

Location 30 Clifton Avenue London N3 1BN

Reference: 22/1884/HSE Received: 8th April 2022
Accepted: 8th April 2022

Ward: Finchley Church End Expiry 3rd June 2022

Case Officer: Zakera Matin

Applicant: Mrs A Starr

Proposal: Roof extension involving rear dormer window and front and side facing rooflights

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 Chair (or in their absence the Vice-Chair) 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:

220162/01 Rev B
220162/02 Rev D

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).

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 subject property is a detached dwellinghouse sited on the south east side of Clifton Avenue.

The existing dwelling features a two gable fronted roof. The ridge height is lower than the neighbouring properties.

Neighbouring No.32 is a semi-detached dwelling sited to the north east of the subject dwelling. It features a pitched roof with end gable. There is a two storey front bay window

with gable roof.

Neighbouring No.28 is a semi-detached dwelling sited to the south west of the subject dwelling. It features a pitched roof, with side dormer. There is a two storey front bay window with gable roof.

The site does not fall within conservation area and building is not listed.

2. Site History

Site Address: Land between 28 and 32 Clifton Avenue N3
Application Number: C00928
Application Type: Full Application
Decision: Refuse
Decision Date: 13/06/1966
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: Erection of two-storey detached house and garage.

Site Address: Land between 28 and 32 Clifton Avenue N3
Application Number: C00928A
Application Type: Full Application
Decision: Refuse
Decision Date: 13/06/1966
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: Erection of two self-contained flats.

Site Address: Land between 28 and 32 Clifton Avenue London N3
Application Number: C00928B
Application Type: Full Application
Decision: Refuse
Decision Date: 26/09/1966
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: Erection of two self-contained flats and three garages.

Site Address: Between 28 and 32 Clifton Avenue N3
Application Number: C00928C
Application Type: Outline Application
Decision: Approve with conditions
Decision Date: 03/01/1967
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: Erection of a detached dwelling and two garages

Site Address: 28 Clifton Avenue N3
Application Number: C00928D
Application Type: Outline Application
Decision: Approve with conditions
Decision Date: 25/06/1986
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists

Proposal: Erection of a two storey dwelling house and two garages
Case Officer:

Site Address: LAND ADJ 28 Clifton Avenue LONDON N3
Application Number: C00928E
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 26/11/1986
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: Erection of two storey dwelling house with integral garage
Case Officer:

Reference: F/03966/12
Proposal: Single storey rear extension with 1no rooflight.
Decision: Approved subject to conditions
Date: 18.12.2012

3. Proposal

The proposal is for roof extension involving rear dormer window and front and side facing rooflights.

The ridge would be increased in height from 8.2m to 9.6m similar to neighbouring property no.28.

The increase in ridge would be 1.4m. Same pitch would be retained on sides.

The existing two front gables would be replaced by hipped roof with one front gable feature similar to neighbouring front gable feature of no.32 and 28.

There would be front and side rooflights and one rear dormer.

The dormer would measure 1.4m in height, 2.1m wide and 1.7m deep with flat roof.

The loft would accommodate 2 bedrooms, a staircase and a bathroom.

4. Public Consultation

Consultation letters were sent to 9 neighbouring properties.

Objections have been received from 3 neighbouring residents.

The comments received can be summarised as follows:

- Probable overlooking for no.28
- Probable loss of light, overshadowing and overlooking for no.32
- Incongruous with neighbouring properties
- increased height would emphasise differences to neighbouring properties
- previous permissions have been refused

The application has been amended since the original submission and neighbours were re-consulted. Further objections were received.

1 letter of support has been received, with the following comments:

- will improve the appearance of the neighbourhood
- fits better with design of existing houses
- the 2 adjacent properties also have loft conversions

The application was referred to committee by Councillor Greenspan for the following

reason: "Impact on neighbouring properties and out of character ".

5. Planning Considerations

The proposal has been amended to make it acceptable.

5.1 Policy Context

National Planning Policy Framework and National Planning Practice Guidance

The revised National Planning Policy Framework (NPPF) was published on 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, 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 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. 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.

Relevant policy: D1, D4, D6.

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.

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 on the character and appearance of the property and general locality

Paragraph 63 of the 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'. Paragraph 131 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 states that all proposals should preserve and enhance the local character of the area.

Policy DM02 states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and that development makes a positive contribution to the borough. The development standards set out in Policy DM02: Development Standards are regarded as key for Barnet to deliver the highest standards of urban design.

Paragraph 14.2 of the SPD Residential Design Guide states that, extensions to houses both individually and cumulatively can have a profound effect on the appearance of an area. It further mentions that, the cumulative effect of extensions and their impact on the appearance of an area should also be taken into account.

Paragraph 14.8 and 14.9 of the SPD Residential Design Guide emphasises on maintaining harmony and consistency with the form, scale and architectural style of the original building. It further states that, this can be achieved through; respecting the proportion of the original house, using appropriate roof form, matching the material and details and reflecting the character of the original house.

Paragraph 14.13 of the SPD Residential Design Guide provides guidance on fitting in to the street and states that, if there is a consistent and coherent architectural character, the extension should not detract from it.

It is noted that with two gable fronted roof, the existing dwelling is an anomaly in the street scene, where neighbouring properties feature pitched roof with projecting two storey bay with gable roof.

The proposal would replace the front two gables with a hipped roof with similar pitch as existing. There would be one front gable feature similar to neighbouring gable roof of the projecting bays. The ridge height would be increased 1.4m from the existing ridge and the proposed height would be same as neighbouring property no.28.

This would make the proposal harmonious in the street scene. The proposed roof would be sympathetic to architectural style of the neighbouring properties and would be consistent and coherent with the character of the neighbouring properties and would not appear incongruous.

SPD Residential Design Guide (2016) states that dormer windows should be subordinate feature on the roof and should not occupy more than half the width and depth of the rear roofslope.

The proposed rear dormer would measure 1.4m in height, 2.1m wide and 1.7m deep with flat roof. It would be visually contained in the rear roofslope. It is considered to be a proportionate addition and would respect the character of the dwelling and the area.

The proposed rooflights in the front and side roofslopes would be modest in size and would respect the character of the dwelling and the 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.

It is noted that the proposed rooflights would be sited on the hipped roof slope at higher level on two sides which angle away from the neighbouring properties no.28 and 32 and would be sited 3m away from the side dormer of no.28 and end gable window of no.32. The proposed rooflights would provide a view at an oblique angle and would not directly overlook the neighbouring properties and are considered not to have any detrimental impact on the amenities of those neighbouring properties in terms of overlooking impact.

It is noted that existing rear elevation features 2 windows at first floor. The proposed rear dormer would be similar in size as these existing first floor windows and the relationship with the neighbouring properties no.32 and 28 would be similar as existing.

The proposed rear dormer is not considered to have any detrimental impact on the amenities of neighbouring properties because of its siting on rear roof slope and modest scale. It would not appear overbearing when viewed from neighbouring properties and would not cause any additional overlooking for neighbouring properties no.32 and 28.

The proposal would increase the ridge height by 1.4m. However, this increased height would be sloped away from the neighbouring properties no.32 and 28 and would follow the same pitch as the existing roof slope. The proposed ridge would be sited 4.2m away from neighbouring properties no.32 and 28.

The second floor side facing window to no. 32 would appear to be to a staircase (from looking at planning history). No. 28 has a second floor side facing window to a part of the converted loft also served by front and rear facing rooflights. In this context, it is not considered that the increased ridge height would have any significant additional overshadowing for no. 32 which is sited towards the north east of subject property. No. 28 is sited towards the south west in relation to the subject property and the increased ridge height is not considered to result in significant additional overshadowing for no.28. It is considered the additional height of the roof, involving pitched roofs on all elevations would not be so dominant as the adversely affect outlook from existing windows.

Existing lower ground windows to nos. 28 and 32 are already affected by the existing house at 32.

It is considered that the proposal would not have any detrimental impact on the amenities of neighbouring properties because of acceptable design and scale.

5.4 Response to Public Consultation

These have largely been addressed within the report.

Comments have been made about previous refusals on the site for a detached dwelling. These decisions were made in the 1960s. The existing property appears to date from the 1980s. Any proposal for extensions should be considered on the basis of current planning policies and guidelines.

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

(1:1250)

