

Location 18 Cotswold Gardens London NW2 1QU

Reference: 21/0713/HSE Received: 10th February 2021
Accepted: 11th February 2021

Ward: Golders Green Expiry 8th April 2021

Case Officer: Tania Sa Cordeiro

Applicant: MR MICHAEL BRODTMAN

Proposal: Part single, part two storey rear extension. New pitched roof over existing first floor flat roof. New front porch (Amended Plans)

OFFICER'S RECOMMENDATION

Approve subject to conditions

AND the Committee grants delegated authority to the Service Director – Planning and Building Control 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 their 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:

Drg.no. T21101900E (Site Location Plan)
Drg.no. T21101901E (Block Plan)
Drg.no. T21101902E (Existing Plans)
Drg.no. T21101905E (Existing and proposed Block Plan)
Drg.no. T21101905E (Existing and Proposed Block Plan)
The above were received on the 25th March 2021.

Drg.no. T21101903EV2 (Existing and Proposed Plans)
Drg.no. T21101904EV2 (Existing and Proposed Elevations)
The above were received on the 14th April 2021.

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 elevation(s), of the extension(s) hereby approved.

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):

OFFICER'S ASSESSMENT

1. Site Description

The application site comprises of a two-storey semidetached dwelling house. The site is located on the north western side of Cotswold Gardens, at the junction with Grampian Garden, within the Golders Green Ward.

The properties on this street are largely characterised by its traditional architectural appearance, with its hipped roofs and two storey bay windows.

The site is not within a conservation area and the building is not listed. There are no TPO's on site as well.

2. Site History

None known

3. Proposal

Through negotiations, the proposal has been amended and reduced in bulk and scale to an acceptable scheme.

New pitched roof (Side)

The property benefits from a two storey side extension that benefits from a flat roof. The proposal involves a new pitched roof, over the existing flat roof. It will be set down by 0.8m from the main ridge and will be set back by 0.5m from the front elevation, covering the rest of the footprint of the flat roof.

Front Porch

The front porch will measure 1.35m in depth and 2.3m in width and will cover an area of 3m². It will have a hipped roof measuring 2.7m to its eaves and 3.5m to its maximum height.

Single storey element

The single storey will project along the common boundary wall with the adjacent property at no. 20. It will have a depth of 3.36m, full width of the rear wall, measuring 8.8m (includes the new side extension). It will wrap around to the side to join the rear wall of the existing two storey side extension. The side extension will have a depth of 5.8m and a width of 2.6m. It will have a flat roof measuring 3m in height.

First floor rear element

The first floor rear extension, will have a depth of 3m and will be set away by 2.2m from no. 20 and set away by 2.6m from the boundary with no.56 Grampian Gardens. It will have a hipped roof, set down by 1.7m from the main ridge to have a maximum height of 3.5m and eaves of 2.5m to match the existing dwelling.

4. Public Consultation

Consultation letters were sent to 4 neighbouring properties.

6no. objections have been received, which have been summarised below;

- Restriction of light to the rear of our property and garden
- The aesthetics of the rear building compared with other properties overlooking the green open space
- Example of over development that is ruining the Golders Green Estate
- 2 storey extensions are aesthetically changing the architecture of the back of these lovely 1930s houses
- The design adds additional bulk to the building, causing loss of light for neighbours and encroaching on the garden which are being reduced
- Building works at this address are already far ahead
- 18 Cotswold and 56 Grampian are next to each other and face a green space which reduces options for street parking, in addition are opposite the junction of Cotswold and Grampian.
- Furthermore, Grampian Gardens is the street with the highest number of HMOs in our Estate. This is not the right place for 6 flats or any other intensification of use.

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 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, 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 2021

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 new London Plan which sets out the Mayor's overarching strategic planning framework from 2019 up to 2041 will be adopted in March 2021. When adopted this will replace the London Plan 2016. The Mayor published his Publication London Plan in December 2020, and the Secretary of State has now confirmed that he requires no further revisions to the document before adoption. The Publication London Plan will be adopted in March 2021 and therefore a very high weight should be attached to those policies. Until then the London Plan 2016 remains the statutory Development Plan until such stage as the replacement plan is adopted and as such applications should continue to be determined in accordance with the 2021 London Plan, whilst noting that considerable account needs to be taken of the soon to be adopted policies.

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

Policy DM01 of the adopted Development Management Policies (2012) states, 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".

A number of properties have carried out alterations to their properties, differing in scale and design. The site benefits from a hip to gable and a rear dormer, which appears to have been carried out under permitted development and is not subject of this application.

New pitched roof (Side)

The property benefits from a two-storey side extension with a flat roof. The proposal involves replacing this flat roof with a new pitched roof which will improve the appearance of the dwelling. It is sufficiently set down from the main roof and appears as a subordinate addition to the main dwelling. The new roof will harmonise with the character and appearance of the host property and the immediate vicinity. Therefore, this element of the proposal is considered to be acceptable.

Front Porch

The front porch will measure 1.35m in depth and 2.3m in width and will cover an area of 3m². It will have a hipped roof measuring 2.7m to its eaves and 3.5m to its maximum height.

With regards to the front porch, paragraph 9.8 of Barnet's Residential Design Guidance, states that "the entrance to residential buildings marks an important transition between public and private space. The main entrance can be an important part of a building's architectural expression providing a wider understanding of the building's function(s) when viewed from the public realm. Main entrances in new buildings should be clearly visible from the street, contributing to the overall legibility of the development, and should be fully accessible".

A front porch is quite a common feature and most houses benefit from these kinds of extensions. An area of 3m² is considered to be a subordinate element and will have an acceptable impact on the appearance and character of the application site. The front building line is consistent along the streetscene of Cotswold Gardens. It is noted that the front porch would protrude beyond the front building line of the dwelling, however, the structure would be modest in size and the design sympathetic to the style of the existing dwelling and subordinate to the original. It is therefore considered that there would be no harm caused to the character and appearance of the existing building, the street scene and the wider locality. In addition, due to its siting, it is not considered to have an impact on the amenities of neighbouring occupiers.

Single storey element

The single storey will project along the common boundary wall with the adjacent property at no. 20. It will have a depth of 3.36m, full width of the rear wall, measuring 8.8m (includes the new side extension). It will wrap around to the side to join the rear wall of the existing two storey side extension. The side extension will have a depth of 5.8m and a width of 2.6m. It will have a flat roof measuring 3m in height.

Barnet's residential design guidance states that a depth of up to 3.5m is acceptable for a semidetached property, as such the proposed depth of 3.36m is not considered to have a detrimental impact on both neighbouring properties and is not considered to detract from the established character and appearance of the dwelling.

The extension wraps around to join a new side extension. With regards to side extensions, paragraph 14.15 of the adopted Residential Design Guidance SPD states that side extensions should not be more than half the width of the original house and would not extend more than 3.5m beyond the rear elevation. This element is subordinate in scale and policy compliant. Due to its design and siting, it will not have an unacceptable on the amenities on neighbouring occupiers as well.

First floor rear element

The first floor rear extension, will have a depth of 3m and will be set away by 2.2m from no. 20 and set away by 2.6m from the boundary with no.56 Grampian Gardens. It will have a hipped roof, set down by 1.7m from the main ridge to have a maximum height of 3.5m and eaves of 2.5m to match the existing dwelling.

The Council's Residential Design Guidance (2016) sets clear and detailed guidance for first floor rear extensions. Paragraph 14.23 of the Residential Design Guidance SPD states that two storey extensions which are closer than 2m to the neighbouring boundary

and project more than 3m in depth is not normally considered acceptable, because they can appear to be too bulky and dominant and have a detrimental effect on the amenities of neighbours.

The first floor is similar to the approved first floor extension at 22 Grampian Gardens. The first floor is significantly set down from the main roof and is confined within the rear wall of the dwelling. In addition, it is sufficiently away from both neighbouring properties. As such the proposed bulk, size, design and siting of this element is considered to be acceptable and not likely to have an impact on the amenities of both adjoining occupiers and the character and appearance of the application site and the immediate vicinity.

5.4 Response to Public Consultation

- Restriction of light to the rear of our property and garden
- The aesthetics of the rear building compared with other properties overlooking the green open space
- 2 storey extensions are aesthetically changing the architecture of the back of these lovely 1930s houses.
- The design adds additional bulk to the building, causing loss of light for neighbours and encroaching on the garden which are being reduced

The above comments have been mostly addressed within the body of the report. With regards to the loss of light, given the size and location of the extensions, they are not deemed to result in an unacceptable degree of loss of light or overshadowing which would warrant a refusal of the application. The extensions are modest in size and are similar to other extensions granted within the Golders Green Estate.

- Example of over development that is ruining the Golders Green Estate

This comment is not a material consideration.

- Building works at this address are already far ahead

The property has carried out a loft conversion, which appears to have been built under permitted development and is not part of this application.

- 18 Cotswold and 56 Grampian are next to each other and face a green space which reduces options for street parking, in addition are opposite the junction of Cotswold and Grampian.
- Furthermore, Grampian Gardens is the street with the highest number of HMOs in our Estate. This is not the right place for 6 flats or any other intensification of use.

This does not form part of the current application and therefore it cannot be assessed. The subdivision of the property into flats or the conversion of the property into an HMO will require a separate planning 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.

