

Location 9 Village Road London N3 1TL

Reference: 23/0678/HSE Received: 17th February 2023
Accepted: 17th February 2023

Ward: Finchley Church End Expiry 14th April 2023

Case Officer: Keshni Patel-Rayani

Applicant: Mr Coby Bull

Proposal: New roof over the existing rear extension and new patio doors to rear fenestration. Roof extension involving rear dormer with 1 no roof-light. Replacement of windows and doors. (Amended Description)

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:

Ground Floor Plan Drawing Number A001 Dated 26.11.2022
First Floor Plan Drawing Number A002 Dated 26.11.2022
Loft Plan Drawing Number A003 Dated 26.11.2022
Roof Plan Drawing Number A004 Dated 26.11.2022
Front Elevation Drawing Number A005 Dated 26.11.2022
Rear Elevation Drawing Number A006 Dated 26.11.2022
Side Elevation (From no 10) Drawing Number A007 Dated 26.11.2022
Side Elevation (From no 8) Drawing Number A008 Dated 26.11.2022
Section Drawing Number A009 Dated 26.11.2022
3D View Drawing Number A010 Dated 26.11.2022
Proposed Ground Floor Plan Drawing Number A001 Dated 05.06.2023
Proposed First Floor Plan Drawing Number A002 Dated 05.06.2023
Proposed Loft Plan Drawing Number A003 Dated 05.06.2023
Proposed Roof Plan Drawing Number A004 Dated 05.06.2023
Proposed Front and Rear Elevation Drawing Number A005 Dated 05.06.2023
Proposed Side Elevation (From no 10) & Side Elevation (From no 8) Drawing Number A006 Dated 05.06.2023

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).

- 5 Before the building hereby permitted is first occupied the proposed window(s) in the side elevation facing 8 Village Road 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).

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 has been referred to committee due to the number of objections.

1. Site Description

The host site comprises of a semi-detached dwellinghouse located at 9 Village Road, with a front hardstanding and rear amenity space. The surrounding area is predominately residential, comprising of semi-detached and detached dwellinghouses in the street and wider area. The site is located within the Finchley Church End ward.

The site is located within Finchley Garden Village Conservation area and is a locally listed property.

'The importance of No's 1-26 Village Road has been recognised by their inclusion on the council's Schedule of Buildings of Local Architectural or Historic Interest.' Which make a positive contribution to the character and appearance of the conservation area and are considered to be heritage assets. The character appraisal states that 'in accordance with adopted Local Plan policy, there will be a strong presumption in favour of retaining all locally listed buildings. Development proposals which fail to preserve or enhance the special character and setting of any of the locally listed buildings will not be permitted'.

The properties along the Finchley Garden village have been built in a distinctive art and crafts style finished in a roughcast render, prominent front gables, traditional timber casement leaded-light windows and hooded entrance canopies. The use of good quality materials is consistent with the high standards of design and layout.

As noted above the site is a locally listed dwelling house which contributes positively with the character and style of the Finchley Garden Village conservation area.

2. Site History

Reference: C02379

Address: 9 Village Road London N3 1TL

Decision: Approved subject to conditions

Description: Erection of single storey rear extension.

Date: 02.05.1969

Reference: C02379A

Address: 9 Village Road London N3 1TL

Decision: Refused

Description: Erection of a single-storey rear extension with balcony.

Date: 17.02.1975

Reference: C02379B

Address: 9 Village Road London N3 1TL

Decision: Refused

Description: Erection of single-storey rear extension.

Date: 23.06.1975

3. Proposal

During the life of the application, amendments were received. The description of the application was changed to reflect the changes.

The proposal seeks full planning consent for new roof over the existing rear extension and new patio doors to rear fenestration. Roof extension involving rear dormer with 1 no roof-light. Replacement of windows and doors.

The proposed new roof will cover the existing single storey rear extension and will incorporate 2 new rooflights and new fenestration. The proposal also includes a rear dormer that would measure a height of 2.2m, a width of 1.8m and a depth of 2.2m.

The proposed changes also include replacement windows and doors.

During the lifetime of the application the proposed first floor extension, rear outbuilding and the side/rear extension have been omitted from the application. It should also be noted that application site benefits from a shed located next to the existing carport and will remain as is.

4. Public Consultation

Consultation letters were sent to 28 neighbouring properties.

27 objections have been received outlining the following:

Under the initial consultation comments were received and have been summarised as listed below:

Insufficient information:

- o There is no supporting information to assess the proposals against these policies.
- o There is no design and access statement to explain the context and materials and no consideration of heritage issues and impacts. There are no plans showing how much of the existing building is to be demolished - as required in a conservation area - although this appears significant considering the structural changes.
- o The application documents on the Council's website do not include 'as existing' drawings and there is no design and access or heritage statement. These should be provided before there can be any determination of the application.

Trees:

- o The application suggests that no trees or hedges will need to be removed or pruned to carry out the proposed work. But the large, proposed garden outbuilding appears to be located where there is currently a mature silver birch tree.

Character:

- o We recognise that there is an opportunity to reverse alterations at the front of the building, apparently made before the current designations, which have had an adverse effect on its character and the character and appearance of the conservation area as a whole.
- o The proposed dormer extension with Juliet balcony would be disproportionately large. It would be visible from Dollis Brook Walk and would change the balance and appearance of the property in relation to other Village Road houses backing on to Dollis Brook Walk. If these proposed plans are allowed to go ahead, the unique character of the village, which the residents work hard to preserve, would be spoiled. It would set a precedent for this kind of insensitive development. This would be an irredeemable loss not just to the residents of Village Road and the neighbouring roads, but also to all the people who enjoy walking through the Village and along the Dollis Brook and spoil the rural feel of the village.
- o The proposed works including: bifold doors, aluminium doors and window frames, flat roof on the proposed extension is not in keeping with the guidelines/requirements of the Finchley Garden Village Conservation Area nor with the early 20th century Arts and Crafts design of the house, and the surrounding houses in the Village. The proposed works would adversely affect the appearance and character of this unique village.
- o The proposed extensions and alterations to number 9 would render the property out of kilter with its adjoined cottage and with the surrounding houses, which are all modest cottage-style homes. The proposed extensions would be more suited to an area with larger houses and more space between properties.
- o The original plan for Finchley Garden Village was to create sets of semi-detached cottage style houses in "matching pairs". Any alteration to that erodes the special features which were supposedly to be protected by the designation of a conservation area "in recognition of its special character" (Finchley Garden Village Design Guidance September 2013).
- o It would be a blight on a unique architectural gem which has rightly been designated a conservation area for decades, and is cherished and enjoyed by all local residents, not just residents of Village Road.
- o The development of the property in its existing planning is against everything the neighbourhood has strived to keep.
- o The brick build out house seems a reasonable want to a household nowadays with home working etc but is not in size with what would be left as a garden and the look/materials, again, would benefit from being in the general feel of the road.
- o The house is in need of work to bring it back into conservation and could really benefit from this, in the right look and size.
- o Extensions should be designed to harmonise with the original form and character of the house
- o Dormer windows should not compromise the character and appearance of the area and must be in proportion, not dominating the elevation.
- o A new bay window and a Juliette Balcony are out of keeping with the village houses and the design guidance. A sizeable building in the garden is not typical or in character with the village, in which modest sheds are the normally
- o There is also a 4 metre paved patio and paved pathway to a sizeable new building in the garden, which would entail the removal of a mature tree, in addition to an existing

garage, further eroding the balance between garden, paving and buildings which is an essential part of the village design.

- o Proposed outbuilding would present enormous erosion to rural nature of vistas to rear of neighbouring properties & would completely dominate a garden which already has two buildings protruding into it-ground floor extension+garage.

Conservation Area:

- o The property is a locally listed building because it exhibits the common traits forming the overall character and appearance of the conservation area. Barnet's policy DM06 from the Local Plan 2006 .The proposed alterations, by reason of their size, position and design will further erode the character of the locally listed building ("Locally Listed": a formal designation by L.B.Barnet to recognise houses of local significance in the Borough.) and Finchley Garden Village.

- o In our view the best course would be for this application to be withdrawn and for the applicant to discuss with council officers what works would be acceptable for this important building.

- o This application has been considered by members of the Finchley Conservation Area Advisory Committee. We wish to object to the application.

- o The application suggests that little or no attention has been given to those constraints on development as set out in the council's policies affecting the built heritage.

- o The look and size of the drawings does not seem in keeping with our conservation zone. The 3 bedroom cottages must stay as such, with the potential exception of small loft single Dormer conversions and rear ground floor extensions within reason (seemingly half width of the house). Although I note expect for expanding towards the adjoining house it is already there and updating it to the cottage conservation look could benefit our conservation zone.

- o I am writing to object to the proposed work to 9 Village Road. This property is a part of a designated conservation area and has been since 1971. As recently as 2013 it was considered that the Finchley Garden Village was of historical importance within the Garden Village movement. Village Road is a conservation area, and should stay this way. The proposed work has absolutely no regard for this.

- o Finchley Garden Village is a series of paired arts and crafts cottages around a green which anyone can walk on and enjoy.

- o I suspect we would not have a double loft dormer granted within the conservation rulings.

- o The outer look and windows, in not within the conversation look and standard.

- o Questions whether any insensitive additions have already been made; the frontage has already been altered and is not in the character of the Village or the adjoining house. The Council has control over the exterior of the building under an Article 4 direction for FGV introduced by the Council in September 1979 - it appears that permission was not sought in respect of the modern and incongruous wooden frontages at no 9. These changes bear no relation to the special characteristics of the CA.

- o The proposal is one of simple, maximum expansion, a suburban land grab on an unsuitable scale for the CA - more bathrooms, more cars, more parking, another building in the garden - all completely incongruous with the appearance and charm of existing structures. The CA document relates the harmonious character of the Village, and its semi-rural charm. FGV is a community design, with relative uniformity, with some subtle differences. This proposal would lead to no 9 encroaching upon neighbours and ruining the visual, cultural, and architectural ethos and balance of the CA. This is a spoiling proposal which exhibits no sensitivity towards the CA environment, and the statutory guidelines.

- o The plans show no recognition of the requirements of the Finchley Garden Village

conservation area.

- o The current plan does not seem to do justice with the area.
- o It's a beautiful village with a lot of character,

Traffic:

- o There are already traffic problems in the CA. The village can be blocked easily by one vehicle. The road outside no 9 is narrow, traffic will be generated by this bloated development. There are many young children in the village as well. It is completely undesirable to have large scale works and traffic, for such an inappropriate proposal. There is no room to turn, and the green areas may become spoilt.
- o The application indicates that there are two existing parking spaces attached to the property. There is presently one existing garage for one car, accessible via a single shared driveway (shared with no.8). We share the driveway and 2 parking spaces within our shared carport with this house.

Residential Amenity:

- o Having a balcony would infringe on privacy for our house and I believe others and would not be in the required look.
- o The size of the proposed extension would adversely impinge on the adjoining cottage i.e. number 10 as well other cottages. The inclusion of a Juliette balcony is both out of character as well as encroaching of the privacy of the surrounding properties, in particular the other half of the pair of cottages. The size of this planned extension is more in keeping with a property that has a lot more land around it rather than in a garden associated with a small scale village.
- o The proposals are overbearing and breach the policies on conservation areas and locally listed buildings. There is no consideration for the local historical context.
- o The outbuilding is disproportionate to the size of the garden and will over-dominate the site.
- o I urge the council to protect this unique amenity and refuse permission for this application.
- o It would overlook neighbours' gardens, block natural light and
- o Encroach on neighbours' privacy.

Planning enforcement

- o Extension has already begun which appears to be a breach of planning control requiring enforcement action from Barnet council
- o The owners have already made alterations to the house, visible from the front, which are not in keeping and for which no permission was sought. Building work to alter the existing.

Following the submission of amended plans further consultation were undertaken with residents where further representations were made which are summarised below:

- o Pleased to note that some of the concerns raised in response to the initial application have been addressed by the applicant. However in several details, the proposed works in this re-application remain inconsistent with the guidelines and requirements of the Finchley Garden Village Conservation Area. Nor are they in keeping with the early 20th century Arts and Crafts design of the house itself and the surrounding houses in the Village. Further, they do not match the attached 'paired' house (no. 10) in the manner intended by the architect of the Village, which contributes to the unique charm and visual impact of the Village.
- o There are no demolition plans.

- o There is no design heritage and access statement mentioned in the resubmitted plans which would enable one to see that those who have resubmitted are cognisant of, and wish to follow the determinants and requirements of the conservation area.
- o New window alongside the front door - this will not match its neighbouring houses and will change the overall appearance of the front of the house.
- o 3-panel sliding doors to rear of the house - these would significantly change the appearance of the house from the rear and would be inconsistent with its original design and with Conservation Area requirements.
- o First floor rear windows - these would change the appearance of the rear of the house and would not match the current configuration of the the attached paired house, no.10.
- o Door and window on the side of the house (next to no.8) to be removed - this will significantly change the appearance of the side of the house which is clearly visible from Village Road. The door is currently PVC and should be replaced with an appropriate wooden-framed door.
- o Flat roof on extension - this is inconsistent with conservation area requirements. The roof that was there has already been removed by the applicant's builders, apparently without planning approval being sought or provided. A pitched roof would be consistent with other such roofs in the Village, and with the attached paired house, no.10. Roof tiles that match the roof of the house and appropriately reflect the age of the house should be used.
- o Roof extension involving rear dormer with 1 no roof light: there is a lack of clarity on the size, ratio, and proportion of the dormer and windows - the drawings are showing inaccuracies and therefore the 1:100 visual scale isn't true.
- o The same previous owner left the front garden of the house in a state of disrepair. It needs to be restored in order to meet Conservation Area design requirements. The present application makes no mention of plans for this area, and it is therefore unknown what his intentions are. It should be made clear that it may not be used to park a vehicle.
- o I am concerned that very little time has been allowed for comments to the revised plans and would ask the council to clarify and publish their protocols and timelines for public consultation for such proposals. For example, a timeline is not given as to when the final decision is likely to be made.
- o The cottage at No 9 is one of the first 13 houses built and occupied by the end of 1909. As such, it forms a particularly key position in the road, where continuity of character is key to the visual aesthetic.

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, DM04, DM06, DM14, DM17

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 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.

Finchley Garden Village Appraisal and management proposals Sept 2013

Finchley Garden Village Design Guidance Sept 2013

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 Conservation Area;
- 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 Conservation Area

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that 'In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

Heritage Asset

It is one of the core principles of the NPPF that heritage assets should be conserved in a manner appropriate to their significance. Chapter 16 of the National Planning Policy Framework, 2021 sets out that the local planning authority should identify and assess the particular significance of any heritage asset...They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or

minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 195 of the NPPF (2021) states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 199 states When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 201 states Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent.

Paragraph 202 continues and states Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Policy HC1 of the London Plan 2021 states that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed.

In this instance, it is considered that there is no harm associated with the proposal to the heritage asset and is therefore acceptable having regard to the provisions of Policy DM06 of the Development Management Policies and Section 16, 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and NPPF, 2021 . Accordingly, it is recommended that planning permission should be granted.

This application seeks consent for new roof over the existing rear extension and new patio doors to rear fenestration. Roof extension involving rear dormer with 1 no roof-light. Replacement of windows and doors. The outbuilding has been omitted from the originally submitted plans.

The revised scheme shows a reduction in development to the site and maintaining the character of the arts and craft styled dwellings. The proposed new roof will replace the existing therefore considered acceptable. The size of the proposed rear dormer has been reduced to be consistent with neighbouring property and create a sense of balance to the rear elevations balance.

- 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).

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 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.

This application seeks planning permission for a new roof extension over the existing rear extension involving with 2no rooflights. The replacement of the current roof will be consistent with the current roof style of the roof. The proposed new roof will incorporate a flat roof design with the addition of two rooflights, officers consider that the new roof over the existing rear extension would not impact the character of the street scene.

Para.14.20 of Barnet's Residential Design Guide (2016) states that

- Dormers should not cause an unbalancing effect on adjoining houses and the general street scene.
- they should reflect the style and proportions of the existing house and should normally align with the windows below.
- the material and design should be in keeping with those on the rest of the house.

The roof extension will involve a rear dormer window which would measure a height of 2.2m, a width of 1.8m and a depth of 2.2m. Officers consider the proposed dormer to be sympathetic with and subordinate to the main dwelling house, as it is less than half the width and height of the roof slope. It should also be noted that the proposed rear dormer has been redesigned to match the approved dormer under planning application ref 20/0435/HSE. The dormer window has proposed to use material and a design style to compliment the original house, therefore in keeping with the character of the surrounding area.

It should be noted that there are a variety of similarly designed dormers present in the immediate vicinity of Village Road, as such, within that context, it is found that the established character and appearance of the existing dwelling would not be affected, should this proposal receive approval; therefore, in this regard, it is in compliance with Policy DM01, of Barnet's Development Management Policies DPD.

The proposed scheme also involves 1 rooflight to the rear roofslope. As the rooflight would be of a small scale and located at the rear of the property, it would not be visible from the street scene and therefore would have little impact on the character of the surrounding area.

The proposal also includes replacement of new doors and windows, the existing rear sliding doors to the extension would be replaced by aluminium patio doors to closely match the existing. Changes to other fenestration also includes replacing two different scaled windows to the first-floor rear elevation to 4 smaller scaled windows. Officers

consider this change to improve the current state of the property and be more consistent with the style and character of the surrounding area. The existing Upvc door to the side elevation has been omitted, improving the character of the dwelling house. Changes to fenestration also include the addition of a small window at ground level to the front elevation. It should be noted that many properties along Village Road benefit from windows at front elevation on ground level, officer consider this addition to be consistent with the character of the area and would not detrimentally impact the visual amenity of the wider setting.

As amended, the proposed scheme is considered acceptable and would be unlikely to result in any significant harm to the character of both the host site and the surrounding area. The amended plans have reduced the proposed development to an acceptable size and considered to appear sympathetically to the existing dwelling house. The proposed dormer would be significantly set in which result in a reasonably subordinate addition to the rear roofslope. Changes to fenestration are more consistent with the style of the surrounding area and the character of the conservation 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.

This application seeks planning permission for a new roof extension over the existing rear extension involving with 2no rooflights. The replacement of the current roof will be consistent with the current roof style of the roof and is is not considered to harm the residential amenity of both neighbouring properties. The flat roof design of the exosting rear extension will not exceed in height when compared to the existing roof form. Officers therefore consider the proposed new roof over the existing rear extension would not impact the amenity of these neighbours.

No 10

No. 10 is structurally connected and would not be considered to be impacted from the proposed dormer situated on the rear roofslope. It should be noted that this neighbour also benefits from a rear dormer of a similar size, scale and design. Changes to the fenestration are also not considered to impact the amenity of the neighbouring property as similar views are achieved from existing fenestration.

No 8

No 8 is the adjoining property located to the south of the application site. This neighbour is set away from the application site. Both the application site and this neighbour have an access way to their carports. The proposed rear dormer would be significantly distanced from this neighbour and would therefore would not impact the residential amenity of this neigh in regard to outlook and privacy. There are no additional windows located to the flank elevation and therefore no overlooking will take place. The window located to the flank elevation will be conditioned with obscure glazing so impact on overlooking is minimal.

Overall, as amended it is considered that the extension would have an acceptable impact on the residential amenities of neighbouring occupiers and the character and appearance

of the existing dwelling, the conservation area, neighbouring properties and the surrounding area.

5.4 Response to Public Consultation

Officers have considered the concerns raised during the public consultation phases of the application and addressed these where possible in the above Officer Assessment of the scheme.

Concerns of overlooking and loss of privacy have been considered and it is view of the Local Planning Authority that this scheme will not result in any greater demonstrable harm in this regard for the reasons discussed above.

Issues relating to design, and the character and appearance of the area have been discussed within 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, 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.

