

**Location** **5 Carlton Close Edgware HA8 7PY**

**Reference:** **21/2038/HSE** Received: 12th April 2021  
Accepted: 13th April 2021

Ward: Edgware Expiry 8th June 2021

**Case Officer:** **Daniel Wieder**

Applicant: Dr Cohen

Proposal: Roof extension including new hipped roof and crown roof over existing side extension (amended plans and description)

### **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:

PA\_001 REVB Existing/Proposed Location Plan  
PA\_002 REVB Existing/Proposed Loft Plan  
PA\_003 REVB Existing/Proposed Roof Plan  
PA\_004 REVB Existing/Proposed Front Elevation  
PA\_005 REVB Existing/Proposed Rear Elevation  
PA\_006 REVB Existing/Proposed Side Elevation  
PA\_007 REVB Existing/Proposed Section A-A

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. 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 comprises a two-storey, detached dwellinghouse with prominent front gable and mock-Tudor detailing. The property benefits from an unsympathetic first flat roof first floor side extension.

The property is set around the turning circle at the arm of the cul de sac and sits behind a driveway providing off-street parking to the front of the dwelling, with private amenity space to the rear.

Carlton Close is residential in character and comprises of semi-detached and detached dwellinghouses of a similar appearance, with a consistent aesthetic of render, timber detailing and pitched tile roofs, notwithstanding variations and extensions.

The site is not located within a conservation area and is not a listed building.

### **2. Site History**

Reference: 20/4525/HSE

Address: 5 Carlton Close, Edgware, HA8 7PY

Decision: Approved subject to conditions

Decision Date: 20 November 2020

Description: Single storey side extension and alterations to existing rear extension roof with 6no. roof lights

Reference: 20/6235/192

Address: 5 Carlton Close, Edgware, HA8 7PY

Decision: Lawful

Decision Date: 21 January 2021

Description: Roof extension involving rear dormer window with juliette balcony, 2no hip to gable extensions, 1no rear facing rooflight and 2no front facing rooflights

### **3. Proposal**

The application originally sought permission for a roof extension including new pitched roof and gable end over the existing two storey side extension flat roof, whose dimensions measures 2.8m in width and 8.5m in length.

Over the lifetime of the application, the proposal has been amended to a part-hipped part-crown roof form. The hipped roof section covers the first 3.5m of the side extension flat roof, towards the front of the property, with a ridge height of 1.83m, which is then lowered to a crown roof across the remaining 5m of the side extension towards the rear, with a maximum height of 0.83m.

It should be noted that the site benefits from a Lawful Development Certificate for a roof extension incorporating a rear dormer and hip-to-gable extension to the east side of the

original ridge. The works to the roof have progressed far enough to demonstrate a reasonable likelihood that the permitted development scheme would otherwise be completed in accordance with the permitted development legislation. Photos of the site have been provided to evidence the works to date.

#### **4. Public Consultation**

Consultation letters were sent to 5no neighbouring properties.

12no responses were received within the consultation period.

4no of these responses included comments of support for the proposal while the remaining 8no responses constitute objections.

The objections can be summarised as follows:

- The applicant site is already much higher than neighbouring properties and the proposal will be overbearing
- The proposal will block natural light to the neighbouring property's side rooms on both the ground and first floor, as well as garden. This will increase electricity bills and effect health and wellbeing
- The proposal will block views and not blend in with other houses

After the proposal was amended, consultation letters were sent out to for a 14-day consultation period.

5no objections were submitted, maintaining the original objections, and putting forward a suggestion for a small pitched roof at the front followed by a totally flat roof for the remainder.

#### **5. Planning Considerations**

##### **5.1 Policy Context**

National Planning Policy Framework and National Planning Practice Guidance

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

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 19) 2021

Barnet's Local Plan -19 - Publication 19 - Publication was approved for consultation on 16th June 2020. The Reg 19 document sets out the Council's draft planning policy framework together with draft development proposals for 65 sites. It is Barnet's draft 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 the policies and site proposals in the draft Local Plan

### 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

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

Any scheme for the site will need to respect the character and appearance of the local area, relate appropriately to the sites context and comply with development plan policies in these respects. This will include suitably addressing the requirements of development plan policies such as DM01, CS05 (all of the Barnet Local Plan), D1 and D3 (both of the London Plan).

DM01 requires that any additions to the property are sympathetic to the character of area, the existing building and the street scene. The Residential Design Guidance (2016) stipulates that roof extensions should be appropriately designed and scaled in order to appear as subordinate additions to the main dwellinghouse while reflecting the architectural style of the host property and the surrounding area.

In regard to the design and scale of the roof, the original proposal was for a full gable end extension. Looking at the overall impact of the cumulative works to the roof, this raised concerns that the extension would add too much bulk and mass and be out of scale with the property. Over the lifetime of the application, amendments were made to alter the form and reduce the scale and bulk of the proposed roof atop the existing first floor side extension. On balance, officers consider the amended proposal, with its significantly reduced height and bulk, to be an acceptably subordinate addition to the main dwelling house.

The proposed new roof over the side extension, when considered alongside the roof dormer and hip-to-gable extension (as determined to be otherwise lawful under 20/6235/192), is considered to be an acceptable addition in regard to the architectural style of the host property and the surrounding area. Officers consider that the new part-hip part-crown roof will improve the overall relationship and symmetrical balance with the gable end extension, when taken in contrast to the existing flat roof. The existing flat roof over the side extension is not considered to enhance the appearance of the host dwelling and appears unsympathetic and therefore the alteration to the roof form would not result in harm to the existing appearance. A number of neighbouring properties have undertaken similar works. As a result, the proposed roof is unlikely to detract from the appearance of the street scene in this regard.

Overall, it is considered that whilst the proposal does create additional bulk to the roof of the application site, the addition to the side extension is considered to be appropriately scaled and designed to read as a more subordinate feature and better integrate the permitted development works into the street scene. On that basis, officers are satisfied that the proposal, as amended, would not unacceptably harm the character and

appearance of the host property, street scene and wider area in accordance with Policy DM01.

### **Whether harm would be caused to the living conditions of neighbouring residents and future occupiers**

Development Management Policies (2012) in section 2.7.1 states: "It is important to ensure that developments do not significantly overshadow neighbouring buildings, block daylight, reduce sunlight, or result in a loss of privacy or outlook."

It will be important that any scheme addresses the relevant development plan policies (including Policy DM01 of the Barnet Local Plan and Policy D6 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.

The applicant site is a detached property and the proposed roof extension will sit to the north of the existing ridge and replace the flat roof of the two-storey side extension. As such, the proposed roof extension would not be readily visible from No.3 Carlton Close, on the east side of the property and therefore no unacceptable amenity impact to the occupiers of No.3 is expected to occur.

The neighbouring property towards the north side of the applicant site, No.7 Carlton Close, sits on a lower ground level and the two properties are separated by a narrow alleyway, approximately 50cm wide.

The proposal has been amended in order to mitigate any potential impact on the neighbouring property.

The amended proposal consists of a hipped roof towards the front, with a reduced height of 1.83m, which then drops down to a lower crown roof with a maximum height of 0.83m. It is considered that this proposal would mitigate the potential overbearing amenity impact to acceptable levels.

No.7 benefits from a rear facing window within the side addition to the property and sits adjacent to the application site, however, it is considered that the lowering of the crown roof towards the rear mitigates the total overbearing impact. Furthermore, following a site visit and conversations with the neighbour, it has been confirmed that these windows are frosted glass and serve a bathroom. As this is not a habitable room, on the basis of which the impact of the proposed roof extension can be further justified.

In regard to loss of light, the amended proposal does not demonstrably produce a significantly harmful impact on the light to No.7. It is noted that No.7 benefits from a single storey side/rear extension which runs alongside the common boundary with the application site accordingly the proposal would not have any detrimental impact on ground floor windows. Officers noted on the site visit, that much of the side elevation and the L-shaped section of No.7 is in shadow due to the existing two-storey side extension, which due to the ground level difference sits higher than neighbouring No.7. As such, the proposed part-hipped part-crown roof is not expected to result in any additional amenity harm to No.7 in this regard above and beyond that which currently exists. As previously noted there are no windows serving habitable rooms that would be unduly harmed by the proposal.

In regards to the adjoining properties at the rear of the site, Nos 41 and 43 Mill Ridge, the applicant property is located 11m from the common boundary at the rear. The adjoining properties themselves then benefit from approximately 13m of rear amenity space.

Considering this distance, officers are satisfied that the proposed roof extension would have no amenity impact on the neighbouring occupiers to the rear.

In assessment, officers are satisfied that the proposal, as amended, would not result in an unacceptable loss of light, outlook or increased sense of overbearing to the neighbouring properties, in accordance with Policy DM01.

#### **5.4 Response to Public Consultation**

-The applicant site is already much higher than neighbouring properties and the proposal will be overbearing - This has been addressed in the body of the report. Officers consider that the amended plans to reduce the height and bulk of the proposed roof satisfactorily mitigate the overbearing impact.

- The proposal will block natural light to the neighbouring property's side rooms on both the ground and first floor, as well as garden. This will increase electricity bills and effect health and wellbeing. - This has been addressed in the body of the report, the scale of the amended proposal is not considered to have a demonstrably negative impact on the amenities of the neighbouring occupiers.

- The proposal will block views - It should be noted that the right to a view is not a material consideration under the planning system. In this case, officers consider the additional height added by the proposal to not unacceptably affect the outlook from the adjoining properties to the rear.

-The proposal will not blend in with other houses - This has been addressed in the body of the report. Officers consider that the amended design will improve the overall relationship and balance of the roof and bring it in line with similar properties in the Carlton Close and replace a flat roof which is not a feature that is generally supported in design terms on two storey additions to property.

#### **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.



