

Location	57 Richmond Road Barnet EN5 1SF	
Reference:	21/6246/HSE	Received: 29th November 2021 Accepted: 29th November 2021
Ward:	Oakleigh	Expiry 24th January 2022
Case Officer:	Frances Haines	
Applicant:	Mr T. Cox	
Proposal:	Single storey side/rear 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:

EX.01
PR.01 B

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 Before the building hereby permitted is first occupied the proposed window(s) in the first floor elevation facing no.59 Richmond Road 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 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. 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.

OFFICER'S ASSESSMENT

1. Site Description

The application site comprises a two-storey end of terrace single family dwellinghouse located at 57 Richmond Road. The surrounding area is residential, comprising of semi-detached and terrace properties of similar and varying architectural styles.

The application site, as well as numbers 53 and 55 which form part of the terrace, are locally listed buildings. The local list describes them as 'Group of three 2 storey houses in gault brick, with slated roofs and all with bracketed eaves cornice. Original dormer windows, two pairs of tall central chimney stacks. French doors to ground floor.' They are listed due to their aesthetic merits, group value and intactness.

2. Site History

There is no planning history.

3. Proposal

The application seeks approval for a single storey side/rear extension measuring approx. 8.5 metres in depth, 2.6 metres in width, with an eaves height of 2.5 metres and a maximum height of 3.5 metres.

Amendments were received during the application process which removed a first floor extension and reduced the eaves height of the ground floor extension.

4. Public Consultation

Consultation and reconsultation letters were sent to 5 neighbouring properties. 8 responses were received comprising 5 objections from 4 different neighbouring properties. The objections can be summarised as follows:

- Out of keeping with the scale of the building
- Loss of natural light received
- Loss of privacy
- Major excavations would be needed to support the development
- Noise and disruption
- Too high
- Ground floor extension would be too modern
- First floor extension would protrude out past the sightlines of gardens
- Wall will be built against our existing structure. The existing structure (on our side) is a wooden conservatory, designed in keeping with the original Victorian architecture. There is an integral row of 11 square windows (opaque glass) facing onto 57 Richmond Road, with a shallow window cill

- Conservatory light will be blocked
- Maintenance of wood-framed windows would be impossible due to lack of access
- Development is at odds with other properties on the street.
- Will set a precedent
- Possibility of multiple occupancy property
- Out of character with surrounding properties

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 Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital. 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.

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 22) 2021

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

- 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 (both of the Barnet Local Plan), D1 and D4 (both of the London Plan 2021).

Single storey side infill extensions are not a common characteristic of the surrounding area, however, there is an example at no.55 Richmond Road, which adjoins the application site. There is no planning history in respect of the infill extension at no.55. Despite this, it does form part of the established character of this group of properties.

The proposed side infill extension has a depth that projects along the side return of the original outrigger by approximately 8.5 metres. As the extension projects alongside the outrigger, which is an original feature of the dwellinghouse, the development is considered to be acceptable. By virtue of the scale, design and siting of the side infill extension, it is not considered that the extension would unduly detract from the character and appearance of the existing dwellinghouse.

The proposed materials will not contradict the character of the house, as the extension will use brickwork to match the existing dwellinghouse and surrounding area. It is considered that the extension would be a subordinate and proportionate addition and has been designed to ensure the development will not harm the character and appearance of the locally listed building.

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

It is important that any scheme addresses the relevant development plan policies (for example policy DM01 of the Barnet Local Plan) in respect of the protection of the amenities of neighbouring occupiers. This will include taking a full account of all neighbouring sites.

The proposed ground floor infill extension will mostly not be visible from no.59 Richmond Road, as it will not protrude past the original outrigger rear wall. There will be a visible increase in height to the ground floor original projection, from a pitched roof to a flat roof measuring 3.5 metres in height. There will be a distance of approx 1.2 metres between the extension and the boundary with no.59, and a further 0.5 metres to the rear wall of no.59. It is considered that there is sufficient distance between the properties to ensure the increase in height will not have a detrimental impact or lead to a loss of light for occupants of no.59. A first floor side window is proposed as part of the development, but this will be obscure glazed and therefore will not give rise to any overlooking into no.59.

The proposed extension will protrude along the shared boundary with no.55 Richmond Road. No.55 benefits from an existing conservatory which the proposed extension will extend alongside, and will extend approx. 1 past the conservatory rear building line. The proposed infill extension would have an eaves height of approx. 2.5 metres along this shared boundary. Whilst it is acknowledged that there may be some loss of light to the obscure glazed side windows of the conservatory, this is not considered to be significant enough to warrant refusal. The side windows of the conservatory are not the principal

windows of the conservatory, and, given the nature of the conservatory, light will still come in from the glass roof and rear windows. It is considered that the modest eaves height and associated pitch would ensure the impact on no.55's conservatory is acceptable .

5.4 Response to Public Consultation

Most objections are responded to and discussed in the main body of the report, but the following comments can also be made.

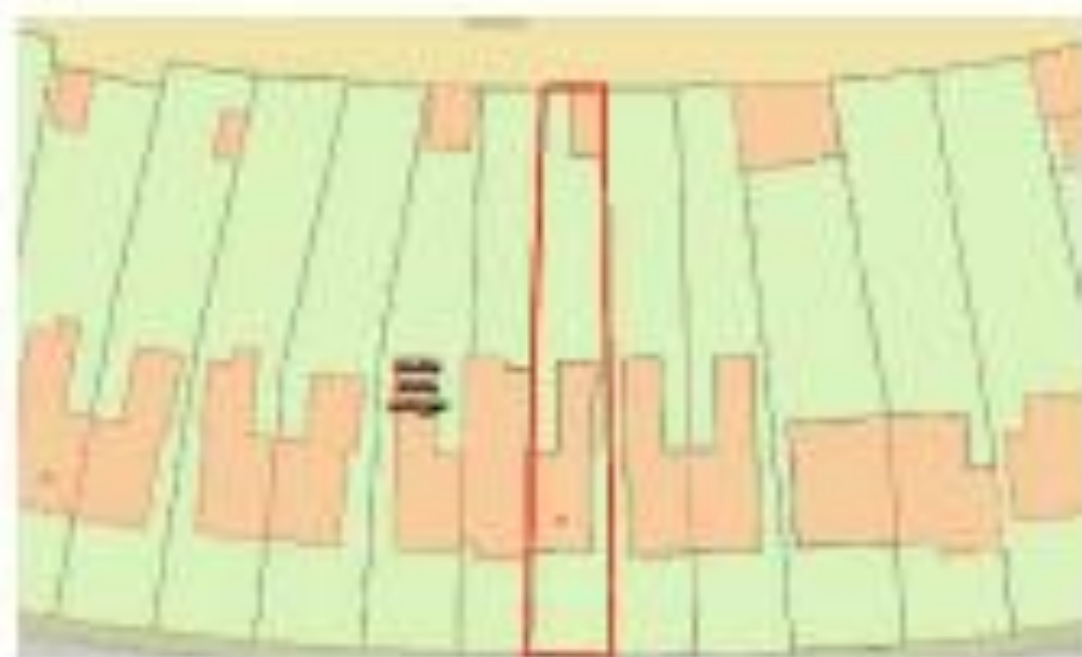
- Objections regarding noise and disturbance are not a material planning consideration as the works to construct the extension would be short term.
- First floor side windows will be obscure glazed and therefore will not result in a loss of privacy for neighbouring sites. The ground floor extension only includes rear windows, therefore only overlooking the application sites rear garden.
- Maintenance of the neighbouring conservatory is not a material planning consideration. This is more of a boundary dispute/concern which the LPA cannot get involved with.
- Amendments were sought during the application process to remove the first floor extension and reduce the height of the ground floor extension to be more acceptable in terms of size and scale.
- With regards to precedent, all applications are considered on their own merits.
- This application is for an extension, not the conversion of the property into an HMO. Such development would require planning permission.

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.



EXISTING SITE PLAN