

Location	39 Haslemere Avenue Barnet EN4 8EY	
Reference:	21/2231/HSE	Received: 20th April 2021 Accepted: 30th April 2021
Ward:	Brunswick Park	Expiry 25th June 2021
Case Officer:	Jade Gillespie	
Applicant:	Gareth and Lisa Jones	
Proposal:	Single storey side and rear extension. New front access steps.	

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:

360.PL.01 Rev B
360.ST.01

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 a) Prior to the first occupation of the hereby approved development, details of the proposed green roof have been submitted to and approved in writing by the Local Planning Authority.
- b) The green roof shall be implemented in accordance with the details approved this condition prior to the commencement of the use or first occupation of the development and retained as such thereafter. Should part of the approved green roof be removed, die, become severely damaged or diseased within five years of the completion of development, it shall be replaced in accordance with the details approved by this condition.

Reason: To ensure that the proposed development does not prejudice the enjoyment of the occupiers of their homes in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012) and Policy G1 of the London Plan 2021.

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 is a single storey semi-detached dwellinghouse at 39 Haslemere Avenue. The property is located within the Brunswick Park ward of Barnet and benefits from amenity space to the front and rear of the dwelling.

The surrounding area is predominately residential in character and comprises of single storey and two-storey semi-detached dwellinghouses. Upon review of the properties within Haslemere Avenue, it appears that many have benefitted from some form of extensions over time.

The application site is not located within a conservation area, nor is it a listed building.

2. Site History

Reference: 21/2220/192

Address: 39 Haslemere Avenue, Barnet, EN4 8EY

Decision: Lawful

Decision Date: 16 June 2021

Description: Roof extension involving hip to gable, rear dormer window and 2no front facing rooflights

Reference: B/03241/12

Address: 39 Haslemere Avenue, Barnet, EN4 8EY

Decision: Approved subject to conditions

Decision Date: 1 October 2012

Description: Installation of a double steplift.

3. Proposal

This application seeks permission for a single storey side and rear wraparound extension along with the implementation of new front access steps.

At present the front door of the host property is located on the flank elevation and can be accessed via 7no upward access steps which are gradual in gradient. From ground level

to the highest access step measures 1.60 metres in height. From the access steps, the same ground level continues to the rear of the property. Beside the access steps is a wheelchair lift which appears to have been implemented under application B/03241/12. The application site also appears to presently benefit from an existing garage/shed at the side of the property which measures 2.99 metres in depth, 2.28 metres in width with an eaves and maximum height of 2.33 metres.

The proposal seeks to implement a single storey side and rear extension following demolition of the existing garage shed along with new access steps to the front. The existing access steps are proposed to be removed and replaced with a new set of 9no access steps which measure 1.55 metres in height, 1.19 metres in width and 3.37 metres in depth. The steps will also project 1.97 metres beyond the front elevation of the dwellinghouse and will have glass balustrade railings. The existing wheelchair lift is also proposed to be removed and will be left as an area to park bicycles.

The proposed side and rear extension will wrap around the main dwellinghouse. The side element of the proposal will measure 2.28 metres in width, 8.47 metres in depth with an eaves and maximum height of 2.86 metres. A new front door will be implemented to the front of the property and 2no rooflights will be inserted on the roof. The side extension will link into the rear extension as a wraparound.

The rear element of the proposed extension will measure a minimum depth of 3.40 metres along the neighbouring boundaries with an angle bay projection in the middle of the extension serving a window and patio doors to the rear. The deepest part of the proposal would be the extension would be the edge of the angled bay window/doors measuring 4.9m at its deepest point. The extension will also have a width of 9.80 metres and an eaves and maximum height of 2.86 metres. 1no rooflight will also be inserted to the roof of the extension. The proposed side and rear extension will incorporate a green roof. A new patio is also proposed to the rear beyond the proposed rear extension.

The site photographs accompanying this application have been submitted by the agent of the application to assist in the assessment of the proposal.

Within the lifespan of this application, the applicant was asked to reduce the height of the side and rear extension as well as setting back the side element. Amended plans were submitted and the following sections detail the LPA's assessment of those plans.

4. Public Consultation

Consultation letters were sent to 8 neighbouring properties.

5 objections were received during the consultation period which can be summarised as follows:

- The proposed development is a high-density construction.
- The proposed development goes against the character of the buildings in Haslemere Avenue.
- The proposed development will have a negative visual impact.
- The front of the proposed extension would result in loss of privacy.
- The proposed development would result in loss of light.
- The proposed development will result in overdevelopment and is out of scale.
- The proposed development would have a negative impact on light and trees.
- The proposed development would create a terracing effect.

- The proposed development would mean that the neighbouring boiler pipe couldn't be maintained.
- The proposal would result in an increased risk of floods and fires.
- The proposed development would have a negative impact on structural integrity.
- The proposed development goes against the Residential Design Guidance, the LPA's core strategies and the NPPF.

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 revised National Planning Policy Framework (NPPF) was published on 20th July 2021. 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.

Barnet's Local Plan (2012)

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 area.
- 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 area:

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 D4 (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 side extensions should not have a width greater than half the width of the main dwellinghouse. In regard to rear extensions, the guidance states that in the case of semi-detached properties, they should be no greater than 3.50 metres in depth. In all instances, extensions should be designed and scaled in a manner that allows them to appear subordinate to the main dwellinghouse.

The proposed side element of the extension will not have a width greater than half the width of the main dwellinghouse and is considered to be appropriately designed and

scaled. The extension is set back from the furthest front elevation of the property and is found to appear as a subordinate addition to the main dwellinghouse. The relocation of the front door to the façade of the extension is considered acceptable and allows the addition to appear more visually appealing. As such, it is considered that this element of the proposal would not be detrimental to the character of the main dwellinghouse.

The rear element of the proposed extension is also considered to have an acceptable impact on the character of the main dwellinghouse. The main bulk of the extension will measure 3.40 metres in depth which is below the advised depth limit of 3.50 metres in the case of a semi-detached dwellinghouse. It is noted that due to the proposed angled window, the centre of the extension will have a maximum depth of 4.90 metres. Although the overall depth of the extension exceeds the advised depth limit, this is not considered to be detrimental to the character of the main dwellinghouse as the deepest part of the extension is centrally located and is also considered to improve the appearance of the extension. The rear element of the proposal is found to be subordinately designed and scaled.

As mentioned above, the proposed side and rear extension will also incorporate a green roof which is considered an acceptable feature for the extension. Green roofs are considered to improve ecology and biodiversity within urban areas and can also play a part in mitigating climate change. In the event of an approval, a condition will be attached to the permission for this proposal requiring the applicant to submit further details regarding the materials and maintenance proposed for the green roof of the extension.

The proposed changes to the front access steps are found to be acceptable as they do not differ greatly in appearance from the existing access steps. The proposed glass balustrade is also considered to be acceptable. As such, this element of the proposal is not considered to be detrimental to the character of the main dwellinghouse.

As mentioned above, the surrounding property comprises of semi-detached dwellinghouses at single storey and two storey level. Examples of single storey side rear extensions can be seen at No.17, 19, 23, 31 and 41 Haslemere Avenue. Many of these appear to have extended from their original garages. While the rear element of the proposal will not be directly viewable to the street scene, its principle is considered to have an acceptable impact on the character of the surrounding area given its subordinate scaling and the presence of similar extensions in the area. Furthermore, single storey rear extensions can be seen at No.29, 33, 35 and 41. It has also been reviewed that within Haslemere Avenue, the properties are not uniform in character when it comes to their front door location or the layout of their front access steps. Therefore, the relocation of the front door to the façade of the side extension and the new access steps are considered to be acceptable. As such, the proposal in its entirety is not considered to be detrimental to the character of the surrounding area.

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

Development Management Policies (Adopted 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 (for example policy DM01 of the Barnet Local Plan and policy D4 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 application site shares its eastern boundary with No.37 Haslemere Avenue to which it is structurally connected and its western boundary with No.41 Haslemere Avenue.

No.37 does not benefit from any form of rear extension. The rear element of the proposal will measure 2.86 metres in height and 3.40 metres in depth along the shared boundary. The proposal is considered to have an acceptable impact on the amenity of No.37 in regard to loss of light, loss of privacy or appearing overbearing. The proposed side element of the extension along with the new access steps are not considered to harm the amenity of No.37 in any way given that the side extension will be buffered by the host property when viewed from the occupiers of No.37.

No.41 Haslemere Avenue is a two-storey semi-detached house which benefits from a similar single storey side and rear wrap around extension. There are no windows located to the flank elevation of this extension. Given the presence of this extension at No.41, the side element of the proposed extension is not considered to harm the amenity of No.41 in terms of loss of light, loss of privacy or appearing overbearing. Furthermore, the front elevation of the proposed side element is in line with the front elevation of the existing extension at No.41. The rear element of the proposal is also considered to have an acceptable impact on the neighbouring amenity. The bulk of the proposed rear element will not project beyond the existing rear extension at No.41. The proposed angled window of the extension will project a further 1.50 metres than the extension at No.41. Despite, this, the further projection is not found to be harmful to amenity of No.41 given its position. The new access steps are also considered have no impact. As such, the proposal in its entirety is considered to have an acceptable impact on the amenity of No.41 in terms of loss of light, loss of privacy or appearing overbearing.

The extension of patio to the rear is level with the level of the extension therefore not raised and will not have any impact on the amenities of both neighbouring occupiers.

As a result, the proposal in its entirety is considered to be subordinate and proportionate and will have an acceptable impact on the neighbouring properties amenities, complying with DM01 and the Residential Design Guidance.

5.4 Response to Public Consultation

Consultation letters were sent to 8 neighbouring properties.

5 objections were received during the consultation period which can be summarised as follows:

- The proposed development is a high-density construction.
- The proposed development goes against the character of the buildings in Haslemere Avenue.
- The proposed development will have a negative visual impact.
- The front of the proposed extension would result in loss of privacy.
- The proposed development would result in loss of light.
- The proposed development will result in overdevelopment and is out of scale.
- The proposed development would have a negative impact on light and trees.
- The proposed development would create a terracing effect.
- The proposed development would mean that the neighbouring boiler pipe couldn't be maintained.
- The proposal would result in an increased risk of floods and fires.

- The proposed development would have a negative impact on structural integrity.
- The proposed development goes against the Residential Design Guidance, the LPA's core strategies and the NPPF.

The LPA's response to these comments are as follows:

Upon review of this application, it has been found that proposed extension is appropriately designed and scaled and appears as a subordinate addition to the main dwellinghouse. The extension is not considered to be harmful to the character of the host property or the surrounding area. It has been established in the sections above that similar developments such as this one proposed, exist among the properties within Haslemere Avenue. The LPA note that the only difference with these is that many have extended off an original garage rather than replacing or converting the garage with a habitable room. The principle of this development is therefore not found to be uncharacteristic to the area. It should also be noted that the properties within Haslemere Avenue are not completely uniform in their appearance. Furthermore, the proposal is not found to be a high-density construction, over develop the area or create a terracing effect.

The proposal is also found to comply with the relevant guidance and legislation and would not result in any detrimental harm to the amenity of neighbouring occupiers in regard to loss of light, loss of privacy or appearing overbearing. It would also have no impact on trees. The application site is also not located within a flood zone and therefore it is not considered that the erection of this proposal would result in an increased risk of flooding. Furthermore, during construction, the appropriate building control inspections will be carried out to minimise fire risk. Finally, in regard to the concern about maintaining a neighbouring boiler pipe, it is considered that this pipe can only be maintained from gaining access onto the application site. Unfortunately, this is not a matter for consideration for the LPA when determining planning applications.

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 and the street scene. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. This application is therefore recommended for APPROVAL.

