered to be appropriate within the context of the subject site and wider area. The impact of the proposed development would not result in unacceptable adverse effects on the character and amenity of the existing building, streetscape and the wider area. The proposed extensions are considered to meet the principles of the Residential Design Guidance - SPD (2016) and therefore are not considered to be contrary to Policy DM01. Conditions of consent requiring the proposed materiality of the development to be complimentary of the existing dwelling will ensure that the proposed development will visually integrate into the existing built fabric of the dwelling.

Impact of the proposal on the amenities of neighbours

Following the assessment of the wider character and amenity of the area, any potential adverse effects on neighbouring properties must be assessed. Policy DM01 notes that any proposed development must protect the amenity of neighbouring properties. As such, any potential impact on light, outlook, privacy and dominance towards the property directly to the No. 31 Avondale Avenue, No. 35 Avondale Avenue, and 3 Chetwynd Avenue.

31 Avondale Avenue

The subject site is the directly adjoining neighbour to the east of the host dwelling and shares a party wall. The neighbouring property benefits from a small rear projection along the boundary shared with No. 29 Avondale Avenue. The Residential Design Guide states that "there should normally be a minimum gap of 2.0 metres between the flank walls of properties at first floor level (i.e. a minimum gap of 1m between the boundary and the extension at first floor level for most two storey extensions)". As illustrated in the submitted drawings, the proposed first-floor extension will be sufficiently set away from both No. 31 Avondale Avenue. Given the distance from the nearest principal rear window in the first floor of the neighbouring property and the proposed projection of the first-floor extension it is not considered that there would be any appreciable loss of amenity to the neighbouring occupiers and would not give rise to a loss of outlook or sense of enclosure as perceived from the principle rear window.

The proposed ground floor rear extensions will not result in any further increases to the built edge along the boundary shared with No. 31 Avondale Avenue. The proposed extensions are adequately setback from all neighbouring properties. The distance between the other properties will meet the minimum setback requirements; and is appropriately setback from the Chetwynd Avenue boundary and Avondale Avenue boundary. As such, the proposed development will not result in significant adverse overlooking effects between the subject site and the neighbouring properties.

35 Avondale Avenue and 3 Chetwynd Avenue.

Both of these properties are adequately set away from the subject site and will not be impacted in terms of bulk, dominance and shading. The proposed development will result in noticeable visual amenity effects for these neighbouring properties, however given the size, scale and design of the overall side and rear extension; and considering that the proposed roof form will match that of the existing roof form; the proposed development will be visually cohesive when viewed within the context of the four terrace units as a whole.

As discussed above, a condition requiring all materials and finishes on the building exterior to match the existing building will ensure consistency with the existing character of the building. As such, any visual amenity effects on the neighbouring properties are considered to be acceptable.

Conclusion

Overall, any potential adverse effects on the development on the residential development of the surrounding area will be acceptable.

5.4 Response to Public Consultation

A number of objections were received regarding this application at the time of submission and additional consultation following the amendments to the proposal.

The proposed amendments respond to many of the matters outlined in the objections to this application. Any subsequent matters raised following the submission of the amended design have been assessed in the sections above.

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.

