

**Location** 14 Wycombe Gardens London NW11 8AL

**Reference:** 21/3470/FUL Received: 23rd June 2021  
Accepted: 25th June 2021

**Ward:** Childs Hill Expiry 20th August 2021

**Case Officer:** Sinead Normoyle

**Applicant:** Mr Allan Martinos

**Proposal:** Conversion of the existing dwelling into 3no self-contained flats.  
Associated refuse, cycle storage. Changes to hardstanding to provide off-street parking (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:

01 REVISION A  
02 REVISION A  
03 REVISION A  
04 REVISION A  
05 REVISION A  
06 REVISION A  
07 REVISION A  
08 REVISION A  
10 REVISION A

OS Map

Acoustic Report by Acoustic Plus dated 10/06/2021

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 a) Before the development hereby permitted is first occupied, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority.

b) The development shall be implemented in full accordance with the details as approved under this condition prior to the first occupation and retained as such thereafter.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS14 of the Adopted Barnet Core Strategy DPD (2012).

- 4 Before the building hereby permitted is first occupied all the proposed window(s) in the east flank elevation facing 12 Wycombe Gardens shall 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.

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) and the Residential Design Guidance SPD (adopted October 2016).

- 5 a) Before the development hereby permitted is first occupied cycle parking spaces and cycle storage facilities shall be provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the details as approved under this condition and the spaces shall be permanently retained thereafter.

Reason: To ensure that cycle parking facilities are provided in accordance with the minimum standards set out in Policy 6.9 and Table 6.3 of The London Plan (2016) and in the interests of promoting cycling as a mode of transport in accordance with

London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

- 6 Prior to the first occupation of the units, copies of Pre-completion Sound Insulation Test Certificates shall be submitted to the Local Planning Authority, confirming compliance with Requirement E of the Building Regulations 2010 (or any subsequent amendment in force at the time of implementation of the permission).

Reason: To protect the amenities of future and neighbouring residential occupiers in accordance with Policies DM02 and DM04 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted April 2013).

- 7 a) Before the development hereby permitted is first occupied, details of the sub-division of the amenity area(s) shall be submitted to and approved in writing by the Local Planning Authority.

b) The development shall be implemented in accordance with the details approved under this condition before first occupation or the use is commenced and retained as such thereafter.

Reason: To ensure that the development does not prejudice the amenity of future occupiers or the character of the area in accordance with policies DM01 and DM02 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted April 2013).

- 8 Prior to the first occupation of the new dwellinghouse(s) (Use Class C3) hereby approved they shall all have been constructed to have 100% of the wholesome water supplied to them by the mains water infrastructure provided through a water meter or water meters and each new dwelling shall be constructed to include water saving and efficiency measures that comply with Regulation 36(2)(b) of Part G 2 of the Building Regulations to ensure that a maximum of 105 litres of water is consumed per person per day with a fittings based approach should be used to determine the water consumption of the proposed development. Any use of grey water and/or rain water systems needs to be separate from the potable (wholesome) water system and needs to meet the requirements and guidance set out in Part G of the Building Regulations.

The development shall be maintained as such in perpetuity thereafter.

Reason: To encourage the efficient use of water in accordance with policy CS13 of the Barnet Core Strategy (2012), Policy SI 5 of the London Plan 2021 and Barnet's Sustainable Design and Construction SPD (2016).

- 9 Prior to the first occupation of the development hereby approved it shall be constructed incorporating carbon dioxide emission reduction measures which achieve an improvement of not less than 6% in carbon dioxide emissions when compared to a building constructed to comply with the minimum Target Emission

Rate requirements of the 2010 Building Regulations. The development shall be maintained as such in perpetuity thereafter.

Reason: To ensure that the development is sustainable and minimises carbon dioxide emissions and to comply with the requirements of policies DM01 and DM02 of the Barnet Development Management Policies document (2012), Policies 5.2 and 5.3 of the London Plan (2015) and the 2016 Mayors Housing SPG.

- 10 The use of the outbuilding shall be for storage purposes only for the occupiers of the flats within the main house and for no other purpose and shall not at any time be occupied as a separate unit or dwelling.

Reason: To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012).

- 11 Before the development hereby permitted is first occupied or the use first commences the parking spaces/garages shown on Drawing No. 10A shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason: To ensure that parking is provided in accordance with the council's standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area in accordance with Policy DM17 of the Development Management Policies DPD (adopted September 2012) and Policies 6.1, 6.2 and 6.3 of the London Plan 2015.

- 12 The development shall be constructed in accordance with the details set out in the Acoustic Report by Acoustic Plus dated 10/06/2021.

Reason: To protect the amenities of future residential occupiers in accordance with Policies DM02 and DM04 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted 2016).

#### **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. 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.

- 2 The Community Infrastructure Levy (CIL) applies to all 'chargeable development'. This is defined as development of one or more additional units, and / or an increase to existing floor space of more than 100 sq m. Details of how the calculations work are provided in guidance documents on the Planning Portal at [www.planningportal.gov.uk/cil](http://www.planningportal.gov.uk/cil).

The Mayor of London adopted a CIL charge on 1st April 2012 setting a rate of £60 per sq m on all forms of development in Barnet except for education and health developments which are exempt from this charge. Your planning application has been assessed at this time as liable for a payment under Mayoral CIL.

The London Borough of Barnet adopted a CIL charge on 1st May 2013 setting a rate of £135 per sq m on residential and retail development in its area of authority. All other uses and ancillary car parking are exempt from this charge. Your planning application has therefore been assessed at this time as liable for a payment under Barnet CIL.

Please note that Indexation will be added in line with Regulation 40 of Community Infrastructure Levy.

Liability for CIL will be recorded to the register of Local Land Charges as a legal charge upon your site payable should you commence development. Receipts of the Mayoral CIL charge are collected by the London Borough of Barnet on behalf of the Mayor of London; receipts are passed across to Transport for London to support Crossrail, London's highest infrastructure priority.

You will be sent a 'Liability Notice' that provides full details of the charge and to whom it has been apportioned for payment. If you wish to identify named parties other than the applicant for this permission as the liable party for paying this levy, please submit to the Council an 'Assumption of Liability' notice, which is also available from the Planning Portal website.

The CIL becomes payable upon commencement of development. You are required to submit a 'Notice of Commencement' to the Council's CIL Team prior to commencing on site, and failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet other statutory requirements relating to CIL, such requirements will all be set out in the Liability Notice you will receive. You may wish to seek professional planning advice to ensure that you comply fully with the requirements of CIL Regulations.

If you have a specific question or matter you need to discuss with the CIL team, or you fail to receive a 'Liability Notice' from the Council within 1 month of this grant of planning permission, please email us at: [cil@barnet.gov.uk](mailto:cil@barnet.gov.uk).

Relief or Exemption from CIL:

If social housing or charitable relief applies to your development or your development falls within one of the following categories then this may reduce the final amount you are required to pay; such relief must be applied for prior to commencement of development using the 'Claiming Exemption or Relief' form

available from the Planning Portal website: [www.planningportal.gov.uk/cil](http://www.planningportal.gov.uk/cil).

You can apply for relief or exemption under the following categories:

1. Charity: If you are a charity, intend to use the development for social housing or feel that there are exception circumstances affecting your development, you may be eligible for a reduction (partial or entire) in this CIL Liability. Please see the documentation published by the Department for Communities and Local Government at [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6314/19021101.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6314/19021101.pdf)

2. Residential Annexes or Extensions: You can apply for exemption or relief to the collecting authority in accordance with Regulation 42(B) of Community Infrastructure Levy Regulations (2010), as amended before commencement of the chargeable development.

3. Self Build: Application can be made to the collecting authority provided you comply with the regulation as detailed in the [legislation.gov.uk](http://legislation.gov.uk)

Please visit

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil> for further details on exemption and relief.

- 3 The applicant is advised that any development or conversion which necessitates the removal, changing, or creation of an address or addresses must be officially registered by the Council through the formal 'Street Naming and Numbering' process.

The London Borough of Barnet is the Street Naming and Numbering Authority and is the only organisation that can create or change addresses within its boundaries. Applications are the responsibility of the developer or householder who wish to have an address created or amended.

Occupiers of properties which have not been formally registered can face a multitude of issues such as problems with deliveries, rejection of banking / insurance applications, problems accessing key council services and most importantly delays in an emergency situation.

Further details and the application form can be downloaded from:

<http://www.barnet.gov.uk/naming-and-numbering-applic-form.pdf> or requested from the Street Naming and Numbering Team via [street.naming@barnet.gov.uk](mailto:street.naming@barnet.gov.uk) or by telephoning 0208 359 4500.

## **OFFICER'S ASSESSMENT**

### **1. Site Description**

The application site relates to a two-storey semi-detached single-family dwelling, located on the north side of Wycombe Gardens, within the Childs Hill ward.

The area is predominantly residential comprising semi-detached and detached single dwelling houses. Houses are set back from the road behind large gardens and driveways are bounded by low boundary walls and hedges.

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

The site is located in a Controlled Parking Zone.

## **2. Site History**

Reference: 20/0527/QCJ

Address: 14 Wycombe Gardens, London, NW11 8AL

Decision: Pre-application advice issued

Decision Date: 23 December 2020

Description: Loft extension: rear dormer, rooflights, Outbuilding. Porch

Reference: 21/0089/192

Address: 14 Wycombe Gardens, London, NW11 8AL

Decision: Lawful

Decision Date: 12 January 2021

Description: Roof extension involving, rear dormer window with 2no Juliette balconies and 2no front facing rooflights. New front porch. New doors to rear elevation to replace existing and enlargement of the rear patio. Erection of a rear outbuilding.

Reference: C16851A/07

Address: 14 Wycombe Gardens, London, NW11 8AL

Decision: Approved subject to conditions

Decision Date: 15 February 2007

Description: 2no. single storey rear extensions.

Reference: C16851/06

Address: 14 Wycombe Gardens, London, NW11 8AL

Decision: Refused

Decision Date: 6 December 2006

Description: Single storey rear extension. Front and rear dormer roof extensions.

## **3. Proposal**

Conversion of the existing dwelling into 3no self-contained flats. Associated refuse, cycle storage. Changes to hardstanding to provide off-street parking.

## **4. Public Consultation**

Consultation letters were sent to 58 neighbouring properties.

8 responses have been received, comprising 9 letters of objection.

The objections received can be summarised as follows:

- o Overdevelopment,

- o Increased density of the road
- o Overlooking,
- o Privacy,
- o Lack of parking,
- o Increase density,
- o Reducing the availability of single-family homes,
- o The House was enlarged using permitted development rights but never used as a house,,
- o The rear top floor large extensions that overlook our houses would never have been granted,
- o 106 agreement needed where they cannot obtain residents parking as with other flatted developments in the vicin
- o the larger house is asking to be converted to flats
- o On going building works,
- o Needs to be period of quiet no building works,
- o Outbuilding: nature of construction already caused additional flooding than would previously have experienced.
- o Previously proposed for storage but now understood for use as gym for the flats.
- o Impact the character of the neighbourhood.
- o proposed converted flats - changing the family neighbourhood feel.
- o Refuse: neighbours on the road are aware of rubbish that already gathers excessively in the street due to other reasons, and the increase in households will potentially cause this to increase.

Residents have been reconsulted on the amended plans. Any responses received will be reported at the meeting.

## **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.

Relevant policies:

D4 - Good Design

D5 - Inclusive Design

D6 - Housing Quality and Standards

D7 - Accessible Housing

H2 - Small Sites

H12 - Housing Size mix

SI 2 Minimising Greenhouse Gas Emissions

T6.1 - Residential Car Parking

### Barnet's Local Plan (2012)

Barnet's Draft Local Plan on 26th November 2021 was submitted to the Planning Inspectorate for independent examination which will be carried out on behalf of the Secretary of State for the Department of Levelling Up, Housing and Communities. This is in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2021 (as amended).

The Regulation 22 Local Plan sets out the Council's draft planning policy framework together with draft development proposals for 65 sites. 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.

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, CS4, CS5,

Relevant Development Management Policies: DM01, DM02, DM03, DM08, DM09, DM17.

### 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, semidetached 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:

- Principle of Development
- 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
- Proposed standard of new accommodation
- Highways and parking.

## **5.3 Assessment of proposals**

### **Principle of Development**

The Borough has an attractive and high-quality environment that the Council wishes to protect and enhance. It is therefore considered necessary to carefully assess both the design and form of new development to ensure that it is compatible with the established character of an area that is defined by the type and size of dwellings, the layout, intensity, and relationship with one another and their surroundings. Proposals involving the redevelopment of sites in residential localities are required to reflect the particular character of the street in which the site is located and the scale and proportion of the houses.

The Council recognises that flat developments can make an important contribution to housing provision, in particular smaller units and that they can make more efficient use of urban land, however they normally involve an intensification of use creating more activity and can adversely affect the appearance of a street through, for example, the provision of car parking and refuse facilities, that can have an unacceptable impact on the established character of an area.

Within Chapter 2 of the Core Strategy, which is a material consideration in the determination of this application, the Council state the following: "The conversion of existing dwellings into flats can have a cumulative effect that damages the quality of the environment and detracts from the character of established residential areas. Conversions may be appropriate in certain types of property or street but can harm the character by changing the function of a neighbourhood through more activity which increases noise and disturbance and thus impacts on amenity. This intensification of use can often involve more people movements, increased car movements, more rubbish to be collected and more deliveries. Flat conversions must therefore be situated in appropriate locations characterised by housing that has already undergone significant conversions or redevelopment to small, flatted accommodation. Conversions in roads characterised by unconverted houses will not normally be considered appropriate."

Policy DM01 of Barnet's Local Plan Development Management Policies DPD states that

proposals should be based on an understanding of local characteristics. Criterion (h) of the same policy states that the conversion of dwellings into flats in roads "characterised by houses" will not normally be appropriate.

Wycombe Gardens has a mixed character, comprising a mix of single-family dwellings and flats, many of which are the result of conversions from single dwellings including nos. 16 and 28 Wycombe Gardens. No. 15 Wycombe Gardens was converted into two self-contained flats and in 2018 received planning permission for the demolition of existing building and erection of 4no dwellings with rooms at basement level and roofspace.

Weight is given to existing conversions on Wycombe Gardens and surrounding roads.

The proposed conversion would be acceptable in this location and would not be contrary to local planning policy including Policy DM01(h).

The principle of conversion to flats is therefore considered to be acceptable, subject to the considerations below.

- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;

The NPPF attaches great importance to the design of the built environment, stating 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" (para.124).

The access for the new flats would be via the existing front entrance doors. As such, the building will still appear as a single dwelling from the street and will not adversely impact on the character by virtue of the introduction of a separate access.

No alterations or extensions are proposed under this application.

Taking all material considerations into account, the proposed development, subject to the attached conditions, would have an acceptable impact on the appearance of the host dwelling, the local character and the streetscene. It would therefore accord with Policy DM01 of Barnet's Local Plan.

Impact on the amenities of neighbours

The proposal must not harm the residential amenities of neighbouring occupiers. This includes ensuring adequate light, outlook, privacy and avoiding an overbearing appearance or sense of enclosure to neighbours. This is a requirement of Policy DM01.

The proposal does not involve any alteration or extension as such, it is found that the proposed development would protect the amenities of neighbouring occupiers, in accordance with Policy DM01 of Barnet's Local Plan.

In relation to the increased number of households, it is noted that the existing is a large 5 bedroom single family house. The proposed occupancy would be 7 persons. It is considered that the additional activity and potential increased noise and disturbance associated with 3 flats would not be so significant as to adversely impact the amenities of neighbouring occupiers.

Provision of adequate accommodation for future occupiers

In terms of the amenity for future occupiers, the Planning Authority expects a high standard of internal design and layout in new residential development to provide an adequate standard of accommodation. The London Plan and Barnet's Sustainable Design and Construction SPD sets out the minimum space requirements for residential units.

The London Plan (2021) and the Sustainable Design and Construction SPD (2016) set out the minimum space requirements for residential units and bedrooms.

Flat 1 - 2 x bedroom 3 person London Plan Standards 61.0sqm Proposed 106.9sqm.

Flat 2 - 2 x bedroom 3 person London Plan Standards 61.0sqm Proposed 74.05sqm.

Flat 3 - 1 x bedroom 1 person London Plan Standards 39.0sqm Proposed 53.02sqm.

Proposed development would be occupied by up to 7 persons.

The proposed flats meet the recommended guidelines for minimum space standards.

Table 2.2: Internal layout and design requirements of Barnet's Sustainable Design SPD (Oct 2016) states that bedrooms should meet the following requirements.

- Single bedroom: minimum area should be 7.5 m<sup>2</sup> and is at least 2.15m wide;
- Double bedroom: minimum area should be 11.5 m<sup>2</sup> and at least 2.75m wide.

The proposal complies with the above standards.

The London Plan requires a minimum ceiling height of 2.5 metres for at least 75% of the dwelling area. Flat 3 meets this standard.

#### Room stacking/siting

The Residential Design Guidance SPD (October 2016) requires that the vertical stacking of rooms between flats should as far as practical ensure that bedrooms do not overlap living rooms, kitchens and bathrooms on other floors. The stacking arrangement is considered acceptable given the Acoustic report submitted.

#### Light/Outlook

In flat one, the kitchen window and door would look directly onto the shared access path to the communal garden. As such the plans were amended so that the kitchen window and door (which are secondary) are to be obscure glazed. The flat 3 bedroom and one of the bedrooms of flat 2 are side facing and would need to be obscure glazed. Outlook from these windows would however be limited due to proximity to the side wall of the neighbouring property. In the case of flat 2, this would be the third bedroom. On balance, given that the units significantly exceed the minimum floorspace standards, the flats are considered to provide adequate light and outlook for future residents.

Barnet's Sustainable Design SPD (Oct 2016) section 2.4 states that glazing to all habitable rooms should not normally be less than 20% of the internal floor area of the room. The flats would have adequate levels of glazing and outlook.

#### Provision of adequate outdoor amenity space for future occupiers.

In terms of outdoor amenity space, Barnet's Sustainable Design and Construction SPD sets out the minimum standards for outdoor amenity space provision in new residential developments. For flats 5m<sup>2</sup> of space per habitable room.

The proposal features a private outdoor amenity space for the ground floor flat measuring 56.5m<sup>2</sup> and a communal garden for flats 2 and 3 measuring 108.3m<sup>2</sup>. The communal garden features an outbuilding which the applicant proposed to be used as a gym. Officers advised the applicant to change the use to storage, to lessen the impact with regards to noise to the adjoining properties. The proposed plan has been amended and the outbuilding will be used for storage purposes only (to be secured by condition).

### Privacy

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 proposed layout is acceptable in terms of the privacy of adjoining and potential occupiers. The private amenity area immediately to the rear of the house is subdivided and does not give rise to overlooking of the ground floor flats. As such, the proposal is found to comply with Policy DM01 in this regard.

Overall, the proposal is not considered to provide an acceptable level of residential accommodation for future occupiers.

### Highways and parking

The proposal as originally submitted included 3 parking spaces. However, highways officers considered only 2 spaces can be accommodated on the frontage to ensure pedestrian access is secured. The plans were amended accordingly.

Wycombe Gardens and its surrounding roads are situated within a CPZ of Permit Holders Only (Zone CE, CEZ) Mon-Fri 9am-midday.

The site has a PTAL rating of 4 (good) public transport accessibility to and from the site.

According to the Parking Standards as set out in Barnet Council's Local Plan Development Management Policy DM17, the range of vehicular parking spaces which would need to be provided as part of the proposed development is between 2 and 4 off-street parking spaces.

The applicant provided a car parking survey. The survey was assessed by Council's highways team and was considered acceptable as it showed a 72% stress level, hence the overspill of 2 parking spaces can be accommodated on-street.

### Refuse and Cycle parking provision

Cycle parking and cycle storage facilities should be provided in accordance with the London Borough of Barnet's Local Plan, in the interests of promoting cycling as a mode of transport. For this proposal the required cycle parking provision is 5 cycle parking spaces. Cycle parking should be provided in a secure, covered, lockable and enclosed environment. The type of stands used must allow both wheels and the frame of the bicycle to be locked. This will be secured through condition.

Refuse Collection Arrangements: The refuse store requires to be lockable, secure and enclosed. Refuse collection points should be located within 10 metres of the Public Highway. As per drawing No. 10, bin store has been located to the front of the property.

The application is recommended for approval on highway grounds subject to a S106/Unilateral Undertaking agreement.

#### **5.4 Accessibility and Sustainability**

In respect of carbon dioxide emission reduction, the scheme should have been designed to achieve a 6% CO<sub>2</sub> reduction over Part L of the 2013 building regulations. This level of reduction is to comply with the requirements of the London Plan.

In terms of water consumption, a condition would be attached to any permission to require each unit to receive water through a water meter, and be constructed with water saving and efficiency measures to ensure a maximum of 105 litres of water is consumed per person per day, to ensure the proposal accords with the London Plan.

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

The comments raised in the letters of objection are addressed within the relevant sections above.

### **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**

The proposal is considered to accord with the requirements of the Development Plan and is therefore recommended for Approval.



