

Location 3 Hillview Road London NW7 1AJ

Reference: 23/2758/FUL Receive
d: 23rd June 2023
Accepted: 26th June 2023

Ward: Mill Hill Expiry 21st August 2023

Case Officer: Daniel Wieder

Applicant: Mr and Mrs Tim and Frances Hardy

Proposal: Conversion of the existing dwelling into 2no. semi-detached houses; Ground floor rear infill extension; Alterations to roof of existing ground floor rear extension; First floor rear extension with crown roof; Replacement of the pebble dash with render; Alterations to the existing fenestration and insertion of new doors and windows

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:

- Existing Ground Floor Plan 02
- Existing First Floor Plan 03
- Existing Loft Floor Plan 04
- Existing Roof Plan 05
- Existing Elevations 10
- Existing Side Elevations 11

Existing Sections 15
Proposed Block Plan 21/C
Proposed Ground Floor Plan 22/D
Proposed First Floor Plan 23/D
Proposed Loft Floor Plan 24/D
Proposed Roof Plan 25/D
Proposed Elevations 30/D
Proposed Side Elevations 31/D
Proposed Sections 35/D
Site Location Plan
DESIGN AND ACCESS STATEMENT 21st June 2023
Transport Analysis

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 used for the external surfaces of the building should be in full accordance with the approved plans and details.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policy D4 of the London Plan 2021.

- 4 Prior to occupation of the development, cycle parking spaces shall be provided in accordance with London Plan cycle parking standards and that area shall not thereafter be used for any purpose other than for the parking of cycles associated with the development.

Reason

In the interests of promoting cycling as a mode of transport in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

- 5 Notwithstanding the details shown in the drawings submitted and otherwise hereby approved, prior to the first occupation of the new dwellinghouse(s) (Use Class C3) permitted under this consent they shall all have been constructed to meet and achieve all the relevant criteria of Part M4(2) of Schedule 1 to the Building

Regulations 2010 (or the equivalent standard in such measure of accessibility and adaptability for house design which may replace that scheme in future). The development shall be maintained as such in perpetuity thereafter.

Reason: To ensure the development meets the needs of its future occupiers and to comply with the requirements of Policies D7 and H2 of the March 2021 London Plan and the 2016 Mayors Housing SPG.

- 6 Prior to the first occupation of the new dwellinghouse(s) (Use Class C3) hereby approved they shall all have been constructed to have 100% of the wholesome water supplied to them by the mains water infrastructure provided through a water meter or water meters and each new dwelling shall be constructed to include water saving and efficiency measures that comply with Regulation 36(2)(b) of Part G 2 of the Building Regulations to ensure that a maximum of 105 litres of water is consumed per person per day with a fittings based approach should be used to determine the water consumption of the proposed development. Any use of grey water and/or rain water systems needs to be separate from the potable (wholesome) water system and needs to meet the requirements and guidance set out in Part G of the Building Regulations.

The development shall be maintained as such in perpetuity thereafter.

Reason: To encourage the efficient use of water in accordance with policy CS13 of the Barnet Core Strategy (2012), Policy SI 5 of the London Plan 2021 and Barnet's Sustainable Design and Construction SPD (2016).

- 7 Prior to the first occupation of the development hereby approved it shall be constructed incorporating carbon dioxide emission reduction measures which achieve an improvement of not less than 10 % in carbon dioxide emissions when compared to a building constructed to comply with the minimum Target Emission Rate requirements of the 2010 Building Regulations. The development shall be maintained as such in perpetuity thereafter.

Reason: To ensure that the development is sustainable and minimises carbon dioxide emissions and to comply with the requirements of policies DM01 and DM02 of the Barnet Development Management Policies document (2012), Policies SI2 of the London Plan (2021) and the 2016 Mayors Housing SPG.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any of Classes A, B, C, D or E of Part 1 of Schedule 2 of that Order shall be carried out within the curtilage of the dwelling hereby approved.

Reason: To safeguard the amenities of neighbouring occupiers, and the general locality in accordance with policies DM01 of the Development Management Policies DPD (adopted September 2012).

- 9 Before the development hereby permitted is first occupied the refuse and recycling

facilities should be provided in full accordance with the approved plans and details and maintained as such in perpetuity once occupation of the site has commenced.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with Policy CS14 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012); the Sustainable Design and Construction SPD (adopted October 2016); and Policies D6 and SI7 of the London Plan 2021

- 10 No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00 pm on other days.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policy DM04 of the Development Management Policies DPD (adopted September 2012).

- 11 Before the development hereby permitted is first occupied, the outdoor amenity space shall be subdivided as shown on the hereby approved proposed block plan drawing no. 21/C and retained as such thereafter.

Reason: To ensure that the development does not prejudice the amenity of future occupiers or the character of the area in accordance with policies DM01 and DM02 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted October 2016).

- 12 a) The site shall not be brought into use or first occupied until details of the means of enclosure, including boundary treatments, have been submitted to and approved in writing by the Local Planning Authority.

b) The treatment of boundaries should be permeable to species such as hedgehogs (*Erinaceus europaeus*) and common toad (*Bufo bufo*), with the introduction of a minimum of 1no 13 x 13cm ground level access 'hedgehog hole' between the application site and each neighbouring piece of land to enable connections and prevent the fragmentation of habitat

c) The development shall be implemented in accordance with the details approved as part of this condition before first occupation or the use is commenced and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the appearance of the locality and/or the amenities of occupiers of adjoining residential properties and to confine access to the permitted points in the interest of the flow of traffic and conditions of general safety on the adjoining highway in accordance with Policies DM01, DM03, DM16, DM17 of the Development Management Policies DPD (adopted September 2012), and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

Informative(s):

- 1 In accordance with paragraphs 38-57 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered and the Applicant engaged with this prior to the submissions of this application. 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.

- 2 The Community Infrastructure Levy (CIL) applies to all 'chargeable development'. This is defined as development of one or more additional units, and / or an increase to existing floor space of more than 100 sq m. Details of how the calculations work are provided in guidance documents on the Planning Portal at www.planningportal.gov.uk/cil.

We believe that your development is liable for CIL. The Mayor of London adopted a CIL charge on 1st April 2012 setting a rate of £60 per sq m on all forms of development in Barnet except for education and health developments which are exempt from this charge. The London Borough of Barnet first adopted a CIL charge on 1st May 2013. A new Barnet CIL Charging Schedule applies from 1 April 2022 (<https://www.barnet.gov.uk/planning-and-building/planning/community-infrastructure-levy>) which applies a charge to all residential (including sui generis residential), hotel, retail and employment uses.

Please note that Indexation will be added in line with Regulation 40 of Community Infrastructure Levy.

Liability for CIL will be recorded to the register of Local Land Charges as a legal charge upon your site payable should you commence development. Receipts of the Mayoral CIL charge are collected by the London Borough of Barnet on behalf of the Mayor of London; receipts are passed across to Transport for London to support Crossrail, London's highest infrastructure priority.

You will be sent a 'Liability Notice' that provides full details of the charge and to whom it has been apportioned for payment. If you wish to identify named parties other than the applicant for this permission as the liable party for paying this levy,

please submit to the Council an 'Assumption of Liability' notice, which is also available from the Planning Portal website.

The CIL becomes payable upon commencement of development. You are required to submit a 'Notice of Commencement' to the Council's CIL Team prior to commencing on site, and failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet other statutory requirements relating to CIL, such requirements will all be set out in the Liability Notice you will receive. You may wish to seek professional planning advice to ensure that you comply fully with the requirements of CIL Regulations.

If you have a specific question or matter you need to discuss with the CIL team, or you fail to receive a 'Liability Notice' from the Council within 1 month of this grant of planning permission, please email us at: cil@barnet.gov.uk.

- 3 The applicant is advised that any development or conversion which necessitates the removal, changing, or creation of an address or addresses must be officially registered by the Council through the formal 'Street Naming and Numbering' process.

The London Borough of Barnet is the Street Naming and Numbering Authority and is the only organisation that can create or change addresses within its boundaries. Applications are the responsibility of the developer or householder who wish to have an address created or amended.

Occupiers of properties which have not been formally registered can face a multitude of issues such as problems with deliveries, rejection of banking / insurance applications, problems accessing key council services and most importantly delays in an emergency situation.

Further details and the application form can be downloaded from: <http://www.barnet.gov.uk/naming-and-numbering-applic-form.pdf> or requested from the Street Naming and Numbering Team via street.naming@barnet.gov.uk or by telephoning 0208 359 4500.

OFFICER'S ASSESSMENT

1. Site Description

The application site relates to a two-storey detached dwelling house located on the south side of Hillview Road, within the ward of Mill Hill.

The surrounding area is predominately residential, comprising a mix of detached and semi-detached dwellings of varied architectural form.

There are no protected trees on site, or on adjacent land, nor does the application site lie within a conservation area or contain a locally or statutory listed building.

The application site has a PTAL of 1a and is located in flood risk zone 1 (low risk).

Officers undertook a site visit on the 9th of August 2023.

2. Site History

Reference: 16/4193/FUL

Address: 3 Hillview Road, London, NW7 1AJ

Decision: Refused

Decision Date: 10 January 2017

Description: Conversion of property into two self contained houses. Part-single, part two-storey rear extension with roof and removal of existing pitched roof to rear extension. New gable end to rear elevation and extension to roof including 4no roof lights to rear elevation.

Reference: 17/3346/FUL

Address: 3 Hillview Road, London, NW7 1AJ

Decision: Refused

Decision Date: 21 July 2017

Description: Conversion of property into two self contained houses. Part single, part two storey rear extension with roof and removal of existing pitched roof to rear extension. Extension to roof including 2no roof lights to rear elevation

Reference: 19/5456/FUL

Address: 3 Hillview Road, London, NW7 1AJ

Decision: Withdrawn

Decision Date: 25 November 2019

Description: Conversion of the existing dwelling into two self contained houses. New side access door to no 4. Associated refuse/recycling

Reference: 20/0351/FUL

Address: 3 and 4 Hillview Road, London, NW7 1AJ

Decision: Deemed Refusal (Appeal)

Decision Date: 20 October 2020

Description: Conversion of the existing single family dwellinghouse into self-contained houses including single storey rear extension. New side access door to No 4. Associated amenity space, refuse and cycle storage

Reference: 21/1433/192

Address: 3 Hillview Road, London, NW7 1AJ

Decision: Lawful

Decision Date: 13 April 2021

Description: Roof extension involving rear dormer windows with 2no Juliet balconies,4no front facing rooflights

Reference: 21/3663/PNH

Address: 3 Hillview Road, London, NW7 1AJ

Decision: Prior Approval Required and Refused

Decision Date: 29 July 2021

Description: Single storey rear extension with a proposed depth of 7.7 metres from original rear wall, eaves height of 2.57 metres and maximum height of 3.35 metres.

Reference: 21/4310/PNH

Address: 3 Hillview Road, London, NW7 1AJ

Decision: Prior Approval Required and Refused

Decision Date: 7 September 2021

Description: Single storey rear extension with a proposed depth of 7.7 metres from original rear wall, maximum height of 3.35 metres and eaves height of 2.57 metres.

Reference: 22/3068/PNH

Address: 3 Hillview Road, London, NW7 1AJ

Decision: Prior Approval Required and Approved

Decision Date: 20 July 2022

Description: Rear ground floor extension with depth of 8.0m, maximum height of 3.357 m, and eaves height of 2.65m

Reference: 22/4188/HSE

Address: 3 Hillview Road, London, NW7 1AJ

Decision: Withdrawn

Decision Date: 11 October 2022

Description: Roof extension involving rear dormer with 2no Juliette balconies and 4no front facing windows. Part single, part two storey rear extension and separate first floor rear extension. 2no side facing rooflights to existing rear extension

3. Proposal

This application seeks permission for the conversion of the existing dwelling into 2no. semi-detached houses; Ground floor rear infill extension; Alterations to roof of existing ground floor rear extension; First floor rear extension with crown roof; Replacement of the pebble dash with render; Alterations to the existing fenestration and insertion of new doors and windows. [Amended Description]

4. Public Consultation

Consultation letters were sent to 30 neighbouring properties.

5 responses have been received, comprising 5 objections.

The objections received can be summarised as follows:

- The huge bulky crown roof, 8m deep rear extension is an overdevelopment of an originally 3 bed modest cottage.
- An extra 3 bed dwelling would attract extra cars to an area already very short of parking.
- There have been numerous previous applications, refusals and dismissal by inspectors. The site appears to be subject to planning creep.
- Works appears to have been started before any permission has been granted.
- The development would be entirely out of keeping with other homes in the road.
- As a whole the development would represent a considerable expansion of the original modest building and would appear disproportionately large and incongruous

On the 11th of August 2023, one of the five objectors confirmed withdrawal of their previous objection.

Further to receipt of amended plans and description of development a second 14-day consultation was carried out from the 10th of August until the 24th of August.

4 further comments were received, comprising 4 objections submitted by previous objectors. It is noted that 3 of the comments received were from previous objectors, with 1 comment received from a new objector.

The objections received reiterated previous concerns regarding overdevelopment, premature commencement of the works, and parking stress.

A site notice was posted on the 06.07.2023.

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 of 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, CS1, CS4, CS5, CS9, CS14.

- Relevant Development Management Policies: DM01, DM02, DM08, DM17

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 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:

- i The principle of development
- ii. The Impact on the appearance and character of the area
- iii. The impact on the amenities of neighbouring occupiers
- iv. Whether the proposal provides satisfactory living accommodation for future occupiers
- v. Parking and highways
- vi. Refuse and recycling storage
- vii. Any other material considerations

5.3 Assessment of proposals

Pre-Amble:

The applicant site has an extensive planning history, including references 16/4193/FUL, 17/3346/FUL and 20/0351/FUL all of which proposed the conversion of the property into two self contained houses with different designs and extent of development, and which were all refused.

In addition, the refusals of application 17/3346/FUL and 20/0351/FUL were both challenged at appeal and the LPA's refusal upheld by the inspector.

It is prudent to note however that none of the objections raised in concern to the previous applications, or upheld by the inspector, related to the principle of subdividing the site and dwelling to re-provide two self-contained houses. The concerns of the LPA, as upheld by the inspector, related to the unacceptable size, bulk and scale of the proposed extensions, and the detrimental impact to the character of the area and neighbouring occupier's they would have. In the case of application 20/0351/FUL the inspectors concerns centred around the fact that the proposed scheme was providing only one bedroom housing, which was not in accord with Policy DM08. The principle of subdividing the site and dwelling to re-provide two self-contained houses, however, has not itself been found to be unacceptable previously.

Principle of Development

The National Planning Policy Framework and the Development Plan encourages and supports the development of new housing where this is not constrained by the safeguards afforded to the green belt and open space and heritage assets and where the development preserves and complements the Borough's high-quality suburbs. The local planning authority should support development which would constitute sustainable development in the context of the NPPF.

The NPPF attaches great importance to the design of the built environment, stating 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" (para.124).

It stresses the need to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings and smaller developments. While it states that local authorities should not impose architectural styles or particular tastes, it reinforces that it is also important to consider local character and distinctiveness. In addition, it states that 'permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way that it functions' (para.130).

The Borough has an attractive and high-quality environment that the Council wishes to protect and enhance. It is therefore considered necessary to carefully assess both the design and form of new development to ensure that it is compatible with the established character of an area that is defined by the type and size of dwellings, the layout, intensity, and relationship with one another and their surroundings. Proposals involving the redevelopment of sites in residential localities are required to reflect the particular character of the street in which the site is located and the scale and proportion of the houses.

For areas such as the application site, policies CS1 and CS3 of the Barnet Core Strategy expect new developments to protect and enhance the character and quality of the area and to optimise housing density to reflect local context, public transport accessibility and the provision of social infrastructure.

Policy DM01 states that development proposals should have due regard for the character and pattern of in the local area and respect the appearance, scale, mass height and pattern of surrounding buildings, spaces and streets.

Paragraph 6.6 of the Councils Residential Design Guidance (2016) SPD states, "the design and layout of new development should be informed by the local pattern of development. The continuity of building lines, forecourt depths, road layout, space about the building and rear garden areas are all likely to be significant factors when redeveloping sites within existing residential areas, or at the interface of larger development sites and existing housing".

Officers note that the street comprises a mixture of detached and semi-detached dwellings. The neighbouring building, of identical design and appearance, currently functions as pairs of semi-detached dwelling. Moreover, the Design and Access Statement details the original history of the site, from a 1923 plan the original numbering of the 8 semi-detached houses and shows that each of the four buildings were designed to contain two semi-detached houses. Three of the four buildings have been converted into single detached dwelling houses (Now numbered 1, 3 and 7). One of the houses has remained divided and the semi-detached houses are still numbered 5 and 6. The application property (now numbered 3) was originally designed and used as two semi-detached houses (then numbered 3 and 4 Hillview Road).

The site benefits from an extensive rear garden space so any subdivision would not necessarily lead to a narrow plot size that is out of character in the area. Moreover, the proposed front entrance doors would be on either side of the existing projecting vestibule, so the additional entranceway would not unbalance the front elevation of the house and would be of a similar design to neighbouring properties.

In regard to the provision of suitable housing, Policy DM08 states that development should provide where appropriate a mix of dwelling types and sizes in order to provide choice for a growing and diverse population for all households in the borough. 3- and 4-bedroom family sized housing is considered to be of medium and high priority within the borough. The proposed development would result in the loss of a single 5 bed dwelling and the provision of two 3 bed 5 person dwellings, which would be acceptable and in accordance with the relevant policy.

Overall, officers would consider the sub-division of the existing dwelling into two single family dwelling houses to be acceptable in principle subject to the design and amenity considerations below.

The Impact on the appearance and character of the area

Policy DM01 which serves to protect and where possible enhance the character and appearance of the Borough, states that development proposals should be based on an understanding of local characteristics. 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. Flat conversions should not rely on overly large extensions to comply with space standards.

Though a significant amount of development has occurred at the site, officers note that the rear dormer roof extension and 8m deep ground floor rear extension have been implemented as per the plans approved under applications ref: 22/3068/PNH and 21/1433/192. These works have been substantially implemented and therefore are not strictly under consideration within this application.

The actual works proposed under this application, aside from the subdivision of the property, includes:

- a first-floor rear extension with crown roof;
- alterations to the existing single storey ground floor rear extension to change its hipped roof form;
- a 0.5m wide rear infill extension between the two ground floor projections;
- replacing the existing pebbledash facades with render;
- alterations to the existing fenestration and the insertion of new doors and windows;

First Floor Rear Extension: the rear extension would protrude to a depth of c2.3m with a width of 4.9m, 2.45m for each dwelling. The proposed depth and scale are considered to be modest and acceptable, and the central positioning with a joint party wall is considered to be appropriate. Officers note that there are examples of gable ended first floor rear extensions at Nos 5 and 6 Hillview Road and as such the proposed development would not be out of character or harmful to the general pattern of development. The proposed crown roof form is considered to be appropriate within the scale of the development.

Rear Infill: With the completion of the 8m deep rear extension as approved under application ref: 22/3068/PNH, there is a small 0.5m gap between the new extension and the existing c8m deep extension with hipped roof. The proposal includes infilling this gap with a small picture window. The infill will not be read as an independent development, will help form one congruous rear building line, and not have any material character or neighbouring amenity impact.

Alterations to Existing Extension: The change to the existing extension includes replacing the hipped tiled roof with a gable end roof as well as alterations to the rear fenestration. The changes are acceptable, would unify the rear elevation and would have no demonstrable harm to the character of the area.

Render: Considering the varied architectural design and appearance in the street and the recent consent at Nos 5 & 6 to change their facades to render and brickwork the removal of the existing pebbledash, which covers only the upper half of the front and side elevations, and its replacement with render would be acceptable.

Overall, officers consider that the proposed alterations would have minimal impact on the appearance and streetscene. The scale of the first-floor extension is in keeping with the building line formed by other first floor rear extensions in the streetscene and is of an appropriate scale, such that would not be considered an overdevelopment of the site.

As such, it is found that the established character and appearance of the existing dwelling would be affected, should this proposal receive approval; therefore, in this regard, it is not in compliance with Policy DM01, of Barnet's Development Management Policies DPD.

The impact on the amenities of neighbouring occupiers

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. The Residential Design Guidance SPD states that proposals should be designed to ensure the provision of sufficient privacy, minimisation of overlooking between surrounding dwellings and orientation of buildings to maximise sunlight and daylight. 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 minor rear infill extension and replacement of the pebbledash with render would have no perceptible amenity impact to the neighbouring occupiers. Similarly, the alterations and insertion of new doors and windows at ground floor level would not give rise to a harmful neighbouring amenity impact (it is noted that the 2 first floor side elevation windows shown on the proposed plans are not new windows but are already existing). The alterations to the existing hipped roof of the rear extension, to form a gable end would not be substantially different in terms of height and massing to what exists and would not cause an unacceptable overbearing impact to the occupiers of No 1 Hillview Road.

The first-floor rear extension is of a relatively minor depth of c2.5m, in line with the projection of first floor rear extension at neighbouring properties, and centrally located so as to be distanced from both neighbouring boundaries. It is not anticipated that this element of the proposal would give rise to any meaningful amenity impact.

More broadly, in consideration of the amenity impact that the sub-division of the property would have, officers do note that the two three bed units would result in increased comings and goings, deliveries etc. compared to a single family dwellinghouse however this increase would be minor and not likely result in any noticeable deleterious amenity impact to neighbouring occupiers.

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, nor additional noise and disturbance; therefore, in this regard, it is in compliance with Policy DM01 of Barnet's Development Management Policies DPD.

Whether the proposal provides a satisfactory living environment for future occupiers

Any proposal for the site which includes an element of residential dwelling use will need to demonstrate that it is providing suitable amenities for its future occupiers in the relevant regards (for example, daylight, sunlight, outlook, privacy and internal and external amenity space). Development plan policies DM01, DM02 (of the Barnet Local Plan) and D6 (of the London Plan), the guidance contained in the Barnet Supplementary Planning Documents 'Sustainable Design and Construction' and 'Residential Design Guidance' and the Mayoral planning guidance document 'Housing' identify what this would constitute.

All residential development is expected to comply with the minimum space standards as advocated within the Sustainable Design and Construction SPD (adopted 2016) and the London Plan 2021. The SPD standards for bedrooms require double bedrooms to provide a minimum floor area of 11.5sqm and single bedrooms a minimum floor area of 7.5sqm.

Confirmation of the internal floor-to-ceiling heights at roof level are required as part of any formal planning application to ensure a minimum height of 2.5m is achieved. Furthermore, Barnet's Sustainable Design and Construction SPD (2016) and London Plan require that 75% of the habitable space within a unit has a minimum height of 2.5m. Any part of the unit with a floor-to-ceiling height of less than 1.5m is not calculated as habitable space.

New units should be dual aspect, and all habitable rooms provided with adequate outlook, daylight, sunlight. Glazing to all habitable rooms should not normally be less than 20% of the internal floor area of the room and all habitable rooms benefit from sufficient outlook, glazing and light.

Both units would comply with the relevant minimum GIA standards, bedrooms standards and internal ceiling heights as stipulated by the London Plan 2021.

House No 3 would benefit from c250sqm of outdoor amenity space, whilst house No 4 would benefit from a smaller c150sqm of outdoor amenity space. Both units would exceed the minim required standards in this regard.

Parking and Highways

Highways officers have reviewed the application and commented as follows:

The proposal is for the conversion of the existing single family dwelling house into two single family dwelling houses with no provision for off-street car parking, as existing. (2x 3 bed)

The site lies within a PTAL 1a zone, which means that there is very poor public transport accessibility to and from the site. There is no Controlled parking in operation on streets surrounding the site. The required off-street car parking provision for a proposal such as this is 2-3 spaces, in line with requirements set out on Policy DM17 of the Barnet Local Plan. However, the required off-street car parking provision for the existing use is also 1.5 spaces, which means that there is only a difference in the requirement of 1.5 spaces.

Hillview Road is a private road. The PTAL score at 1A indicates commuter parking is unlikely to be an issue and amenities likely to attract parking within walking distance really is limited. With this in mind, it is not considered that the additional strain of an extra 1.5 spaces would result in demonstrable harm or worsen the parking stress in the area to unacceptable levels.

On basis the proposed development, without provision of off street parking, would still be considered acceptable in line with Policy DM17 and the London Plan T.6.

Cycle Storage

The proposed cycle storage contained within the rear gardens of each unit considered to be acceptable in principle. A condition would be recommended to secure its provision in accordance with the relevant London Plan standards.

Refuse and recycling storage

The refuse bins for No 4 is proposed to be in the alleyway to the side/rear of the property. The refuse bins for No 3 (which does not benefit from a side alleyway) are proposed to be contained in a refuse store at the front of the property. Officers note that no's 5 and 6 have slatted timber bin storage units to the front of their houses, therefore the proposed store in the front would not be out of character. The dimensions, design, siting and materials of the proposed refuse store is considered to be acceptable.

Fire Safety

Policy D12(A) of the London Plan states that all development proposals should achieve the highest standards of fire safety from the outset. The applicant has submitted a Planning Fire Safety Strategy, in accordance with Policy D12 part A and appropriate for the scale and nature of the development.

Sustainability and Accessibility

Water usage:

Other related standards may also be relevant, but as a minimum all new housing will be expected to should achieve a mains water consumption of 105 litres per head per day or less. Relevant planning policies on these matters include policy SI5 of the London Plan (2021); policy CS13 of the Barnet Core Strategy (2012); and policy DM02 of the Barnet Development Management Polices document (2012).

Accessibility:

All new development should ensure that the needs of future occupiers are met and that the development complies with the requirements of policies D7 of the London Plan (2021) and policies DM02 and DM03 of the Barnet Development Management Polices document (2012).

Carbon dioxide emissions

Any submission should clearly demonstrate how a proposal is making the fullest possible contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:

- Be lean: use less energy
- Be clean: exploit local energy sources and supply energy efficiently
- Be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site
- Be seen: monitor, verify and report on energy performance.

Applications should include a commitment to the scheme proposed achieving a specific level of improvement in carbon dioxide emissions beyond the 2013 Building Regulations. The scheme would be expected to achieve at least 10% as detailed in Policy SI2 of the London Plan 2021. Relevant planning policies on this matter include policies DM01 and DM02 of the Barnet Development Management Polices document (2012) and policies SI2 and SI3 of the London Plan (2021).

A condition will be imposed to ensure that the proposal achieves the necessary reduction in carbon dioxide emissions, and separate condition will be imposed to ensure that the proposal will incorporate water saving and efficiency measures and limit the residential units to a mains water consumption of 105 litres per head per day or less.

A condition will also be imposed in relation to accessibility standards. In terms of meeting M4(2) requirements for level access, the proposal does not include the provision of a lift. Taking into account the scale of development, it is not considered that the proposal would need to provide a lift and even in the event of doing so, would considerably compromise the proposed development.

5.4 Response to Public Consultation

- The main planning considerations have been addressed within the body of the report.
- Parking: Highways officers have been consulted throughout the lifetime of the application. The proposed development is expected to result in an increase of c1.5 car parking requirements. This minor increase is expected to be able to be accommodated within the existing streetscene without resulting in an unacceptable degree of parking stress.
- Commencement of Works before consent: This is not entirely a planning matter. The works that have commenced on site appear to be related to the rear dormer loft extension and single storey rear extension, both lawful under ref: 22/3068/PNH and 21/1433/192
- Overdevelopment/Out of Character: Officers have assessed these considerations within the report above. The sub-division of the dwellinghouse into two is not considered to be out of character nor harmful to its surroundings, nor is the works proposed within this application considered to result in an overdevelopment of the site, within its context.

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.

