

Location **14 Woodberry Gardens London N12 0HD**

Reference: **23/1231/HSE** Received: 21st March 2023
Accepted: 21st March 2023

Ward: West Finchley Expiry 16th May 2023

Case Officer: **Olivia Becci**

Applicant: Mr & Mrs Roche

Proposal: Part single, part two storey rear extension

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:

PA_001 REVC Site Location Plan
PA_002 REVA
PA_003 REVD
PA_004 REVD
PA_005 REVD
PA_006 REVB
PA_007 REVC

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 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. A pre-application advice service is also offered. 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 called to committee by Cllr Rich for the following reason:

"I will wish to call it on the basis of the impact on a row of Arts and Craft houses of merit."

1. Site Description

The application site is located at 14 Woodberry Gardens, consisting of a two-storey semi-detached dwellinghouse with front and rear amenity space. The area surrounding the proposed site is a residential cul-de-sac consisting of similar two-storey semi-detached properties. The site is located within the Woodhouse ward. The site is not within a conservation area, nor is it a listed building.

2. Site History

Reference: 20/0628/HSE

Address: 14 Woodberry Gardens, London, N12 0HD

Decision: Approved subject to conditions

Decision Date: 27 April 2020

Description: Part single, part two storey rear extension

Reference: C16029A/07

Address: 14 Woodberry Gardens, London, N12 0HD

Decision: Approved subject to conditions

Decision Date: 2 April 2007

Description: Single storey rear extension.

Reference: C16029/04

Address: 14 Woodberry Gardens, London, N12 0HD

Decision: Refused

Decision Date: 6 December 2004

Description: Erection of single storey rear extension.

3. Proposal

The applicant seeks approval for:

- Part single, part two storey rear extension

It is noted that this application is a resubmission of grant of consent Ref: 20/0628/HSE, which has since lapsed.

4. Public Consultation

Consultation letters were sent to 14 neighbouring properties. 1 objection comment has been received, as summarised below:

- The extension is unsympathetic and results in loss of Arts and Crafts character

- Over-development of the site
- The extension will result in structural damage to my property
- The right to enjoy my property has been blighted by constant inappropriate planning applications
- Existing wildlife will seek quieter environments

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 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 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 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

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 -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

- 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 2016 notes that in the case of semi-detached dwellinghouses, single storey rear extensions should have a depth no greater than 3.50 metres. In regard to first floor extensions, such extensions should have a depth no greater than 3.00 metres within 2m of a boundary. Rear extensions should be designed and scaled in a manner that allows them to appear as subordinate additions to the main dwellinghouse. They should not dominate the rear elevation of the property.

The proposed ground floor rear extension will measure 3.5 metres in depth from the recessed rear wall and will extend a metre beyond the existing two storey outrigger. The extension will measure 7.4 metres in width and the height of the ground floor element will be approximately 2.75 metres to the eaves and approximately 3.2 maximum height and will include a pitched roof design.

The proposed first floor rear extension will measure 3 metres in depth in part which meets the advised depth limit of 3.00 metres. It is an extension of an existing first floor outrigger. The outrigger would be extended by 0.6m rearward and 0.86m sideward. The proposed first floor extension will have a crown roof and is set down from the main roof ridge by 0.5m thus compliant with the Residential Design Guidance 2016. Although it is not set in from the neighbouring boundary no. 12; considering the minimum projection beyond the existing outrigger, low crown roof which sets the roof away from the boundary including a low eaves height of 2.3m as well as the height of the first floor extension not exceeding that of existing outrigger; it is not considered to have a significant impact on their amenity or the character of the area. The scaling of this extension is therefore considered modest and design efforts have evidently been made to ensure the extension reflects the styling of the existing dwellinghouse. Due to its appropriate design and scaling, this element of the proposal is found to be acceptable.

Overall, it is not found that the extensions proposed under this application would cause detrimental impact on the character of the dwelling, the surrounding locality or the wider area.

- 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 ground floor extension will be erected along the boundary shared with No.

16 Woodberry Gardens. It is noted that No. 16 does not currently benefit from a rear extension. Nevertheless, the proposal's depth is compliant with the Residential Design Guidance, with no windows proposed towards the adjoining neighbours. The proposed doors and windows would instead be positioned to the rear elevation and would not impinge on the privacy of the neighbours or give rise to overlooking. Consequently, no significant amenity impact would result on No. 16.

It is noted that No. 12 Woodberry Gardens also does not currently benefit from a rear extension. Nevertheless, the proposal's depth is compliant with the Residential Design Guidance. Furthermore, given that the proposed extension will only protrude 1 metre further than the existing two storey outrigger, this element of the proposal is considered to have an acceptable impact on the amenity of No. 12.

The proposed first floor rear extension will measure 3 metres in depth and will not be set away from the common boundary of No. 12. Given that the application site is situated further rearward than non-adjointing property No. 12, has a low eaves height at first floor level and a modest depth, this element of the proposal is also found to have an acceptable impact on the neighbouring amenity of No. 12. The first floor rear extension is not considered to have a detrimental impact on the amenity of No. 16 given that it will be located 3.4 metres from the shared boundary. In addition to this, no flank windows are proposed to the first floor extension.

Therefore, the proposed development is not considered to have a detrimental impact to the residential amenities of the neighbouring occupiers.

As noted above, the application is the same as one approved in 2020 and it is considered that there have been no material changes since then to warrant a different recommendation.

As such, the proposal is in accordance with Policy DM01 of the Development Management Policies DPD and is therefore recommended for approval, subject to conditions.

5.4 Response to Public Consultation

- The extension is unsympathetic and results in loss of Arts and Crafts character

This has been discussed within the main body of the report.

- Over-development of the site

This has been discussed within the main body of the report.

- The extension will result in structural damage to my property

Issues relating to the above are not planning but Building Control matters. Therefore, relevant departments should be contacted for any issues. Such matters are addressed by other legislation (building regulations and Party Wall).

- The right to enjoy my property has been blighted by constant inappropriate planning applications

This is not considered to be a material planning consideration.

- Existing wildlife will seek quieter environments

The scale of the works proposed are not considered to impact neighbouring wildlife amenity.

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.

