

Location 31 Northfield Road Barnet EN4 9DN

Reference: 23/1417/HSE Received: 31st March 2023
Accepted: 31st March 2023

Ward: East Barnet Expiry 26th May 2023

Case Officer: Asha Chhabhaiya

Applicant: Mr Tudor Bratu

Proposal: First floor side and rear extension. Installation of external insulation with grey render

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:

NR31-03-1002 Existing Elevations
NR31-03-1001 Existing plans
NR31-03-1003A Proposed Plans Rev A
NR31-03-1004 Proposed Elevations
NR31-03-1005 Existing and Proposed Block plans
NR31-04-1006
licatatherm Thermal insulation systems Brochure for LicataTherm Graphite EWI

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 outlined within this application.

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 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 first floor sideelevation(s), of the extension(s) hereby approved, facing Nos 33 and 29 Northfield Road.

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).

- 5 Before the building hereby permitted is first occupied the proposed window(s) in the side elevation facing No 33 Northfield 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. 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

Committee call-in

The application has been called in to committee by Cllr Radford for the following reason:
The plans do not allow for adequate light or privacy for neighbours.

1. Site Description

The application site contains a two-storey semi-detached dwellinghouse, located on the south side of Northfield Road, within the ward of East Barnet

The surrounding area is primarily residential and consists of similar two-storey semi-detached properties of similar architectural style.

The property currently benefits from a single storey wraparound side/rear extension. There is parking to the forecourt of the site, and amenity space to the rear.

The application site does not lie within a conservation area or contain a locally or statutory listed building. There are no protected trees on site, or on adjacent land.

2. Relevant Planning History

Planning

Reference: 18/4972/192

Address: 31 Northfield Road, Barnet, EN4 9DN

Decision: Lawful

Decision Date: 31 August 2018

Description: Extension to roof including hip to gable, 1no rear dormer window and 1no gable window and 2no rooflights to front roofslope

Reference: 18/4980/HSE

Address: 31 Northfield Road, Barnet, EN4 9DN

Decision: Approved subject to conditions

Decision Date: 4 October 2018

Description: Single storey wraparound extension including front porch, side and rear extensions, following demolition of existing outbuilding

Reference: 22/0781/HSE

Address: 31 Northfield Road, Barnet, EN4 9DN

Decision: Approved subject to conditions

Decision Date: 13 April 2022

Description: First floor side and rear extension (AMENDED PLANS)

Enforcement

N/A

3. Proposal

The application seeks permission for a first-floor side/rear extension at 31 Northfield Road.

The proposed first floor side extension would have a width of 1.28m, extend 9.5m alongside the depth of the original property, and beyond to the rear at a depth of 3m. The rear extension would measure a width of 3.7m.

These are the same dimension as the approved scheme 22/0781/HSE.

The amended render proposed is light grey white and the insulation will increase the walls by 0.75mm.

The wraparound side extension would support a hipped crown roof, with fenestration proposed to the side and rear elevation.

The proposed materials will be similar to that of those existing throughout.

4. Public Consultation

Consultation letters were sent to 6 neighbouring properties.

1 response have been received, comprising 8 letters of objection, 1 letters of support and 1 letters of comment. 1 Request to speak at committee

The objections received can be summarised as follows:

- labour don't adhere to standards.
- blocking light
- Destroy views,
- Loss of privacy
- Construction noise
- Outbuilding
- Value of my home
- Will become a terraced house
- Block sunlight
- Noise and dust
- Impact on my driveway and parking
- Out of character
- Creates a precedent

- Foundations

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 published in 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.

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.

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 (2012)

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, semidetached 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 the 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

Design and Visual Amenity

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), D4 and D5 of the London Plan 2021.

The proposed extension remains unchanged since the previous permission, there are no material planning considerations which would result in a different recommendation.

The proposed first floor wraparound side/rear extension is considered to comply with the recommendations of the Residential Design Guidance. The front of the side extension is set back 1m from the front building line, its width is no more than half that of the main dwellinghouse and would support a hipped tiled roof that reflects and relates sympathetically to the main house.

The proposal has ensured that a 1m gap is maintained from the common boundary and as such, the proposed scheme is not anticipated to give rise to any adverse terracing effect.

The proposed rear extension does not exceed a depth of 3m and has been reduced in width to no more than half of the main dwellinghouse; as such it now reads as a proportionate and subordinate addition.

Following a site visit officers note that there are some examples of first floor side extensions in the locality, including No 70 Northfield Road. The scale of the proposed extension is also considered modest and in and of itself is not expected to dramatically alter the prevailing character of the locality. As such, officers are satisfied that the proposed scheme would be not give rise to harm to the character of, and be in keeping with, the existing pattern of development in the surrounding area.

Since permission was granted for the extension, the proposal now includes the installation of external insulation and grey render for the ground floor of the building whilst the first floor will be built to be finished with the same external insulation render. The insulation will wrap around the side/rear and front elevation.

The proposed insulation will be:

Insulation with -0.75mm and render to the front, side and back of the house with grey render finish (insulation which is considered acceptable and in character with the immediate area.

It is considered that the proposal as a whole would not cause a detrimental impact to the character of the host building or the street scene, as it is a minor projection from the existing elevations. Considering the modest thickness of the insulation, the projection would not cause detrimental harm to the appearance of the dwelling or its relationship to the adjoining property or rest of the streetscene.

Around window openings, the windowsills would be extended to overlap onto the proposed wall insulation. The agent has confirmed that the colour which is different to the existing brown brick façade. However, there are already examples of dwellings within close vicinity to the dwelling that have rendered facades. Thus, the dwelling will not appear as incongruous with surrounding development.

As such, 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.

Residential Amenity

Barnet's Residential Design SPD provides clear guidance with regard to what is expected from new developments to ensure that the amenity of neighbouring occupants is not harmfully impacted. With regard to this application, the key concern is whether the proposal would result in any degree of overlooking to neighbouring sites and if overshadowing, loss of outlook and loss of light would occur as a result of the development.

The proposed side extension would be situated 1m from the common boundary with neighbouring No 33, and the wraparound rear extension would not exceed the depth of 3m, as per stipulated in the Residential Design Guidance. Neighbouring No 33 sits at a lower level than the applicant site, and a 3m deep first floor rear extension could have the potential to cause an overbearing amenity impact. However, officers note that No 33 benefits from a substantial garage outbuilding, adjoining the common boundary, which serves to distance the occupiers of No 33 from any impact arising from the bulk of the first-floor extension. As such, despite the level changes, on the balance of matters the first floor rear extension is not expected to give rise to an unacceptable amenity impact.

The proposed side elevation fenestration will be conditioned to be obscure glazed to ensure no harmful overlooking or loss of privacy is incurred as a result of the development.

The proposed installation of external wall insulation to the building is not considered to lead to any adverse impacts on the neighbouring amenities.

In assessment, officers are satisfied that the development is not considered to prejudice the residential amenities of neighbouring properties in terms of loss of light, outlook and privacy; therefore, in this regard, it is in compliance with Policy DM01 of Barnet's Development Management Policies DPD.

5.4 Response to Public Consultation

Builders won't adhere to standards this is not a planning related matter. Building regulations and the health and safety executive cover issues of construction works.

blocking light, Destroy views, Loss of privacy, Will become a terraced house, Block sunlight, Out of character, Creates a precedent The main planning considerations have

been addressed within the body of the report. The proposed extension complies with the Council's design guidance, having been scaled and appropriately distanced from the neighbouring boundary so as to ensure that no unduly onerous amenity impact will be incurred. The proposed extension has previously been consented and considered as acceptable in terms of impact on neighbouring amenities.

Construction noise, Noise and dust This would fall under environmental health if the works are causing a statutory nuisance.

Impact on driveway and parking This is a civil matter which is not covered by the planning legislation

Value of my home, Foundations These are not planning consideration therefore not reviewed as part of 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, as amended, 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 Scale 1:1250

