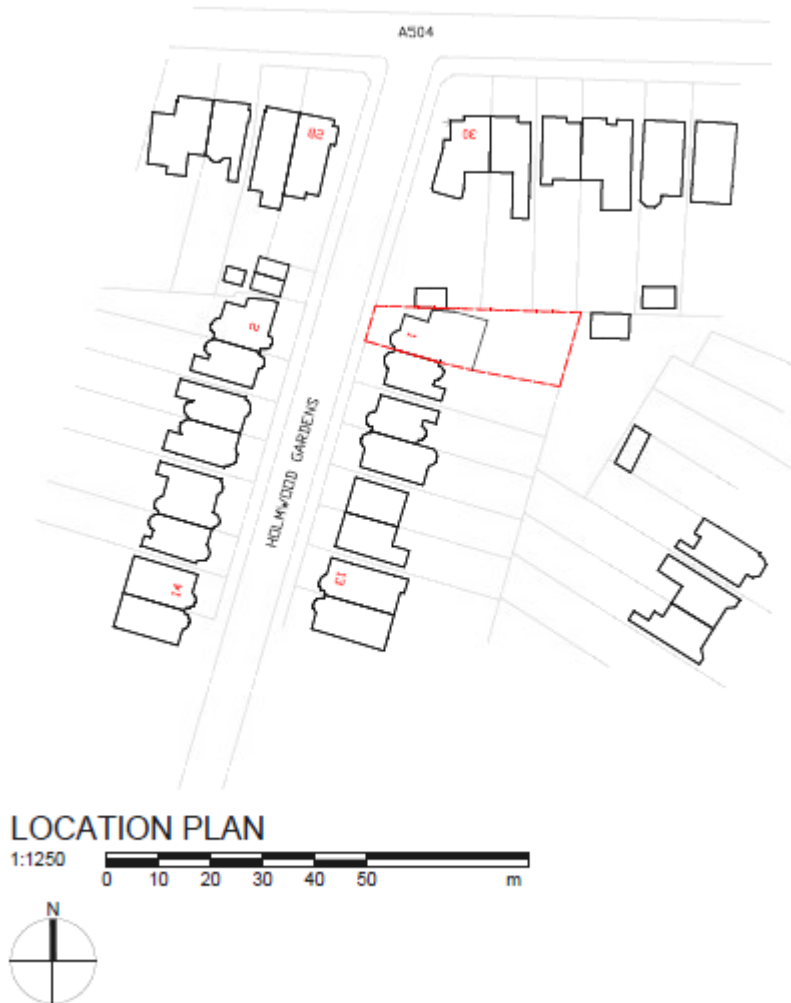


COMMITTEE REPORT

1. Site Description

The application site relates to a two-storey, semi-detached dwelling which is situated on the eastern side of Holmwood Gardens. The surrounding area is residential in character, comprising of predominantly semi-detached properties. The site is not located within a conservation area and is not subject to any other relevant restrictions.



2. Site History

Planning

Reference: 21/1232/PNH

Address: 1 Holmwood Gardens, London, N3 3NS

Decision: Prior Approval Not Required

Decision Date: 9 April 2021

Description: Single storey rear extension with a proposed depth of 6.00 metres from original rear wall, eaves height of 2.50 metres and maximum height of 3.40 metres.

Reference: 21/1240/192

Address: 1 Holmwood Gardens, London, N3 3NS

Decision: Lawful

Decision Date: 20 April 2021

Description: Roof extension involving hip to gable, 1 no side gable window, rear dormer window with Juliette balcony and 3 no front facing rooflights

Enforcement

Reference: ENF/0854/21

Address: 1 Holmwood Gardens, London, N3 3NS

Decision: Pending Consideration

Description: Building Works without the Consent of Planning Permission.

3. Proposal

The proposal relates to a replacement roof over the first-floor element of the existing two-storey side extension. The existing roof is part mono-pitched, part flat whereas the proposed roof would be dual-pitched to match the pitch of the main roof. The materials would match those of the existing property. It has been noted that the works have been completed during the lifetime of the application.

4. Public Consultation

9 consultation letters were sent to neighbouring properties. 6 responses have been received, comprising of 6 letters of objection.

The objections received can be summarised as follows:

- Excessive size and overshadowing
- Out of keeping with street and bulky
- Disturbance and noise from construction
- Outbuilding at rear of garden not shown on plans

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 amended on 20 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, 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 2021

The London 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 for the next 20-25 years. 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 Draft Local Plan -Reg 22 - Submission was approved by the Council on 19th October 2021 for submission to the Secretary of State. Following submission the Local Plan will now undergo an

Examination in Public. The Reg 22 document sets out the Council's draft planning policy framework together with draft development proposals for 65 sites. It represents 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 and the stage that it has reached.

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

Impact to Character

Policy DM01 sets out that 'proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets'.

The Residential Design Guidance SPD, paragraph 14.16, states that 'pitched roofs, following the same pitch as the existing roof, will normally be needed for two storey extensions and be set down at least 0.5 metre from the ridge of the main roof

It has been noted that the original roof of the property was hipped and that the property has benefitted from a roof extension (Ref: 21/1240/192) which included a hip-to-gable roof extension. The replacement roof of the first-floor side extension matches the pitch of the main roof and is set down by more than 0.5 metres, in line with the guidance as set out in the Residential Design Guidance SPD. It is therefore considered that the constructed replacement roof is an appropriate alteration that is in keeping with the character of the host property as well as the street scene. It is considered that the proposal is in line with Policy DM01.

Impact to Neighbouring Amenity

Policy DM01 states that 'development proposals should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users'.

The Residential Design Guidance SPD states that proposals should be designed to ensure the provision of sufficient privacy, minimisation of overlooking between surrounding dwellings and orientation of buildings to maximise sunlight and daylight.

Given the overall size, design and siting of the replacement roof, it is not considered that it would cause adverse impact to neighbouring amenity, in accordance with Policy DM01. It is not considered that the change in roof form of the side extension would cause significant levels of loss of light or outlook or that it would appear overbearing when viewed from neighbouring amenity.

5.4 Response to Public Consultation

- Excessive size and overshadowing: The current roof of the first-floor side extension is set down from the main ridge by 3.7 metres, whereas the proposed roof would be set down by 1.5 metres. Although the proposed roof has a greater height, it is not considered excessive to the point of creating adverse impact to neighbouring amenity in terms of appearing overbearing or creating significant levels of loss of light or outlook.

- Out of keeping with street and bulky: Given the set down from the main roof it is not considered that the replacement roof would appear bulky. It has also been noted that there are other examples of roof alterations and extensions within the vicinity, therefore it is not considered that the proposed roof would detract from the character of the street scene.

-Disturbance and noise from construction: This is not a material planning consideration.

-Outbuilding at rear of garden not shown on plans: The proposal does not relate to an outbuilding therefore this cannot be assessed as part of the proposal. However, the applicant has confirmed that the constructed outbuilding meets permitted development requirements.

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.

8. Conditions

1. Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans:

0213PL-001, 0213PL-100, 0213PL-101, 0213PL-102, 0213PL-103, 0213PL-200, 0213PL-201, 0213PL-110, 0213PL-111, 0213PL-112, 0213PL-113, 0213PL-210 and 0213PL-211 dated 02/21.

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. Materials

The materials used in the external surfaces of the extension shall remain as built.

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).

9. Informatives

1. Approved, no pre-app

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. 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.