

<b>Location</b>	<b>1 Ravenscroft Park Barnet EN5 4ND</b>	
<b>Reference:</b>	<b>21/2106/FUL</b>	Received: 14th April 2021 Accepted: 7th May 2021
Ward:	High Barnet	Expiry 2nd July 2021
<b>Case Officer:</b>	<b>Zakera Matin</b>	
Applicant:	Mr Glenn Barnett	
Proposal:	Second floor rear extension. Second floor rear dormer window.	

### **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:

3031/1A  
3031/2A  
3031/3e  
3031/4e  
Site Location Plan

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 No development shall take place until details of the proposed windows in 1:20 scale have been submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be implemented in accordance with the details as approved under this condition.

Reason: To protect the character of the house and the Conservation Area in accordance with policy DM06 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**

The application is referred to committee because of number of objections received.

### **1. Site Description**

The application site is occupied by a two storey end of terrace property located on the north side of Ravenscroft Park. The property has been subdivided into two flats, the proposal involves extensions to the upper floor flat.

The property features part single and part two storey rear projection. There is an existing first floor rear dormer.

Neighbouring attached property sited to the west in relation to the subject property. It features two storey rear projection and a rear dormer.

The site is within the Wood Street conservation area and the site is covered by Article 4 direction, however the building is not listed.

### **2. Site History**

Reference: N04729E

Proposal: Single-storey rear extension (Ground floor Flat)

Decision: Refused

Date: 20.01.1982

### **3. Proposal**

The application seeks permission for second floor rear extension. Second floor rear dormer window.

The extension would be sited on top of the rear of first floor and replace the existing roof at the rear. It would feature a hipped roof and would have a total height of 3.5m from the existing first floor eaves line at the rear and would measure 5m deep and 4.3m wide. The rear dormer would measure 1.4m by 1.6m. Side dormer window would measure 1.5m by 2.2m. A small side dormer window would measure 1.2m by 0.7m.

### **4. Public Consultation**

Consultation letters were sent to 6 neighbouring properties.

5 comments have been received as below:

- Probable impact on conservation area.
- Overlooking of Grimsdyke House.
- Overlooking of nos 1 and 2 The Avenue
- Conservation Area Advisory Committee commented that, the rooflights in the turret are not acceptable in the Conservation Area and the new, wider dormer is too heavy compared to the windows below.

### **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 in 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.

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.

### 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 Draft Local Plan

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.

- Wood Street Conservation Area Character Appraisal July 2007 identifies the site as falling within Area 4 – Ravenscroft Park - of the conservation area which is described as having a very cohesive character with large, late Victorian substantial villas.

## **5.2 Main issues for consideration**

The main issues for consideration in this case are:

- Whether the proposal would preserve or enhance the character and appearance of the conservation area;

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

### **5.3 Assessment of proposals**

The proposal has been amended to remove the Juliette balcony from the side elevation, remove rooflights. Height of the proposed roof has been reduced. Existing rear dormer would remain same.

#### **Impact on the character and appearance of the property and general locality (Principle):**

The proposal has been amended to make it acceptable.

NPPF states that 'in determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area'. it further states that 'in determining applications, local planning authorities should take account of the desirability of new development making positive contribution to local character and distinctiveness.

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, Core Policy CS05 and London Plan 2021.

Policy DM01 expects that development proposals should be based on an understanding of local characteristics and should respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets. Furthermore, the Council's Residential Design Guidance SPD outlines that extensions should not be unduly overbearing or prominent and should normally be subordinate to the existing dwelling.

DM06 states that, Development proposals must preserve or enhance the character and appearance of 16 Conservation Areas in Barnet. Paragraph 7.2.2 mentions that, if a site lies within a Conservation Area or is located nearby, planning permission will not be granted where development proposals neither preserves nor enhances the character or appearance of that area. Proposals will need to consider the council's Conservation Area character appraisals and suite of Supplementary Planning Documents.

Paragraph 14.24 of the SPD states that, two storey rear extensions need to ensure they do not lead to:

- loss of light to, and outlook from, windows and glazed doors positioned close to the extension,
- unacceptable sense of enclosure to house and garden,
- overbearing impact,
- harm to the character or appearance of the property and area.

The extension would be sited on top of the rear of first floor and replace the existing roof at the rear. It would feature a hipped roof and would have total height of 3.5m from the existing first floor eaves line at the rear and would measure 5m deep and 4.3m wide. The rear dormer would measure 1.4m by 1.6m. Side dormer window would measure 1.5m by 2.2. A small side dormer window would measure 1.2 by 0.7m.

The proposed roof height would match the height of the existing rear dormer. The eaves height would be slightly below the existing eaves height at the rear thus maintaining a subserviency to the main house. It would appear as an infill extension from the side and rear elevation.

The proposed second floor rear extension would be similar to the extension of attached property and would not project beyond the extended rear wall of the attached property and the existing rear building line of the first floor rear of the subject property. It would feature a hipped roof. The height of the proposed roof would be similar to the attached neighbouring property.

Because of the acceptable scale and design of the extension, is considered to preserve the character and appearance of the property and the conservation area.

The proposal has been amended to remove the Juliette balcony from the side elevation, remove front rooflights and reduce roof height. The amended scheme is considered to be more sympathetic to the conservation area.

The proposed rear and side dormers would be visually contained in the rear roofslope and would be a proportionate addition.

It is noted that, neighbouring terraced properties towards the west side of the road have been extensively extended. In this context, the proposed extension is not considered to have detrimental impact on the character of the area conservation area.

### **Impact on the amenities of neighbouring occupiers:**

It will be important that any scheme addresses the relevant development plan policies (for example policy DM01 of the Barnet Local Plan and the London Plan 2021) in respect of the protection of the amenities of neighbouring occupiers. This will include taking a full account of all neighbouring sites.

The proposed second floor rear extension would not project from the existing rear wall of the first floor and would not project from the extended rear wall of the attached property. It would be sited to the east of the attached property. Because of acceptable depth and height, it is not considered to have any detrimental impact on the amenity of the attached property in terms of daylight, overbearing or overlooking impact.

The proposal has been amended to remove the Juliette balcony from the side elevation. The proposed side window in the second floor would be similar to the existing first floor side window.

It is noted that, there are existing flank wall windows at first floor level facing east. Grimsdyke House is sited 22m away from the side dormer window and no.1 The Avenue High Barnet is sited 20 away from the rear dormer. In this context the proposed side windows would not cause any additional overlooking impact for the neighbours to the east side, 1 The Avenue High Barnet and Grimsdyke House. Furthermore they would provide

only an oblique view towards those properties.

The proposed rear dormer would be sited to the rear roofslope, similar to the existing rear dormer at the rear and not considered to have any additional detrimental impact on the amenities of neighbouring properties at the rear, 1 The Avenue High Barnet which is sited 20m away.

It is not considered that the amended proposal would have any detrimental impact on the neighbours amenity in terms of privacy or overlooking impact.

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

Addressed in 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 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.



