

- 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 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).

- 5 Before the building hereby permitted is first occupied the proposed windows in the side elevation facing No. 4 Church Way 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).

- 6 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 or doors, other than those expressly authorised by this permission, shall be placed at any time in the side elevations of the extensions hereby approved, facing either No 4 or No 8 Church Way

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).

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

This application has been referred to Planning Committee by Councillor Rose for the following reason:

[I]t will vastly reduce the amount of light and access to the garden for Numbers 4 and 8 Church Way and materially change the look of the road.

1. Site Description

The property is a two-storey semi-detached dwellinghouse, within the ward of Whetstone. The surrounding area is typified by two storey detached and semi-detached properties of similar character, though exhibiting a good deal of variation in the detailing. A number have been extended, including over two storeys to the side and rear.

The site is not a listed building and is not located within a Conservation Area.

2. Site History

Reference: 23/0124/PNH

Address: 6 Church Way, London, N20 0LA

Decision: Prior Approval Required and Approved

Decision Date: 22 February 2023

Description: Single storey flat roof extension with a depth of 6.00m from the original rear building line, with eaves height of 3.00m and maximum roof height of 4.00m

3. Proposal

This application proposes a part single, part two storey side and rear extensions.

The ground floor rear extension will have a maximum depth of 6 metres with a width of 5.45 metres, and a depth of 3.5 metres with a width of 3.63 metres along the common boundary with No. 4. It will have a height of 3 metres with a flat roof. The 6 metre deep element in isolation was given prior approval under 23/0124/PNH.

The ground floor side element will have a depth of 9.5 metres, a width of 3.6 metres to the common boundary, and a height of 3.7 metres.

The first floor rear element will have a depth of 5.48 metres, depth of 3 metres, and height of 7.28 metres. It will be set in from each neighbouring boundary by 3.6 metres.

The first floor side extension will have a depth of 9.15 metres, a width of 2.7 metres, and a height of 7.3 metres. It will have a set back 1 metre from the front elevation, and set down 0.5 metres from the main roof ridge.

Throughout the lifetime of the application, amendments were requested and received to reduce the overall scale of the proposal.

4. Public Consultation

Consultation letters were sent to 5 neighbouring properties.
4no objections have been received, which can be summarised as:

- Loss of view, shadow, sense of enclosure and impact to evening light to neighbouring property as a result of the proposed extension
- Over-development of the site and not subordinate
- Extending past the existing first-floor rear building line would be grossly out of character, incongruous and set a precedent for other development proposals
- Plans do not show the immediate neighbouring context
- Side extension will severely reduce light and create a shadowing effect
- 6 metres right along boundary line would entail a loss of outlook and re-enforce a sense of enclosure and be overbearing
- Harm the street scene and character of the area

Following receipt of amendments, the proposal was subjected to a re-consultation.
The results will be reported in the Addendum.

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 revised 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 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. 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.

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 Character and Appearance of the host building, street scene or wider locality

The first floor rear element will have a depth of 3 metres, and height of 7.28 metres (from ground level). It will be set in from each neighbouring boundary by 3.6 metres. The first floor side extension will have a depth of 9.15 metres, a width of 2.7 metres, and a height of 7.3 metres. It will have a set back 1 metre from the front elevation, set in 1m from the side and set down 0.5 metres from the main roof ridge, consistent with the expectations of the Residential Design Guidance SPD. Throughout the lifetime of the application, amendments were requested and received to reduce the overall scale of the proposal and as a result, will appear as a subordinate addition to the host property and will not create an unacceptable terracing effect within the street.

With regards to the ground floor, the proposal involves replacing the existing garage to the side with a new single storey side extension that wraps around to the rear with the new built single storey rear extension. The ground floor side element will have a depth of 9.5 metres, a width of 3.6 metres to the common boundary, and a height of 3.7 metres. It is less than half the width of the dwellinghouse, again consistent with the expectations of the Residential Design Guidance SPD.

The ground floor rear extension will have a varying depth, with a maximum depth of 6 metres over a footprint which was given prior approval under the application 23/0124/PNH and is situated in the centre of the rear. This element could otherwise be realised in isolation and as such, material weight is given to that as a 'fall-back' position. The ground floor side element extends to the rear by 3.5 metres in depth along the common boundary. The Residential Design Guidance SPD states that for semi-detached properties, a depth of 3.5 metres is usually considered acceptable.

During the lifetime of the application, the first floor side/rear element was amended to reduce the scale of the proposal and omit the wraparound aspect at the first floor level. The first floor extensions as revised are similar to that of No. 20 (17/0813/HSE), No 22 (16/7128/HSE) and No. 24 (15/05097/HSE and 17/2479/HSE).

As such, the proposed development is considered to have an acceptable impact on the character of the existing dwelling, streetscene and wider area and thus compliant with the policies stated under Policy DM01.

Impact on Residential Amenities of Neighbours

No. 4:

The property at No. 4 is situated slightly further rearwards than the host property, and as such the proposed single storey side/rear element will project 2.2 metres beyond the rear of No. 4 along the boundary, and the 6 metre deep element is situated 3.6 metres from the common boundary. The proposed first floor side element will be situated 1 metre from the common boundary and the two windows in this side elevation will be conditioned as obscure glazed. The first floor rear element will be situated 3.6 metres from the common boundary. Overall, the amended proposal is not considered to result in an unduly detrimental impact due to the reduced scale and the distance from the common boundary of the deepest sections.

No. 8:

There is an existing rear element along the boundary with No. 8 with a depth of 3.5 metres. The proposed ground floor rear element with a depth of 6 metres will project 2.5 metres beyond this element and be situated 2.45 metres from the common boundary. The first floor rear element would project 3 metres from the rear wall, however it will be situated 3.6 metres from the neighbouring boundary, this complies with the residential design guidance. Overall, the amended proposal is considered to not result in any negative impact to the neighbouring property at No. 8 due to the scale and distance from the neighbouring property.

5.4 Response to Public Consultation

- Loss of view, shadow, sense of enclosure and impact to evening light to neighbouring property as a result of the proposed extension Amended plans reduce the impact on neighbouring amenity and concerns addressed within report.
- Over-development of the site and not subordinate Addressed within report.
- Extending past the existing first-floor rear building line would be grossly out of character, incongruous and set a precedent for other development proposals Addressed within the report.
- Plans do not show the immediate neighbouring context The context of the property is addressed within the report.
- Side extension will severely reduce light and create a shadowing effect Addressed within report.
- 6 metres right along boundary line would entail a loss of outlook and re-enforce a sense of enclosure and be overbearing During the lifetime of the application, the ground floor rear extension along the neighbouring boundary line was reduced in depth to 3.5 metres, and the impact is addressed within the report.
- Harm the street scene and character of the area Addressed within the report, and there have been application approved along Church Way similar to the amended plans within this application.

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.

