Location	**9 Beech Walk London NW7 3PJ**		
Reference:	**20/1622/HSE**	Received:	31st March 2020
		Accepted:	2nd April 2020
Ward:	Hale	Expiry	28th May 2020
Applicant:	MRS KHALIQUE		
Proposal:	Part single, part two storey side and rear extension. Roof extension involving rear dormer window and 1no front facing rooflight (AMENDED PLANS)		

Recommendation: Approve subject to conditions

AND the Committee grants delegated authority to the Service Director – Planning and Building Control or Head of Strategic Planning 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 Chairman (or in his absence the Vice- Chairman) 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:

9BEECHWALK/1
9BEECHWALK/2
9BEECHWALK/3/C REV C
9BEECHWALK/4/C REV C

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 Before the building hereby permitted is first occupied the proposed window(s) in the side elevation facing No. 7 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).

5 Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no windows or doors, other than those expressly authorised by this permission, shall be placed at any time above ground floor level in the side elevations of the extensions hereby approved, facing No 7 or No 11 Beech Walk

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).

6 The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area.

Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).

Informative(s):

1 In accordance with paragraphs 38-57 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.

Officer's Assessment

1. Site Description

The application site contains a two-storey detached single family dwellinghouse located on the north-western side of Beech Walk. The area surrounding the proposed site is primarily residential, consisting of similar two-storey detached and semi-detached residential dwellings with some in the local area benefitting from various extensions.

It is noted that the left-hand side of the rear elevation is 2.6m rearward as the design of the 'original dwellinghouse'.

The site is not within a conservation area, nor is it a listed building.

2. Site History

Reference: W15824/07
Address: 7 Beech Walk, London, NW7 3PJ
Decision: Approved subject to conditions
Decision Date: 24 May 2007
Description: Two-storey rear extension and single storey side extension.

3. Proposal

The application seeks approval for a "Part single, part two storey side and rear extension. Roof extension involving rear dormer window and 1no front facing rooflight".

Amendment has been made during the lifetime of the application to make it more in line with Barnet SPD Guidance.

The proposed ground floor rear extension measures a depth of 4.5m and a width of 6.74m. The proposed ground floor side extension measures a depth of 4.8m and a width of 2m. These two components will be link together to form a L shaped extension.

The proposed first floor rear extension measures the same dimension as the ground floor, with a depth of 1.9m and a width of 6.74m. The proposed first floor side extension measures a depth of 4.8m and a width of 1m as the setback from the side. These two components will be link together to form a L shaped extension.

The proposed rear dormer will have a width of 1.1 metres, a height of 1.2 metres and a depth of 2.2 metres. The dormer will be set up from the eaves by 0.7 metres and set down from the ridge of the roof by 0.9 metres.

In addition, 1no. front facing rootlights and 5no. side rooflights are proposed.

4. Public Consultation

Consultation letters were sent to 13 neighbouring properties. 7 responses have been received.
Reasons for objection:

-overbearing
-loss of light
-potential of HMO conversion in the future
-intrusion of privacy

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 amended on 19th February 2019. 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, is indivisible from good planning, and should contribute positively to making places better for people'. 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 2016
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 London Plan is currently under review. Whilst capable of being a material consideration, at this early stage very limited weight should be attached to the Draft London Plan. Although this weight will increase as the Draft London Plan progresses to examination stage and beyond, applications should continue to be determined in accordance with the adopted London Plan

Barnet's Local Plan (2012)

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.
- Relevant Core Strategy Policies: CS NPPF, CS1, CS5.
- Relevant Development Management Policies: DM01, DM02.

The Council's approach to extensions as set out in Policy DM01 is to minimise their impact on the local environment and to ensure that occupiers of new developments as well as neighbouring occupiers enjoy a high standard of amenity. Policy DM01 states that all

development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers. Policy DM02 states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and make a positive contribution to the Borough. The development standards set out in Policy DM02 are regarded as key for Barnet to deliver the highest standards of urban design.

Supplementary Planning Documents

Residential Design Guidance SPD (adopted October 2016)
- Sets out information for applicants to help them design an extension to their property which would receive favourable consideration by the Local Planning Authority and was the subject of separate public consultation. The SPD states that large areas of Barnet are characterised by relatively low density suburban housing with an attractive mixture of terrace, semi detached and detached houses. The Council is committed to protecting, and where possible enhancing the character of the borough's residential areas and retaining an attractive street scene.
- States that extensions should normally be subordinate to the original house, respect the original building and should not be overly dominant. Extensions should normally be consistent in regard to the form, scale and architectural style of the original building which can be achieved through respecting the proportions of the existing house and using an appropriate roof form.
- In respect of amenity, states that extensions should not be overbearing or unduly obtrusive and care should be taken to ensure that they do not result in harmful loss of outlook, appear overbearing, or cause an increased sense of enclosure to adjoining properties. They should not reduce light to neighbouring windows to habitable rooms or cause significant overshadowing, and should not look out of place, overbearing or intrusive when viewed from surrounding areas.

Sustainable Design and Construction SPD (adopted October 2016)
- Provides detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet.

5.2 Main issues for consideration

The main issues for consideration in this case are:
- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;
- Whether harm would be caused to the living conditions of neighbouring residents.

5.3 Assessment of proposals

Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;

Any scheme for the site will need to respect the character and appearance of the local area, relate appropriately to the sites context and comply with development plan policies in these respects. This will include suitably addressing the requirements of development plan policies such as DM01, CS05 (both of the Barnet Local Plan), 7.4 and 7.6 (both of the London Plan).

The Residential Design Guidance stipulates that a depth of 3.5 metres is considered acceptable for a single storey rear extension on a semi-detached dwelling house. In the same document, it states that single storey side extension should not be more than half of

the width of the original dwellinghouse. As the proposed rear extension measures a depth of 1.9m beyond the existing projection at ground floor level, and the proposed single storey side extension measures only 2m in width (which is less than half of the width of the original dwellinghouse), these elements are considered to be in compliance with the Barnet SPD guidance.

The Residential Design Guidance states 'two storey rear extensions need to ensure they do not lead to loss of light to, and outlook from, windows and glazed doors positioned close to the extension, unacceptable sense of enclosure to house and garden, overbearing impact, harm to the character or appearance of the property and area'. On top of the criteria of ground floor side extension, Barnet SPD stipulates that ''first floor side extensions should normally be set back 1 metre from the front main wall of the existing house.''. The proposed first floor extension measures a depth of 4.5m to the rear, a width of 6.74m and a height of 1.9m. This is to match with the proposed ground floor extension and mirror the two-storey rear extension of the neighbour No. 11. The proposed first floor side extension measures a setback of 1.3m from the front wall and a side setback of 1m from the side wall. As such, it is in compliance with the Barnet SPD guidance.

Barnet's SPD 2013 outlines that dormer windows should be sympathetic to the main roof of the house. Dormer roof extensions should normally be subordinate features on the roof and should not occupy more than half the width or half the depth of the roof slope. The dormer extension should be set in at least 1 metre from the party wall, flank wall or chimney stack. The proposed rear dormer will have a width of 1.1 metres, a height of 1.2 metres and a depth of 2.2 metres. The dormer will be set up from the eaves by 0.7 metres and set down from the ridge of the roof by 0.9 metres. As it is not more than half of the width of the roof slope, it is considered that the proposal is acceptable, sympathetic in design and subordinate in appearance.

Officers note that the side extensions of the proposal will be viewable from the front of the host dwelling. Yet, with adequate setbacks from the front wall and the side wall, thus it is considered that the rear extension will not impact adversely on the existing streetscene of Beech Walk.

With the benefit of aerial photographs, it is found that the proposed two storey rear/ side extension would not be unique to 9 Beech Walk. Other neighbouring properties such as No. 7 and No. 11 also benefit from extensions with similar design. Therefore, the principle of a two-storey rear/ side extension would not be considered of detriment to the character of the surrounding area.

Given that the site is a large residential dwelling house, officers consider that the proposal would be a proportionate addition to the dwelling house. As such, it is not found that the established character and appearance of the existing dwelling and general locality would be affected should this proposal receive approval.

Whether harm would be caused to the living conditions of neighbouring residents;

It will be important that any scheme addresses the relevant development plan policies (for example policy DM01 of the Barnet Local Plan and policy 7.6 of the London Plan) in respect of the protection of the amenities of neighbouring occupiers. This will include taking a full account of all neighbouring sites.

With regards to 7 Beech Walk, the potential harm from the rear extensions might be the loss of sunlight and overlooking problem to the neighbour. Yet, it is found that No. 7 currently

benefits from two-storey side/ rear extensions with similar design. As the proposed ground floor and first floor elements are just to extend till the existing rear wall of No. 7, it is considered that the proposal will not have harmful amenity impact. In addition, 2 small side windows are proposed on the side wall facing No. 7. A condition will be imposed to make sure the windows are obscured glazed and non-opening to safeguard the amenity standard of No. 7.

As for 11 Beech Walk, this property is next to the host dwelling on the right. As the rear extensions are on the left-hand side of No. 9, it would not have a detrimental impact in the way of residential amenity.

The small rear dormer window facing the garden of No. 9 does not considered to have any amenity impact to the neighbourhood.

A number of properties along Beech Walk have rooflights installed and can be done under permitted Development. As such the impact upon the street scene and amenity cause by the proposed rooflights is considered acceptable.

Therefore, it is considered that the extension would have an acceptable impact on the residential amenity of neighbouring occupiers and its character and appearance would have no impact on the street scene.

5.4 Response to Public Consultation

The potential future conversion of the property into an HMO is not relevant to the consideration of this application as it does not form part of the proposal. Any such future conversion would require planning permission and be subject to oversight of the LPA

Other concerns have been addressed in the report.

6. Equality and Diversity Issues

The proposal does not conflict with either Barnet Council's Equalities Policy or the commitments set in the Equality Scheme and supports the Council in meeting its statutory equality responsibilities.

7. Conclusion

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposed development would have an acceptable impact on the character and appearance of the application site, the street scene and the locality. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. This application is therefore recommended for APPROVAL


HALE LANE
BEECH WALK
LIMES AVENUE
SUNNYDALE GARDENS
7
9
11