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& Development Consultancy

Development Management and Building  
Control Service,  
London Borough of Barnet,  
Barnet House,  
1255 High Road,  
Whetstone,  
London  
N20 0EJ

Your reference:

Reference

13 July 2021

Dear Sirs

**Town and Country Planning Act 1990  
53 Hodford Road, London NW11 8NL**

**Alteration to approved permission comprising extension to first floor master bedroom and larger rear dormer**

1. We act for the applicant, Manas Baveja, in respect of this matter, whose family will be moving in to No.53 Hodford Road in Golders Green ("the property").
2. On the 17<sup>th</sup> March 2021, permission was granted for "*Demolition of the existing dwelling and erection of a new two storey dwelling with rooms in the roofspace, associated parking, refuse/recycling*". LPA reference: 20/4000/FUL.
3. The enclosed proposed changes merely seek to add a minor degree of depth to the first-floor master bedroom on the boundary nearest to No.55 Hodford Road, and to increase the size of the already approved rear dormer to roughly the same size of the rear dormer to No.51 Hodford Road. It is proposed to add a further 1.2m to the depth of the master bedroom.

#### **Impact on The Character of The Area**

4. Policy CS5 relates to the protection and enhancement of Barnet's character. Regard should be had to local context and local character, be safe, attractive and fully accessible.
5. This is supplemented by Policy DM01, which references the need for high quality design and regard to local character and distinctiveness based on an appreciation of appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets. Further guidance is set out in the Council's Residential Design Guide (October 2016). However, this should also take into account the character of the street and the overall pattern of development.
6. The current proposal seeks to give the master bedroom a little more space in proportion to the adjacent children's bedroom. Planning permission has initially been approved for

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the extension of the first floor on this side of the new house only in line with the ground floor rear building line on the boundary between No.51 and No.53 Hodford Road.

7. The ground floor to the approved new house extends rear into the garden of No.53 to cover approximately three quarters of the footprint of the existing rear garage and double the width. The first floor had been proposed to extend over part of this flat roof.
8. It is now proposed to extend this just a little further over this flat roof to provide a more spacious master bedroom. The change in depth will be minor in terms of any impact in views directly from the rear, as modelled below:



9. The stepped profile was already approved as a feature of the development from the rear and follows the line and character of the new house as approved earlier this year.
10. The minor degree of extension from that approved would not harm the rhythm of the rear elevation and would still read as a subordinate feature to the rear elevation, whilst creating variation of depth and profile that helps to break up the perceived massing of the rear elevation when seen from distance to the rear.
11. Therefore, the proposed extension would not be harmful to the character of the area and the side and roof extensions would appear as subordinate to the main rear elevation of the property.
12. A rear dormer had already been approved to the second-floor home office room. The proposal would enlarge this slightly, but the proposed dormer would still be proportionate in size to the first floor windows directly below and the size of the dormer would be roughly the same size as the comparable nearby dormer to the roof of No.51 Hodford Road.

### **Quality of Accommodation**

13. All new bedrooms and habitable rooms as approved would continue to provide a good standard of accommodation and would comply with the Council's plan standards and national space standards.
14. All habitable rooms would enjoy good quality outlook and standards of privacy, and sunlight and daylight to either the front or to the rear. With the change in working habits and growing tendency for 'home working', it is important to have a well-lit, spacious and attractive home office room, and the proposed enlargement to the approved dormer would certainly help with this.
15. The slight enlargement to the master bedroom as proposed here would enhance the applicant's enjoyment of the property, allow significantly more space for built-in storage and circulation within the room, and would be more proportionate in size given the overall size of the new approved house and other rooms.

### **Impact on Neighbouring Amenity**

16. The proposed projections would be positioned sufficiently far away from adjacent properties and neighbouring habitable room windows so as not to cause harm to outlook, privacy or daylight/sunlight amenity.
17. The proposed extension at first floor level in this case would not go beyond the 45-degree line from the centre of the nearest first floor window to No.51 Hodford Road, nearest to the boundary.
18. Furthermore, the outlook from the nearest habitable room window to the rear of No.55 Hodford Road would only be obliquely affected by this minor extension, as indicated in the CGI model below:



19. The proposed extension would lead to no overlooking or loss of privacy to the neighbour at No.55 Hodford Road in excess of the approved development and, as can be seen from above, it would still allow a reasonable arc of view beyond and over the existing rear garage to No.55 Hodford Road.
20. The Council's Residential Design Guidance SPD (October 2016) states at paragraph 14.23 that the Council will apply a 'policy presumption' of 3 metre deep first floor rear extensions in cases where the extension would be within 2 metres of the boundary with another house. However, as noted in paragraph 14.26, two-storey rear extensions need to avoid:
  - a) Loss of light to, and outlook from, windows and glazed doors positioned close to the extension.
  - b) Unacceptable sense of enclosure to house and garden.
  - c) Overbearing impact.
  - d) Harm to the character and appearance of the property and the area.
21. The proposed extension would not lead to an unacceptable degree of harm in respect of any of the above. Furthermore, paragraph 14.25 recognises that "**on widely spaced semi-detached or detached houses, there may be more scope for larger rear extensions.**"
22. The proposed enlargement to the dormer would not add to overlooking to neighbours or impact on the outlook from neighbouring houses and gardens any more than the approved dormer.

### **Sustainability**

23. This statement is submitted with regard to the relevant principles set out in the Council's 'Sustainable Design and Construction' SPD. The proposed development would not impact on the daylight and sunlight, privacy standards or outlook from other properties, as noted above. The proposal would provide improved internal living space throughout the new dwelling. No other relevant changes would be made to the property and the development would use materials that match the typology and character of the area.

### **Conclusion**

24. With regard to local character and the amenities of other neighbouring houses in the same road and immediately adjacent, the proposals would not be harmful to local character or to neighbouring amenity and would continue to provide a good quality family dwelling, and would accord with Policy CS5, Policy DM01 and the Council's Residential Design Guidance SPD and Sustainable Design and Construction SPD.
25. We therefore ask that the Council grants planning permission for this proposal.



Please contact David Kemp on 07711 672185 at [david@drkplanning.co.uk](mailto:david@drkplanning.co.uk) if you require any further information.

Yours faithfully

**David Kemp BSc(Hons) MRICS**

Director

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