

Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	84
Suffix	
Property name	
Address line 1	Rosemary Avenue
Address line 2	Finchley
Address line 3	
Town/city	London
Postcode	N3 2QN

Description of site location must be completed if postcode is not known:

Easting (x)	525985
Northing (y)	190144

Description

2. Applicant Details

Title	Mr and Mrs
First name	Leor and Carly
Surname	Klier
Company name	
Address line 1	37 Rosemary Avenue
Address line 2	Finchley
Address line 3	
Town/city	London
Country	United Kingdom

2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant? Yes No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

4. Description of Proposed Works

Please describe the proposed works:

The house is a semi-detached 3 bedroom property and the proposal is to demolish the existing rear extension and replace with a new single-storey rear extension of similar size, accommodating kitchen and dining space. Due to the site topography stepped access is currently required at the rear of the house. The proposal is to replace the existing steps and include a new elevated landing. The proposed works also include the demolition of the garage at the side of the house, to be replaced with a new single-storey side extension accommodating additional living and family space. The front face of the side extension will be brought forward but still remaining set back beyond the main façade.

Has the work already been started without consent? Yes No

5. Site Information

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

Title Number	MX410850
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5. Site Information

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234-1234)

0744-2860-7532-9126-6421

6. Further information about the Proposed Development

What is the Gross Internal Area (square metres) to be added by the development?

17.00

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

7. Development Dates

When are the building works expected to commence?

Month

July

Year

2021

When are the building works expected to be complete?

Month

October

Year

2021

8. Materials

Does the proposed development require any materials to be used externally?

Yes No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls

Description of existing materials and finishes (optional):

Brick and pebble dash / render

Description of proposed materials and finishes:

Brick and pebble dash / render

Windows

Description of existing materials and finishes (optional):

Rear Extension - white upvc

Description of proposed materials and finishes:

Rear extension, and rear of side extension - dark grey crittal glazing.
Front of side extension proposed as white window frames to match existing front elevation.

Vehicle access and hard standing

Description of existing materials and finishes (optional):

Concrete paving

Description of proposed materials and finishes:

Concrete paving

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

8. Materials

Drawing of proposed elevations - A200 outlines intended material usage.

9. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? Yes No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Drawing: Ground Floor Plan A-100

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? Yes No

10. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? Yes No

11. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? Yes No

Please provide the number of existing and proposed parking spaces.

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	1	1	0

12. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

13. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

13. Pre-application Advice

Date (Must be pre-application submission)

01/04/2021

Details of the pre-application advice received

Although the Single storey rear extension would be tall with regards to its maximum height, approximately 4.5 metres, officers appreciate the change in levels through the site and consider the height to be acceptable in this instance. The proposed patio below the extension will obscure some of the height when viewed in the rear elevation.

The proposed rear extension will sit in a similar position to the existing extension. The proposal will be similar in depth to the adjoining neighbour's extension at 86, and will therefore not harm the amenities of the neighbour. Furthermore, due to the siting of the host site, the proposal will not extend beyond the rear wall of no.82 Rosemary Avenue which sides the application site.

The proposed glazing will be in both the rear and side elevations of the rear extension. Although a large amount of glazing is proposed, officers believe this design to be acceptable, making efficient use of natural light.

Raised decking and garden access steps are to be located to the side of the rear extension, sitting behind the proposed side extension. The landing is considered to be of an appropriate sitting, size and design as it will not appear bulky in the rear elevation. The raised decking will not result in any harmful overlooking into neighbouring sites due to its size and sitting. They will side the flank side wall of no.82 Rosemary Avenue, which does not include any side windows. A raised patio is proposed below the rear extension which will measure approximately 0.26 metres in height above the garden level. This will not result in any harmful overlooking into neighbouring sites. The proposed rear extension and associated decking are considered to be acceptable on character and amenity grounds.

Officers believe the proposed side extension would not be possible under permitted development as the garage is an original feature of the property. Extending this would therefore require planning permission. The flat roof side extension is considered to be an acceptable addition to the property. Given the prominence of the side of the property within the street scene, officers would like to request that the side extension is reduced in height where possible, to reduce some of the bulk and massing viewed in the street scene. Furthermore, it is advised that due to the bend of the road and open nature of the site, the side extension should be set further back from the front elevation to reduce the prominence; a set-back of approximately 0.8m would be appropriate. Materials should be proposed that allow the side extension to blend well with the rest of the property.

Due to the siting of the proposed side extension, officers are satisfied that this part of the development will have no impact on the amenities of neighbouring sites. As there is existing hardstanding in the front of the property which can accommodate a vehicle, the loss of the garage space is not expected to have an adverse effect on traffic or parking in the area

14. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

15. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- The applicant
- The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)

21/04/2021