

**Location** **2 Windsor Road London N3 3SS**

**Reference:** **23/1512/FUL** Received: 5th April 2023  
Accepted: 11th April 2023

Ward: Finchley Church End Expiry 6th June 2023

**Case Officer:** **Daniel Wieder**

Applicant: Mr Adam Sussman

Proposal: Conversion of existing property into 4no. self-contained flats including; Part single, part two storey side and rear extensions. Alterations and extensions to roof including 1no. side dormer window, 1no rear dormer window, 1no rear rooflight and 1no front rooflight. Single storey outbuilding to rear. Associated amenity space, refuse storage, cycle store and off-street parking [Amended Plans]

## **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 1. Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

EXISTING SITE PLAN 547 EX00  
EXISTING BASEMENT PLAN 547 EX01  
EXISTING GROUND FLOOR PLAN 547 EX02  
EXISTING FIRST FLOOR PLAN 547 EX03  
EXISTING LOFT PLAN 547 EX04  
EXISTING ROOF PLAN 547 EX05  
EXISTING FRONT ELEVATION 547 EX06

EXISTING REAR ELEVATION 547 EX07  
EXISTING LHS ELEVATION 547 EX08  
EXISTING RHS ELEVATION 547 EX09  
EXISTING SECTION A -A 547 EX10  
EXISTING SECTION B-B 547 EX11  
EXISTING SECTION C - C 547 EX12  
EXISTING OS MAP 547 EXOS

PROPOSED SITE PLAN 547 PL00 Rev B  
PROPOSED GROUND FLOOR PLAN 547 PL02 Rev B  
PROPOSED FIRST FLOOR PLAN 547 PL03 Rev A  
PROPOSED LOFT PLAN 547 PL04 Rev A  
PROPOSED ROOF PLAN 548 PL05 Rev A  
PROPOSED FRONT ELEVATION 547 PL06 Rev A  
PROPOSED REAR ELEVATION 547 PL07 Rev A  
PROPOSED LHS ELEVATION 548 PL08 Rev A  
PROPOSED RHS ELEVATION 549 PL09 Rev A  
PROPOSED FLATS SQM SUMMARY 549 PL10 NTS Rev A  
PROPOSED OUTBUILDING 549 PL11 Rev A

PHOTO SHEET PH01 NTS  
DESIGN AND ACCESS STATEMENT  
Arboricultural Survey Impact Assessment & Method Statement Report  
AIA/MF/039/23/revA' (March 2023 updated July 2023)  
PLANNING FIRE SAFETY STRATEGY  
PRELIMINARY ROOST ASSESSMENT (Cherryfield Ecology, March 2023)  
OVERNIGHT PARKING SURVEY REPORT (Public Highway Ltd)  
DAYLIGHT SUNLIGHT REPORT (Right of Light Consulting)

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 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.

- 6 Prior to occupation of the development the proposed parking spaces within the parking area as shown in drawing no. 547 PL00 Rev. B submitted with the planning application and the access to the parking area from public highway shall be provided and the access to the parking spaces shall be maintained at all times. The parking spaces shall be used only as agreed and not be used for any purpose other than the parking and turning of vehicles in connection with approved development.

Reason: To ensure that the free flow of traffic and highway and pedestrian safety on the adjoining highway is not prejudiced 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.

- 7 The use of the outbuilding hereby permitted shall at all times be ancillary to and occupied in conjunction with the main building and shall not at any time be occupied as a separate unit or dwelling.

Reason: To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012).

- 8 Before the building hereby permitted is first occupied the proposed window(s) in the first-floor side elevation facing No 14 Windsor Close, and the roof side elevation dormer facing No 4 Windsor 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).

- 9 The property shall be used as self-contained units as shown in the hereby approved drawings under Class C3(a) and no other purpose (including any other purpose in Class C3 or C4 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification).

Reason: To enable the Local Planning Authority to exercise control of the type of use within the category in order to safeguard the amenities of the area.

- 10 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

- 11 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).

- 12 Prior to completion of soft landscaping works the following ecological enhancement measures shall be installed:

- a) 2 x Chillon Woodstone Bat Boxes (or similar) shall be installed onto the build or retained mature trees (as appropriate),
- b) 1 x Schwegler No 17 Swift Nest Box (buildings) and 1 x Schwegler 1SP Sparrow or a similar alternative brand (as appropriate) to be installed on the building or mature tree (as appropriate),
- c) 1 x purpose-built insect hotels shall be installed within the boundary treatment of the site.
- d) 1 x hedgehog house to be installed within the boundary treatment of the site.

These features shall be installed in accordance with Section 4, Table 7 of the Preliminary Roost Appraisal (Cherryfield Ecology, March 2023) and guidance with 'Designing for Biodiversity A technical guide for new and existing buildings (RIBA) as appropriate. Details on the specifications, location, aspect, and position of these species' enhancement measures shall be submitted by the applicant for approval by the Local Planning Authority.

Reason: Pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with local planning policy DM16. Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy G6 of the London Plan.

- 13 a) Prior to occupation details of the location of at least 2 x hedgehog highways (13cm x 13cm gaps) at the base of the boundary fencing are to be submitted and approved by the local planning authority.
- b) Prior to occupancy the approved hedgehog link must be installed in the base of the boundary fencing to ensure continued access for commuting hedgehogs through the garden. Photographs of the hedgehog gaps are to be submitted as evidence of compliance which shall be approved by the local planning authority.

Reason: Pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with local planning policy DM01 & DM16. Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy G5, G6 & G7 of the London Plan (2021).

- 14 No earth works or other works comprised in the development within the root protection area of trees to be retained shall take place until details of the proposed foundations have been submitted to and approved in writing by the Local Planning Authority. The foundations must take account of trees growing in close proximity to the development and comprise/incorporate steel screw pile foundations as a minimum within the root protection area of proximate trees.

The development shall be implemented in full accordance with the foundation details as approved under this condition.

Reason: To minimise any harm to root systems and safeguard the health of existing trees which represent an important amenity feature in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012) and G7 of the London Plan 2021.

- 15 No site works or development (including any temporary enabling works, site clearance and demolition) shall take place until the temporary tree protection measures shown on 'Arboricultural Survey Impact Assessment & Method Statement Report AIA/MF/039/23/revA' (March 2023 updated July 2023) approved have been erected around existing trees on site.

The protection specified in 'Arboricultural Survey Impact Assessment & Method Statement Report AIA/MF/039/23/revA' (March 2023 updated July 2023) shall remain in position until after the development works are completed and no material or soil shall be stored within fenced areas and/or construction exclusion zones at any time. The development shall be implemented in accordance with the protection plan and method statement as approved.

Reason: To safeguard the health of existing trees which represent an important amenity feature in accordance with Policy DM01 of the Development Management

Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy G7 of the London Plan 2021.

- 16 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).

- 17 Prior to the first occupation of the units, copies of Pre-completion Sound Insulation Test Certificates shall be submitted to the Local Planning Authority, confirming compliance with Requirement E of the Building Regulations 2010 (or any subsequent amendment in force at the time of implementation of the permission).

Reason: To protect the amenities of future and neighbouring residential occupiers in accordance with Policies DM02 and DM04 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted April 2013).

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The details in relation to the sub-division of the amenity areas shall be implemented in accordance with the approved plans PROPOSED SITE PLAN 547 PL00 Rev B, PROPOSED LHS ELEVATION 548 PL08 Rev A and PROPOSED RHS ELEVATION 549 PL09 Rev A, before first occupation or the use is commenced 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 April 2013).

- 19 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), with the exception of the provision of a lift to provide step-free level access to the first floor units. 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 3.5 and 3.8 of the March 2016 Minor Alterations to the London Plan and the 2016 Mayors Housing SPG.

### **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](http://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](mailto:cil@barnet.gov.uk).

- 3 It is recommended that the soft landscaping for the amenity lawn consist of species rich seed mix or turf. This mix should consist of a ratio of 70/30 native grass to flowering plants as such flowering plant species and grasses provide high value to pollinating insects including bees, butterflies. An example of a potential species rich meadow seeding mix includes Boston Seed Dual Purposed Wildflower Meadow Seed Mix BSXM 70/30 and for the amenity lawn Emorsate Seed Strong Lawn Grass Mixture EG22.

Any proposed tree and shrub planting should incorporate native species rich plantings and consist of native berry producing shrub species such as hawthorn, blackthorn, spindle, field maple, hazel, and hornbeam. A best practice approach would be to apply a '10-20-30' formula to develop a diverse tree/hedge population - no more than 10% of any species, 20% of any genus or 30% of any family. These species will provide ideal foraging and sheltering habitats for a variety of species including nesting birds, invertebrates, and foraging mammals.

Night scented plants should also be incorporated into a detailed planting schedule where feasible. An extensive list of suitable plant species can be found on the RHS advice page <https://www.rhs.org.uk/advice/pdfs/plants-for-bats.pdf>. The provision of bat friendly planting is in Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy G6 of the London Plan.

- 4 Wild mammals are protected under the Protection of Wild Mammals Act 1996 from undue suffering due to crushing or asphyxiation. Therefore, all excavations, trench and bore holes would need to be either covered over at the end of the day or provided with a 45-degree ramp to prevent mammals become trapped within them.



If any trapped mammals or other wildlife such as common toads are found within the trench, then works are to halt and a suitably qualified ecologist is to be contacted to It is expected that an appropriate precautionary mitigation strategy would be sufficient to mitigate the risk of impacting these species.

- 5 Nesting birds and their active birds' nests are protected from damage of disturbance under the Wildlife and Countryside Act 1981, as amended (section 1). Generally, trees, buildings and scrub may contain nesting birds between 1st March and 31st August inclusive. It is considered that nesting birds are likely to be present between the above dates.

The contractors should avoid vegetation clearance during the active nesting bird season. If this cannot be reasonable avoided and any tree / vegetation clearance required to be removed during the active nesting bird season and cannot reasonable be avoided, then a nesting bird check must be conducted prior to commencement of clearance by a suitably qualified ecologist. Any active birds' nest that are discovered are to have an appropriate 5m protective buffer is to be place around the nest and the nest is to be retained until such time that the chicks have fledged.

## **OFFICER'S ASSESSMENT**

### **Site Description**

The application site relates to a two-storey detached property located on the north side of Windsor Road, within the ward of Finchley Church End.

The surrounding area is predominantly residential, comprising majority semi-detached dwellinghouses of a similar character and design with a prominent pattern of development. The right-side boundary of the site is met by the rear garden boundaries of properties on adjacent Windsor Close. Opposite the applicant site is Paul Court, a three-storey purpose-built block of flats (with recent consent for a fourth storey).

The applicant site appears to benefit form a historic single storey side garage extension, and a single storey, part width, rear extension, beyond the original footprint of the dwellinghouse.

The site is located within Flood Zone 1 and has a Public Transport Accessibility Level (PTAL) of 2.

There are no protected trees on site, nor does the application site lie within a conservation area or contain a locally or statutory listed building. There are a however, a number of protected trees in close proximity to the site boundaries, located in neighbouring gardens.

## **2. Site History**

Reference: C13919/99

Address: 2 Windsor Road, London, N3 3SS

Decision: Approved subject to conditions

Decision Date: 20 December 1999

Description: First floor side extension.

Reference: C13919A/04

Address: 2 Windsor Road, London, N3 3SS

Decision: Approved subject to conditions

Decision Date: 10 January 2005

Description: First floor side extension (renewal of planning application no. C13919/99 granted on 20.12.1999)

## **3. Proposal**

This application seeks permission for the conversion of existing property into 4no. self-contained flats including: part single, part two storey side and rear extensions, alterations and extensions to roof including 1no. side dormer window, 1no rear dormer window, 1no rear rooflight and 1no front rooflight, single storey outbuilding to rear, alongside associated amenity space, refuse storage, cycle store and off-street parking.

The unit makeup is as follows:

Unit 1 - GF 1 bedroom 2 person, 63.9sqm

Unit 2 - GF 3 bedroom, 4 person, 80.7sqm

Unit 3 - FF 1 bedroom studio, 40.4sqm

Unit 4 - FF/Loft 3 bedroom, 5 person, 93.2sqm

The outbuilding at the rear would measure a width of 6m, a depth of 3.3m and support a flat roof with a height of 2.5m. It is designated to serve as a c18sqm study associated with ground floor unit 1.

## **4. Public Consultation**

Consultation letters were sent to 94 neighbouring properties.

Further to receipt of amended plans and description of development a second 14-day consultation was carried out from the 26th of July until the 16th of August.

A total of 11 responses have been received, comprising 10 objections and 1 neutral comment.

The objections received can be summarised as follows:

- The first-floor side extension would block out natural light to neighbouring gardens and windows.
- The proposed 3 flank first floor windows would result in loss of privacy and overlooking.
- Three storey rear elevation windows would lead to overlooking.

- Increased noise and disturbance from opening of those 3 windows.
- The boiler flues and toilet extractors to two flats directly discharge towards our house, in particular towards two rear bedrooms.
- The first-floor rear extension would be overdevelopment, result in an overbearing impact and block light to gardens/windows.
- General overdevelopment of the site.
- Conversion into 4 flats in a harmful over intensification of the site.
- The noise and dust created while work is underway will be a nuisance.
- It is unlikely that the unit at the back of the property will be used as a grannie annex it will be let out, so the conversion is not 4 flats but 5 lettable units.
- Parking: the conversion would result in even more parking stress. There are already severe issues for residents of Windsor Close and Windsor Road.

Mr Mike Freer MP submitted his own objection on the grounds of lack of parking.

The neutral comment received can be summarised as follows:

- This is a comment on behalf of the Finchley Society. The Society believes that any conversion would be more acceptable with more soft landscaping in the front. There should also be a requirement that the paving is permeable.

## **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, DM04, DM08, DM17

### 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, 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**

### 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.

The Council recognises that flatted developments can make an important contribution to housing provision, in particular smaller units and that they can make more efficient use of urban land, however they normally involve an intensification of use creating more activity and can adversely affect the appearance of a street through, for example, the provision of car parking and refuse facilities, that can have an unacceptable impact on the established character of an area.

Within Chapter 2 of the Core Strategy, which is a material consideration in the determination of this application, the Council state the following: "The conversion of existing dwellings into flats can have a cumulative effect that damages the quality of the environment and detracts from the character of established residential areas. Conversions may be appropriate in certain types of property or street but can harm the character by changing the function of a neighbourhood through more activity which increases noise and disturbance and thus impacts on amenity. This intensification of use can often involve more people movements, increased car movements, more rubbish to be collected and more deliveries. Flat conversions must therefore be situated in appropriate locations characterised by housing that has already undergone significant conversions or redevelopment to small, flatted accommodation. Conversions in roads characterised by unconverted houses will not normally be considered appropriate."

Policy DM01 of Barnet's Local Plan Development Management Policies DPD states that proposals should be based on an understanding of local characteristics. Criterion (h) of the same policy states that the conversion of dwellings into flats in roads "characterised by houses" will not normally be appropriate.

Upon review of the surrounding area and the planning history, officers note that a number of properties have been granted consent for the conversion of a single family dwellinghouse into self-contained flats, including no's 35, 11, 13, 42. Notably, the majority of these consents are relatively historic, granted prior to the LPA current Local Policy was adopted in 2012. A review of Council Tax records suggests that a number of properties are or have been operating as flats, including no's 4, 12, 14, 24, 34, 36, 42. No 4 Windsor Road, immediately adjacent to the applicant site, was granted a Lawful Development Certificate for the continued use as 4no. self-contained flats in 2014 (ref: 14/08133/191), though there appears to have been no consent given for the original conversion.

On the balance of matters, considering the number of conversions, as well as the purpose-built block of flats opposite, the area could be considered a locality characterised by housing that has already undergone significant conversions or redevelopment to small, flatted accommodation. Taking a holistic view of the street as a whole, officers would thus consider that the conversion of the property from a single family dwellinghouse into self-contained units would not be incongruous nor harmful to the prevailing character of the area and could in principle be supported by the LPA. Simultaneously, officers do not consider the proposed number of 4 units to be of a scale and intensity out of character and harmful to the surrounding area.

In regard to Policy DM08, the proposal would result in the loss of 1no single family dwellinghouse though this would be re-provided with two 3-bedroom family sized units proposed; one on the ground floor and one spread over the first and loft floor. The proposal would thus be in compliance with Policy DM08 and provide family sized dwellings which are considered to be medium/high priority.

Regard also has to be given to the Local Plan (Regulation 19) (2021) which through Policies HOU02 and HOU03 identifies that a key housing consideration is to achieve a better housing balance, including protecting family houses from conversions into smaller units, while delivering new converted homes in the right location. Following the Examination in Public (EIP) Hearing of the Local Plan (Regulation 19) (2021) and in response to the subsequent comments from the Planning Inspector, these policies have been further modified.

London Plan policy HC1 states that *boroughs optimise the potential for housing delivery on all suitable and available brownfield sites through their Development Plans and planning decisions, especially the following sources of capacity:*

*sites with existing or planned public transport access levels (PTALs) 3-6 or which are located within 800m distance of a station or town centre boundary*

The proposal would result in the provision of family accommodation. Furthermore, whilst the site falls within an area of PTAL rating 2, it is approximately 170m from an area with a PTAL of 3, and less than 800m from the boundary of the Finchley Central Town Centre. The existing building has a gross internal floorspace of approximately 237sqm.

Although the Local Plan (Regulation 19) (2021) has not been formally adopted it is a material consideration and it is considered that significant weight can be placed on the Plan, as the EIP Hearing has taken place and the Council has proposed modifications (and received further comments).

#### 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.

The main proposed works include a part single, part two storey side extension; part single part two storey rear extensions; roof alterations including 1no. side dormer window, 1no rear dormer window, 1no rear rooflight and 1no front rooflight; and an ancillary outbuilding at the rear.

The ground floor side extension sits flush with the front building line, with a width of c3.4m extending up to the neighbour's boundary and the full length of the building. Officers note that there is an existing garage in situ, which would largely be replaced by the proposed ground floor side extension. As such, this element of the proposal is not considered to have any greater impact on the character of the site than is currently existing.

The first-floor side extension would have a width of 1.6m, set back 1m from the front of the building and set off the common boundary by 1.5m. The first-floor side extension would extend along the rest of the length of the original dwelling and support a hipped pitched roof, set down 0.5m from the ridge of the main roof. This element of the proposal is in accord with the general provisions of the Residential Design Guidance SPD and reads as a suitably subordinate and proportionate addition to the main dwelling.

Officers also note previous consents ref: C13919/99 and C13919A/04 for a first-floor side extension. Though these were never implemented and have limited weight due to their historic nature, they do indicate that the principle of a first-floor side extension has been considered acceptable twice previously.

At the rear a part width 4m deep ground floor rear extension is proposed, with a 3m deep, 4.6m wide first floor rear extension on top. The flank wall of this extension is set c3m off the neighbouring rear boundary. The first-floor rear extension is topped with a pitched crown roof and rooflight, with a Juliet balcony on the rear elevation.

The side and rear dormers proposed measure no more than half the width and depth of the original roofslope, in accordance with the advice of the Residential Design Guidance SPD, and overall are considered to be a proportionate and subordinate addition, providing usable roof space without dominating the roofslope.

The proposed design of the extensions and the fenestration has been carefully considered to be appropriate, and particularly on the front elevation the fenestration mirrors the existing detailing in situ.

Throughout the lifetime of the application the proposed outbuilding at the rear has been reduced in scale, with all services and bathrooms removed. As amended the proposed outbuilding is considered to be of a suitable scale that would not be out of keeping with the prevailing pattern of development in the area.

Overall, the various elements of development are considered to broadly accord with the residential Design Guidance SPD and cumulative are not considered to overwhelm the original dwelling nor result in a sense of overdevelopment of the site.

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.

#### The impact on the amenities of neighbouring occupiers

Section 12 of the National Planning Policy Framework (2021) sets out guidance for 'achieving well-designed places'. Paragraph 130 of the Framework states that planning policies and decision should ensure that development "...create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users..." (part f)

Policy D3 of the 2021 London Plan seeks to deliver appropriate outlook, privacy and amenity through a design led approach.

Policy CS5 of the LB Barnet; Local Plan (Core Strategy) DPD (2012) and Policy DM04 of the LB Barnet; Local Plan (Development Management Policies) DPD (2012) seek to protect and enhance Barnet's character and identify the environmental considerations for development. Policy DM01 of Barnet's Development Management Policies Document



DPD (2012) 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.

Barnet's Residential Design Guidance SPD (2016) and Sustainable Design and Construction SPD (2016) sets out guidance in respect of minimum distances to maintain privacy, Table 2.4 of the latter SPD states 'in new residential development there should be a minimum distance of 21 m between properties with facing windows to habitable rooms to avoid overlooking, and 10.5 m to a neighbouring garden'.

Given the extent of development and building lines of neighbouring No 4 Windsor Road, officers are satisfied that the proposed development would not result in any harmful impact to those neighbouring occupiers.

To the east of the applicant site, the rear gardens of Nos 10 - 14 Windsor Close abut the side boundary of the applicant site. These rear gardens are particularly shallow. Throughout the neighbour consultation process a number of objection comments have been received, which, amongst other factors raised concerns of overdevelopment, overbearing impact, increased noise and disturbance, overlooking and loss of privacy, due in part both to the proposed two storey side and rear extension and the intensification of its use. The property that would likely be most impacted would be No 14 Windsor Close, and officers undertook a site visit to that property during the consultation process.

In regard to overlooking and loss of privacy, the sightlines of the proposed Juliet balcony on the first-floor rear elevation would not look out directly into the neighbour's rear gardens, and in that sense would not have a demonstrably worse impact than the existing first floor rear elevation fenestration.

The 3 proposed windows in the first-floor side elevation are indicated to be obscure glazed and a condition will be imposed to secure this in perpetuity. These windows will serve a kitchen, bathroom and a secondary window to a bedroom. The bedroom window has been reduced in size so that it only starts at 1.7m height from the internal floor of that room.

Concerns have been raised that "the side windows facilitate noise transfer, as they will frequently be opened. Given that the proposal is for a 3-bedroom flat for at least 4 people, this will constitute a great increase in noise".

The proposed windows would be obscure glazed and conditioned to "be permanently fixed shut with only a fanlight opening." As noted above, the windows would serve a kitchen, bathroom and a secondary window to a bedroom (with the main window on the front elevation). Officers do not consider the noise transfer in this situation would give rise to such a degree of noise and disturbance so as to be harmful to the amenities of the neighbouring occupiers or enjoyment of their garden.

Overall, though the introduction of windows may give rise to some perceived discomfort to the occupiers of No 14, given that they would be obscured they would not result in a harmful degree of overlooking or loss of privacy such that would warrant refusal.

In addition, comments have been raised "that the toilet extractors and boiler flues point to and discharge towards our property [No 14 Windsor Close]". The plans indicate 1no boiler flue directed upwards placed in the flat roof of the ground floor side extension, and 1no boiler flue placed on the first-floor rear elevation, pointed towards the rear. The right-hand side proposed elevation drawings do not indicate the presence of any toilet extractor fans, though there is a toilet/bathroom in the ground floor side extension, each served by a rooflight, and a first floor bathroom with an obscure glazed side elevation window. Regardless, given that these flues are not directly in front of any windows, and they are of a domestic nature this is not considered to justify refusal of the development.

Concerns have been raised that the two-storey side and rear extensions would result in an overbearing impact, loss of outlook and loss of light, particularly to the occupiers of No 14 Windsor Close.

The proposed ground floor side extension would largely occupy the same footprint of the existing garage. The existing garage has a height of c3.85m as perceived from No 14, with the proposed ground floor measuring 3.5 - 3.7m in height. Overall, this element is not expected to have any impact worse than the existing situation on site.

The proposed first floor side extension has been set back from the front of the building by 1m and is set off the boundary on the side by 1.5m. The proposed rear extension would protrude from the main rear building line, set off the boundary by c3m, to a depth of 3m.

Officers note that the applicant site is located to the north/north-west of No 14 Windsor Close and therefore the actual impact in terms of loss of light and overshadowing, in particular due to the side extension which would be set against the existing building, would be limited.

A daylight & sunlight report has been submitted by the applicant, which states as follows: All windows passed the Vertical Sky Component test, and all rooms pass the daylight distribution test. All windows that face within 90 degrees of due south have been tested for direct sunlight. All windows pass both the total annual sunlight hours test and the winter sunlight hours test. The proposed development therefore satisfies the BRE direct sunlight to windows requirements. In regards to Overshadowing to Gardens and Open Spaces, all gardens and open spaces tested meet the BRE recommendations. The assessment concludes that the proposed development will have a low impact on the light receivable by its neighbouring properties.

In regard to loss of outlook and sense of overbearing, officers do acknowledge that the first floor side and first floor rear extension would give rise to a degree of impact, in particular to the occupiers of No 14, due to the unique orientation of the site. Overall however, on the balance of matters, given the set back of 1.5m and 3m from the boundary, officers are of the opinion that harm arising is not considered to be deleterious to the degree that would warrant a sound refusal of the proposed development.

It is noteworthy, as mentioned earlier, that there were two previous consents, ref: C13919/99 and C13919A/04, for a first-floor side extension at this site. Though these were never implemented and have very limited weight due to their historic nature, they do indicate that the principle of a first-floor side extension has been considered acceptable twice previously. The case officers report of ref: C13919A/04 stated: "It is accepted that the proposed extension would have an impact on No 14 Windsor Close, however this is not considered to be sufficient to result in a loss of residential or visual amenity and warrant a refusal of the planning permission." This was the officer's opinion in that case

where the proposed extension sat directly alongside the boundary in contrast to the current proposed first floor side extensions which is inset by 1.5m thus mitigating its impact further. (For the sake of completeness it should be noted that those consents related to a first-floor side extension only, without the inclusion of a two storey rear extension and conversion to flats.)

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) requires 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.

The proposed units would comply with the relevant minimum GIA standards, bedrooms standards and internal ceiling heights as stipulated by the London Plan 2021. All units would be dual aspect, and all habitable rooms provided with adequate outlook and light.

The ground floor units 1 and 2 would benefit from a 22.3sqm and 47sqm private garden respectively, with a communal garden of 167sqm provided for all users. The proposed development would thus provide good quality outdoor amenity space far in excess of the standard required.

Overall, the proposed flats would provide a good quality of accommodation for future occupiers.

#### Parking and Highways

Highways officers have reviewed the application and commented as follows:

The site is not in a CPZ, it is in a residential road and it lies in an area with a PTAL score 2 (low). However, 2 bus routes (143, 326) can be accessed from stops within 3 minutes walking distance of the site. The proposed conversion of the existing property into 4 self-contained flats (2x1bed, 2x3bed) will attract a parking provision of between 2 - 5 spaces. Based on the site's, PTAL of 1b, the provision of 4 spaces would be acceptable. Also, due to the scale of development, trip generation is likely to be low.

The applicant is proposing to provide 2 car parking spaces on the largely existing hardstanding, utilising the existing crossover. Though the standard crossover size required for 2 parking spaces is 4.8m, given the 4.5m crossover is existing it is considered to be acceptable in this regard.

The applicant has provided a parking survey for the purpose of demonstrating that an overspill of 2 parking spaces could be accommodated on the street without resulting in adverse parking stress, according to the standard Lambeth methodology. The combined parking stress for the area was recorded at just 68%, well below the 85% threshold. Highways officers have reviewed the parking survey and confirmed that the results are acceptable and sound.

On that basis the proposed development would be considered to be acceptable in line with Policy DM17 and the London Plan T.6.

### Cycle Storage

7 cycle space are proposed within a timber and metal cycle store, positioned in the rear garden. This is 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

A timber bin store allowing for 3x240l refuse bins, 3x240l recycle bins and 4x23l food waste bins is provided to the side of the forecourt. A separate timber bin store allowing for 4x240l green garden waste bins is provided in the rear garden adjacent to the cycle store. This arrangement 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.

### Trees

The importance of trees, ecology and landscape is recognised at every policy level, Nationally NPPF chapter 15; regionally London Plan policy G6 and locally within Barnet Council's adopted policies DM01, DM04, DM15 & DM16 all require developers to consider, trees, ecology and landscape which builds bio-diversity.

Policy DM16 requires that "when considering development proposals the council will seek the retention and enhancement, or the creation of biodiversity". The proposal would need to demonstrate how the policy would be met.

The primary concern of the development in relation to trees was the outbuilding which is located within the RPA of T4 a TPO oak and T1 ash (TRE/FI/13 T26 and T24).

Subject to an initial review by the LPA's Tree officers, the plans were amended. The outbuilding and associated hardstanding has been reduced in size considerably, and reorientated, so it would have less of an incursion into the RPA radius. All services have been removed there would be no impact on trees in that regard. A screw pile system with low weight materials would be used and foundation details will be required under a pre-commencement condition.

The LPA's tree officers have reviewed the amended information and commented as follows: The revised plans, subject to inclusion of low-impact foundations, would not be considered excessive nor contrary to applicable policy.

### Ecology

The LPA's Ecologist has reviewed the submitted information and commented as follows:

No objection to findings and recommendations of the submitted Preliminary Roost Appraisal (PRA) (Cherryfield Ecology, March 2023) as the building did not possess any potential roost features were present on the building which would permit roosting bats to enter. Therefore, no further survey will be required, and the recommended sensitive lighting measures and installation of bat roost boxes should be implemented as part of the development subject to approval. The removal of individual trees and vegetation has the potential to impact on nesting birds during the nesting bird season and so appropriate avoidance measures would need to be undertaken, as with the removal of any refuse on log piles that may be present due to possible presence of hedgehogs.

The proposed Conversion of existing property into 4no. self-contained flats and associated works does not meet the threshold to qualify for biodiversity net gain and does not contain provisions for soft landscaping. Therefore, a Biodiversity Net gain Assessment would not be required.

No details on soft landscaping were submitted with the outline application. It is advised that any loss of amenity grass to facilitate the construction of the sprinkler platform be compensated with enhancement of the retained areas of the amenity lawn with reseeded consisting of a ratio of 70/30 native grass to flowering plants as such flowering plant species and grasses provide high value to pollinating insects including bees, butterflies. An example of a potential species rich seeding mix includes Boston Seed Dual Purposed Wildflower Meadow Seed Mix BSXM 70/30.

It is recommended that the loss of those individual trees or shrubs be compensated with a plantings of higher biodiversity value and any proposed plantings consist of berry producing shrub species such as hawthorn, blackthorn, spindle, field maple, hazel, and hornbeam. A best practice approach would be to apply a '10-20-30' formula to develop a diverse tree/hedge population - no more than 10% of any species, 20% of any genus or 30% of any family. These species will provide ideal foraging and sheltering habitats for a variety of species including nesting birds, invertebrates, and foraging mammals.

It is recommended that the proposed works be approved subject to conditions and informatives.

## **5.4 Response to Public Consultation**

- The main planning considerations have been addressed within the body of the report.
- Parking: 2 no. parking spaces have been provided on site. Highways officers have been consulted throughout the application and confirmed the 4 flats would require a provision of 4 spaces, in accordance with DM17 and the London Plan 2021 Policy T6. The proposal would result in an overspill of 2 spaces. A parking survey has been submitted, in accordance with the Lambeth Methodology, which Highways officers have reviewed and confirmed is acceptable. The proposal is thus in compliance with policy and not expected to give rise to an overly harmful impact on the existing parking stress.
- Overbearing Impact/Loss of Light: A daylight/sunlight report has been provided by the applicant which concludes that the proposed extensions would not result in a harmful degree of overshadowing or loss of light in accordance with the BRE guidelines. As noted above, whilst some degree of overbearing impact is inevitable, on the balance of matters, given the set back of 1.5m and 3m from the boundary, officers are of the opinion that harm arising is not considered to be deleterious to the extent that would warrant a sound refusal of the proposed development.
- Overdevelopment of the site: As assessed above, officers consider the overall scale of development to be acceptable.
- Over intensification of the site: As assessed above, officers consider that the conversion of the single family dwellinghouse into 4 flats would not be out of character in its setting and compliant with Policy DM01 part H and in regard to the provision of 2 family sized 3 bed units, in compliance with policy DM08.

## **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.