

Informative(s):

- 1 In accordance with paragraphs 38-57 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. To assist applicants in submitting development proposals, the Local Planning Authority (LPA) has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered.

The applicant did not seek to engage with the LPA prior to the submission of this application through the established formal pre-application advice service. In accordance with paragraph 189 of the NPPF, the applicant is encouraged to utilise this service prior to the submission of any future formal planning applications, in order to engage pro-actively with the LPA to discuss possible solutions to the reasons for refusal.

- 2 The plans accompanying this application are:
Design and Access Statement
PL00, PL101, PL102, PL201, PL103 Revision B dated 07/21
PL01 Revision A, PL104 Revision F, PL202 Revision F dated 10/21

OFFICER'S ASSESSMENT

COUNCILLOR CALL-IN

The application has been called in by Councillor Mearing-Smith for the following grounds:

"As a ward councillor for Edgware, I would request that the above planning application be referred to committee for consideration, as I do not consider that the application as amended is out of keeping for the area."

OFFICER'S ASSESSMENT

1. Site Description

The application site relates to a two-storey, detached dwelling which is situated on the eastern side of Broadfields Avenue.

The existing property benefits from several non-original extensions such as a side/rear dormer, single storey rear extension and converted garage.

The surrounding area has broadly retained its arts and craft style character, but has undergone a fair degree of extension and conversion in recent years, including other examples of front dormers on the three neighbouring properties to the south.

The surrounding area is residential in character, comprising of predominantly 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: 21/5726/192

Decision: Unlawful

Decision Date: 26/11/21

Description: Roof extension involving hip to gable to both sides, rear dormer window with Juliette balcony, 3no front facing rooflights. New side gable window

Reference: 21/3984/HSE

Decision: Approved subject to conditions.

Decision Date: 29/10/21

Description: Front dormer window (AMENDED PLANS AND DESCRIPTION)

Reference: 16/6394/HSE

Decision: Approved subject to conditions.

Decision Date: 23/12/16

Description: Additional of pitched roof above front bay window

Reference: 16/0696/HSE

Decision: Refused

Decision Date: 25/04/16

Description: Additional of pitched roof above front bay window

Reference: 15/06741/HSE

Decision: Approved subject to conditions.

Decision Date: 06/01/16

Description: Conversion of existing garage into habitable room, bay window to replace garage door

Reference: W12645/01

Decision: Approved subject to conditions.

Decision Date: 13/03/02

Description: Single storey rear extension to existing garage, kitchen and lounge. Enlargement of first floor rear bay window. Removal of rear chimney stack.

Enforcement

No relevant enforcement history.

3. Proposal

The proposal relates to a roof extension involving the following:

- 2no hip-to gable extensions on either side together with a crown roof element measuring 1.4 metres in depth
- Rear dormer with flat roof measuring 8.5 metres in width, 4.2 metres in depth and 3 metres in height, including 4no rooflights
- Front dormer with hipped roof measuring 2.3 metres in width, 3.4 metres in depth and 2.3 metres in height
- Existing hipped roof to front bay converted to gable end with mock Tudor style timber cladding
- 1no new side gable window facing no.20; the existing side window serving the staircase would be retained.
- 2no front rooflights

The proposal would feature materials that would match the existing property.

It has been noted that a similar proposal was originally submitted under ref: 21/3984/HSE featuring the same elements (hip-to-gable extensions, rear dormer and front dormer). The scheme was not found to be policy compliant therefore it was amended during the lifetime of the application to omit most elements of the proposal and retain only the front dormer which was approved. The front dormer of the current scheme remains the same as was previously approved.

Site photos have been provided by the agent to support the application.

4. Public Consultation

7 consultation letters were sent to neighbouring properties. No responses have been received.

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 states that 'consideration will be given to whether or not gable end extensions are a characteristic feature of the street and wider area' and that proposed hip to gable roof extensions need to take into account the following criteria:

- The gable should not reduce the degree of visual separation between houses or glimpsed views from the street
- The gable should not form an overbearing wall facing a street, neighbouring garden or other public place
- The gable should not appear out of character within the streetscape

The proposed hip-to-gable extensions on both sides of the property would significantly change the character of the property, to the detriment of its character and the character of the surrounding area. The property benefits from a side dormer facing no.24, however due to its design, scale and siting it does not have a comparable impact to the proposed gables. It has been noted that there are a few examples of double hip-to-gable extensions, notably at no. 31, 49 and 52, however these appear to have been pursued under permitted development as there are no planning applications relating to these extensions. It is not considered that there are enough examples to consider this roof form characteristic of the street scene along Broadfields Avenue. The proposed hip-to-gable extensions would therefore create incongruous and inappropriate additions that would harm the character of the host property as well as the street scene, contrary to Policy DM01.

The proposed gable end to the existing hipped roof of the front bay window is considered to be an appropriate addition on its own that would harmonise with the existing property. It has been noted that there are other examples of properties along Broadfields Avenue which feature gable ended roofs to the two-storey front bay windows. It appears that the properties along the western side of Broadfields Avenue mostly feature gable ended roofs to this element and that the properties along the eastern side, along which the host property is situated, predominantly feature hipped roofs. However, it has been noted that there are other examples of gable end roofs to the bay window along the eastern side of Broadfields Avenue, notably at no. 28 and no. 40 Broadfields Avenue.

In relation to dormer roof extensions, the Residential Design Guidance SPD sets out that dormer roof extensions should normally be subordinate features on the roof and should not occupy more than half the width or half the depth of the roof slope and that the dormer roof extension should not normally be wider than the windows below it and the dormer cheeks kept as narrow as possible in order to retain the balance of the house.

The proposed dormer, by virtue of overall size and bulk size is considered to dominate the rear roof to the detriment of the character of the host property as well as the surrounding area. The proposed dormer would not measure less than half the width or half the depth of the roof slope, thus creating an unbalancing addition that would appear top-heavy and incongruous.

The proposed crown roof element further adds to the bulky rearward projection created by the proposed extensions. It is considered that the cumulative impact of the proposed roof extensions would create significant detrimental impact to the character of the host property as well as the surrounding area.

Given that the front dormer has been previously approved under ref: 21/3984/HSE it is considered that it is an appropriate addition.

Moreover, the proposed gable end windows and the front rooflights, by virtue of overall size and siting are not considered to create harmful impact to the character of the host property.

Notwithstanding that some of the elements proposed are considered acceptable, as detailed above, the cumulative impact of the hip to gable extensions, crown roof element and rear dormer result in an excessively dominant roof addition which would cause considerable harm to the streetscene and the appearance of the host site. Taking all of the above into account, it is considered that the proposal is not in compliance with Policy DM01 in terms of its impact on the character of the host property as well as the surrounding area.

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.

By virtue of the siting and design of the proposed roof extensions, it is considered that the proposal would not cause adverse impact to neighbouring amenity in terms of the extensions appearing overbearing or causing significant levels of overlooking or loss of privacy.

In the event of approval, the proposed new gable end window facing no.20 would be conditioned to be obscure-glazed to protect neighbouring amenity. The existing side window facing no.24 would be retained and therefore it is not considered that there would be overlooking to this neighbouring property.

The proposal is considered to be in line with Policy DM01 in terms of its impact to neighbouring amenity.

5.4 Response to Public Consultation

N/A

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 proposed roof extensions including hip-to-gable extensions, crown roof element along with the proposed rear dormer roof extension, by reason of their design, cumulative and excessive size and bulk would result in additions which would appear overly dominant, insubordinate and harmful to the character and appearance of the host property as well as the surrounding area. The application is therefore recommended for REFUSAL.

8. Conditions in the event of an appeal

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

Design and Access Statement

PL00, PL101, PL102, PL201, PL103 Revision B dated 07/21

PL01 Revision A, PL104 Revision F, PL202 Revision F dated 10/21

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.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 shall match those specified in the application.

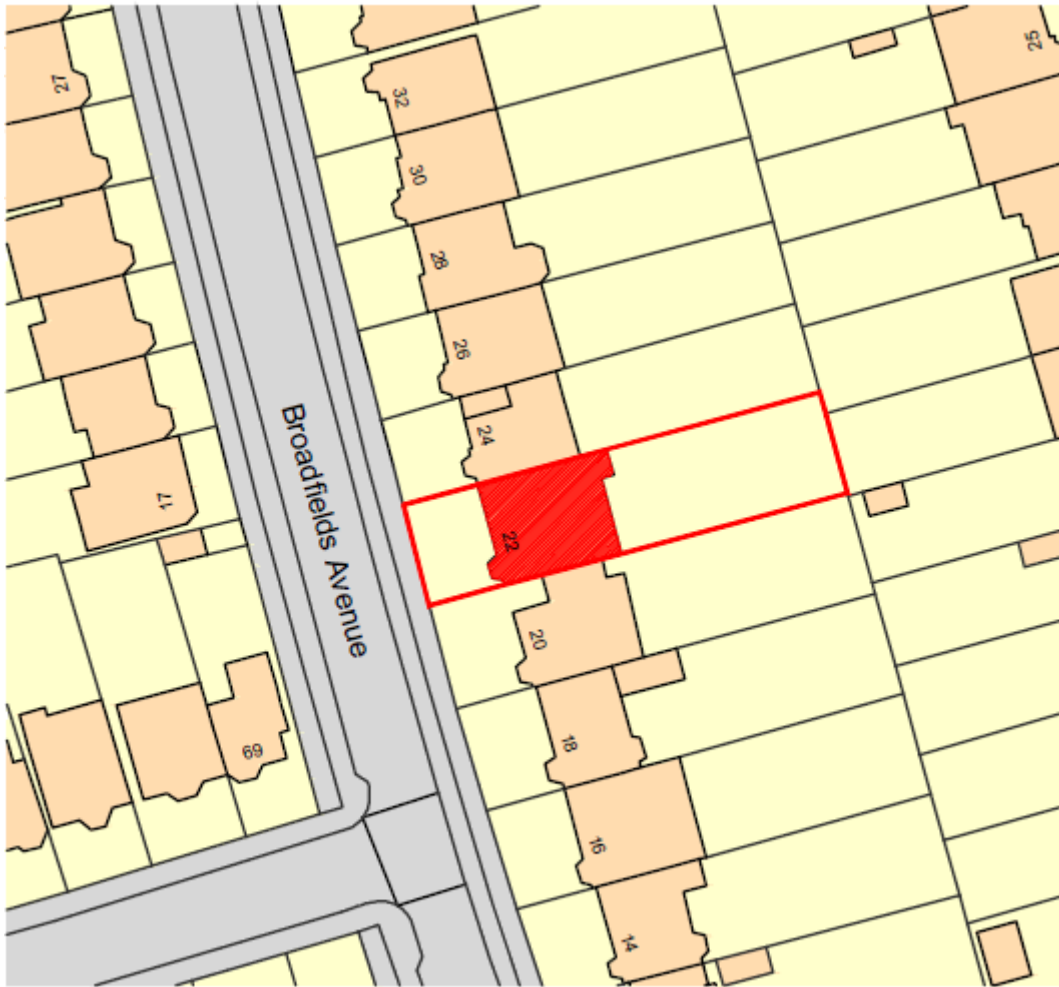
Reason: To safeguard the visual amenities of the building and surrounding area in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

4. Before the building hereby permitted is first occupied the proposed gable end window(s) in the side elevation facing no. 20 and no. 24 Broadfields Avenue 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. Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no windows, other than those expressly authorised by this permission, shall be placed at any time in the side elevation(s), of the extension(s) hereby approved, facing no. 20 and no. 24 Broadfields Avenue.

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).



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