

Location 4 Southfields London NW4 4ND

Reference: 20/4209/HSE Received: 10th September 2020
Accepted: 16th September 2020

Ward: Hendon Expiry 11th November 2020

Case Officer: Tania Sa Cordeiro

Applicant: Mr Shahin Kordrostami

Proposal: Two storey side extension, part single part two storey rear extension.
New front porch

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. 202009/4SF/DSR/01 rev. A (Existing Ground Floor and First Floor)

Drg.no. 202009/4SF/DSR/02 rev. A (Existing Plans Loft Roof)

Drg.no. 202009/4SF/DSR/05 rev. A (Existing Elevations)

Drg.no. 202009/4SF/DSR/S1 (Site Location Plan)

Drg.no. 202009/4SF/DSR/S2 (Proposed Site Location Plan)

The above plans were received on the 16th March

Drg.no. 202009/4SF/DSR/03 rev. B (Proposed Ground Floor and First Floor Plan)

Drg.no. 202009/4SF/DSR/04 rev. B (Proposed Loft and Roof Plan)

Drg.no. 202009/4SF/DSR/06 rev. B (Proposed Elevations)

The above plans were received on the 20th May

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 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).

- 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 property is located on the northern side of Southfields. It is within the Hendon ward and the area is predominantly residential in character.

The application site is a two storey detached dwelling house with a hardstanding area to the front that provides parking and a modest rear garden.

The property is not listed and does not fall within a designated conservation area. However, it falls within an area of 'Special Advertising Control'.

There are no known TPO's on site.

2. Site History

Reference: 20/3261/192

Address: 4 Southfields, London, NW4 4ND

Decision: Lawful

Decision Date: 5 August 2020

Description: Roof extension involving hip to gable, rear dormer windows and 3no front facing rooflights

Reference: 20/4210/HSE

Address: 4 Southfields, London, NW4 4ND

Decision: Approved subject to conditions

Decision Date: 1 December 2020

Description: Single storey side and rear extension. New front porch

3. Proposal

The proposal seeks permission for a front porch, a two single storey side and a part single part two storey rear extension.

Front Porch

The front porch measures 1m in depth and 2.3m in width, with an area of 2.3m². It would have a pitched roof, with an eaves height of 2.8m and a maximum height of 3.8m.

Side Extension

The proposed single storey side extension will extend from the flank wall adjacent to no. 2, measuring 3.2m in width, wrapping around with the proposed rear extension, to have an overall depth of 13m. It will have a pitched roof to the front measuring 2.8m to the eaves and a maximum height of 3.7m

The first floor element will be set down from the main ridge by 1.9m, set back by 1m from the front elevation. Due to the shape of the plot, it will have a staggered flank wall adjacent to no.2 and will be set in by 1m from the boundary wall with no.2. It will have a depth of 11m and will wrap around with the first floor rear.

Rear Extension

The proposed rear extension will extend adjacent to no.6, with a depth of 4m. It will extend in width and will join the proposed side extension. It will have a flat roof with a maximum height of 2.9m.

The first floor element will be set away by 3m from no.6 and will have a depth of 3m. It wraps around to the side to have a width of 6.4 (includes the width of the side extension). It will be set away by approximately 2m to 2.5m from the boundary with no.2.

It will have a hipped roof with eaves to match existing dwelling and a maximum height of 7m.

The agent provided photos to support the application.

4. Public Consultation

7 consultation letters were sent to neighbouring properties.

12 responses have been received. 6no. objections and 4no. letters in support.

Comments made in support have been summarised below;

- Improve the atmosphere of the area and the proposal is similar to other extensions approved and built nearby
- Improve the character and harmony of the area

Concerns have been summarised below;

- gross overdevelopment
- out of keeping with the neighbourhood
- object rear windows or dormers in the 3rd storey, removes all our privacy
- concerned that it will become a 'large HMO' of 5 or more tenants
- windows overlooking neighbours to the sides and rear
- terraced appearance, quite different from the original architecture

- rear extension will block sun from the neighbouring garden
- Parking problems will be exacerbated
- substantial effect on privacy and light (winter months).
- Some residents were not notified

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 new London Plan which sets out the Mayor's overarching strategic planning framework for the next 20 to 25 years was adopted on the 2nd March 2021 and supersedes the previous Plan.

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.

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

It is noted that the site has the benefit of planning permission for a 'Single storey side and rear extension and a new front porch Under ref. 20/4210/HSE. In addition, since this decision was made no policy or material considerations have emerged that would make the character and appearance of the building and the impact of the extension on neighbouring properties unacceptable.

Under this application the additional elements are the first floor side and rear extension, which will be assessed in the report below.

Impact on the character and appearance of the existing building, the street scene and the wider locality

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".

Front Porch

A front porch is quite a common feature and most houses benefit from these kinds of extensions. An area of 2.3m² 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 Southfields. It is noted that the front porch would protrude beyond the front building line of the dwelling by 1m. However, the structure would be modest in size and the design sympathetic to the style of the existing dwelling and subordinate to the original. Furthermore, this porch could be undertaken under permitted development, without planning permission. It is therefore considered that it would be difficult to object to the proposal on this basis and overall there would be no harm caused to the character and appearance of the existing building, the street scene and the wider locality. Furthermore, as stated above the front porch is identical to what was previously assessed and approved under ref. 20/4210/HSE. Therefore is considered to be acceptable.

Side Extension

The Council's adopted SPD 'Residential Design Guidance' (2016) states that extensions should normally be sympathetic to the main roof of the house, subordinate to the original house, respect the original building and should not be overly dominant. Extensions should normally be consistent in regards 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.

Paragraph 14.14 Side extensions to existing buildings can be unacceptably prominent features in the street scene. Where gaps between houses are a common feature of a street, then proposals which close such gaps or create a terracing effect by bringing

buildings too close together are likely to be rejected. Furthermore, 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.

It is noted that the properties on this street were built with a garage to the side of the house. Historic records also show that this property had the benefit of a garage, albeit set further back to the side of the dwelling. A single storey side extension has been approved under ref. 20/4210/HSE, Therefore this element of the proposal is considered to be acceptable.

A first floor is proposed above the ground floor element. Amendments have been secured and the extension has been reduced in height and set back by 1m from the front elevation and set in by 1m from the flank wall of no.2. Whilst a space of 2m between the flank walls of the host property and the adjacent property at no. 02 has not been achieved, given the relationship between the two properties, it is considered that the 1m space between properties is on balance considered to be acceptable, as it will reduce the terracing effect as a result of this first floor element.

Impact on 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.

Front Porch

Due to the siting of the front porch, it is not considered to have an impact on the amenities of neighbouring properties and as stated above this element could be undertaken under permitted development, without planning permission.

Side Extension

The proposed side extension will extend adjacent to the boundary wall of no.2. From site pictures, it is noted that this neighbouring dwelling is under construction. Concerns were initially raised with regards to the 2no. windows along the ground floor flank wall of this neighbouring property. However from the approved plans of this neighbouring property it appears that one of them is a secondary window to a habitable room, whilst the other does not serve a habitable room. Furthermore, these low level windows would be screened by a 2m high fence which could be erected under permitted development. Furthermore, the window at first floor and roof level have been conditioned to 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. As stated above the ground floor element was approved under ref. 20/4210/HSE. It is not considered that the first floor element is likely to cause any further harm to the amenities of residents of no.2 or no.6.

Rear Extension

With regards to the rear extension, at ground floor level, Barnet's Residential Design Guidance states that a depth of up to 4 metres is acceptable for a detached property, as such the proposed bulk, size, design and siting of the rear extension is not considered to have a detrimental impact on the neighbouring properties at no.2 and no. 6. As stated above the ground floor element was approved under ref. 20/4210/HSE.

With regards to the first floor rear, 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 rear element will be set away from the flank wall of no.6 and will measure 3m in depth. It will be set away by approximately 2m to 2.5m from the boundary with no.2.

The proposed bulk, size, design and siting of the proposal is not considered to have a detrimental impact on the neighbouring properties and is not considered to detract from the established character and appearance of the dwelling and the immediate vicinity.

5.4 Response to Public Consultation

- gross overdevelopment
- out of keeping with the neighbourhood
- terraced appearance, quite different from the original architecture
- rear extension will block sun from the neighbouring garden
- substantial effect on privacy and light (winter months)

Comments have been mainly addressed in the body of the text.

- object rear windows or dormers in the 3rd storey, removes all our privacy
- windows overlooking neighbours to the sides and rear

Plans have been amended and no other windows other than the rear dormer window has been proposed at third floor/roof level. The rear dormer has been carried out under permitted development ref.20/3261/192. In addition no windows are proposed on the flank walls of the proposed extensions.

- concerned that it will become a 'large HMO' of 5 or more tenants
- parking problems will be exacerbated

The application is for extension to the property and not for the change of use to an HMO, which would require a separate application.

- Some residents were not notified

The neighbours adjoining the boundary with the applications have been consulted, in accordance with the statutory requirements set out by the government.

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.

