

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 specified in the application form and accompanying plans.

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 is located at 4 Hocroft Road, NW2 2BL, consisting of a two-storey semi-detached dwellinghouse, with front and rear amenity space. The area surrounding the proposed site is mainly residential consisting of similar two-storey semi-detached dwellinghouses. The site is located within the Childs Hill ward.

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

2. Site History

Reference: 20/5869/HSE

Address: 4 Hocroft Road, London, NW2 2BL

Decision: Approved subject to conditions

Decision Date: 29 January 2021

Description: Erection of a single storey rear orangery

Reference: C02575B/05

Address: 4 Hocroft Road, London, NW2 2BL

Decision: Approved subject to conditions

Decision Date: 15 June 2005

Description: New front wall and gates.

Reference: C02575A/04

Address: 4 Hocroft Road, London, NW2 2BL

Decision: Approved subject to conditions

Decision Date: 23 February 2004

Description: Loft conversion including side and rear dormer windows, new front porch and demolition of existing lean-to at the side.

3. Proposal

Single storey rear extension with lantern rooflight.

The proposal has been amended throughout the lifetime of the application. The proposed single storey rear extension has been reduced and would measure approximately 3.5 metres in depth, 5.1 metres in width, with an eaves height of 3.5 metres above garden level and 3.9 metres to the top of the lantern rooflight.

The alteration to existing rear dormer including formation of a balcony has been removed.

4. Public Consultation

Consultation letters were sent to 3 neighbouring occupiers. 13 letters of objection have been received, summarised below:

- Although last years plan was considered to be too big, this submission is for a bigger extension
- New application is in excess to the previous proposal
- New plans would be more overshadowing, overlooking and beyond what is reasonable
- Decrease neighbours' amenities
- The increase to the dormer roof line and creation of balcony looks out of place

- The balcony would overlook adjacent properties
- Overbearing and obtrusive
- Loss of light and outlook to principal living rooms within neighbouring property
- Extension to be built over terrace level which is above neighbours garden level
- Dormer roof is out of style in the neighbourhood
- Garden levels step down from houses so any increase in size of the extension will detrimentally affect residential amenities

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 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 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 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 to 2050. 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, DM06

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 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.

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

It is noted that the site photographs that have been used to make an assessment of this application were provided by the applicant.

- 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 which states that all proposals should preserve and enhance the local character of the area, as well as policies CS05 (both of the Barnet Local Plan), D1, D3 and D6 (of the London Plan).

The Residential Design Guidance states that a depth of 3.5 metres is considered acceptable for a single storey rear extension on a semi-detached property. The original footprints of the host and adjoining property were L-shaped which have both previously been infilled with a single storey rear extension with rear bay window. The proposal includes the erection of an additional rear extension. The host site benefits from an extant permission (ref. 20/5869/HSE) which was amended to project a maximum of 3.5 metres. Officers requested, throughout the lifetime of the application, that the proposed single storey rear extension be reduced to the same depth of 3.5 metres as previously approved. Although when combined with the previous extension at the site this would be greater than suggested in guidance, following a review of aerial photography it was noted that a number of other properties along Hocroft Road have extended in a similar way including nos. 8 and 10. Further, as the adjoining semi-detached property at no. 6 also benefits from an existing infill extension which currently projects further than that at the host property, the proposed extension is considered to be acceptable with the depth consistent with other development along the street.

The proposal is located to the rear and will not be visible from the public realm and a functional rear garden amenity space will remain. Overall, the proposal as amended is considered to respect the proportions of the original building and would have an acceptable impact on the character and appearance of the host dwelling and surrounding area.

The application originally sought permission for alterations to the existing rear dormer including the formation of a balcony, however, this element has been removed.

- 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 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 proposed extension is sited approximately 5 metres away from the common boundary with the unattached neighbour at no. 2 Hocroft Road which is considered to be a sufficient distance so as not to impact these neighbouring occupiers.

The proposal was amended throughout the lifetime of the application so as to ensure the extension would project past the adjoining neighbouring property at no. 6 Hocroft Road by 3.5 metres. As this is in line with design guidance, it is not considered to result in a detrimental impact on the neighbouring occupiers with regard to loss of light and outlook. There are no windows proposed to the side elevation facing no. 6 Hocroft Road with the proposed windows and doors located to the flank elevation facing no. 2 and to the rear elevation. The 5 metre distance between the windows at ground floor level to the flank elevation and common boundary with no. 2 is considered to mitigate concerns regarding overlooking.

The levels on site are such that the extension would have a height of approximately 3.6 metres above garden level. This is slightly greater than the height of the previously approved extension, however, this is not considered to result in greater impact to the amenity of neighbouring occupiers which would warrant refusal of the application. The lantern rooflight would be sited 1 metre from the common boundary and is considered to have an acceptable impact.

5.4 Response to Public Consultation

- Although last years plan was considered to be too big, this submission is for a bigger extension
- New application is in excess to the previous proposal
- New plans would be more overshadowing, overlooking and beyond what is reasonable

The plans have been amended throughout the lifetime of the application. The extension would measure the same depth as previously approved.

- The increase to the dormer roof line and creation of balcony looks out of place
- The balcony would overlook adjacent properties
- Dormer roof is out of style in the neighbourhood

Amended plans have been received. The changes to dormer have been removed from the application.

- Overbearing and obtrusive
- Decrease neighbours' amenities
- Loss of light and outlook to principal living rooms within neighbouring property
- Extension to be built over terrace level which is above neighbours garden level
- Garden levels step down from houses so any increase in size of the extension will detrimentally affect residential amenities

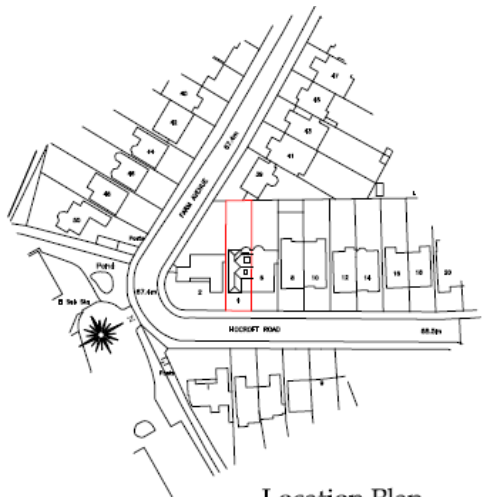
The proposed extension has been reduced in size and the amended plans are considered to have an acceptable impact on neighbour amenity, as discussed in more detail within the main body of the report.

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.



Location Plan
0 10 20 30 40 50
metres
Scale Bar @ 1:1250