



18 Maxwellton Close

LONDON

NW7 3NA

Planning Statement

Prepared by Re (Regional Enterprise) Development Consultancy Services (September 2021)



Re Project number:	
Client:	Michelle Bean
Issue Date:	10/09/2021
Definition of service:	Planning Statement

Name	Signature	Date
Author	Abdi Dirir	10/09/21
Approver	Alice Nugent	

Issue Record:				
Rev	Date	Comments	Author	Approved for issue:
0	10/09/21	Client Issue	Abdi Dirir	

“This report shall be for the use of the clients form whom the report is undertaken and should not be reproduced in whole or in part or relied upon by third parties for any use whatsoever without the express written authority of the Consultant”

Contents

1. Introduction.....	1
2. Site & Surroundings.....	1
3. Relevant Planning History	1
4. Proposal	2
5. Relevant Policy.....	2
6. Planning Considerations.....	2
7. Planning Appraisal.....	3

1. Introduction

This Planning Statement has been prepared by **Re** (Regional Enterprise) Ltd in respects of Land Rear Of 18 Maxwelton Close London NW7 3NA to support an application for the creation of rear/side dormer window extensions in the roofs of the approved 4 dwellings and some rooflights.

The Planning Statement will outline the Context – the site and its surroundings, proposal and relevant planning history – Policy Framework; and identify and review the key Planning Considerations. This Statement should be read in conjunction with the submitted plans.

2. Site & Surroundings

The site is an irregular wedge-shaped piece of land located on the northern end of Maxwelton Close; a residential cul-de-sac which lies within the Hale ward of the Hendon Area. The site is directly adjacent to a train line and beyond that, the M1 Motorway, which forms the north-eastern boundary. The site does not include a listed building and is not in a conservation area. Maxwelton Close is largely characterised by pairs of two-storey semi-detached dwellings. The surrounding Sunbury Gardens, Sunbury Avenue, Highwood Grove, and Manor Grove feature a mixture of residential development, including back-land flats off Sunbury Avenue in Meridian Close (adjoins the site). Site is directly adjacent to a train line and beyond that, the M1 Motorway, which forms the north-eastern boundary. The site does not include a listed building and is not in a conservation area. Maxwelton Close is largely characterised by pairs of two-storey semi-detached dwellings. The surrounding Sunbury Gardens, Sunbury Avenue, Highwood Grove, and Manor Grove feature a mixture of residential development, including back-land flats off Sunbury Avenue in Meridian Close (adjoins the site).

3. Relevant Planning History

Reference: 18/1077/FUL

Address: Land Rear Of 18 Maxwelton Close London NW7 3NA

Decision: Granted

Decision date: Fri 22 Jun 2018

Description: Erection of 4no. dwelling-houses with associated parking, access, cycle storage, and refuse and recycling store.

Reference: 17/4462/FUL

Address: Land Rear Of 18 Maxwelton Close London NW7 3NA

Decision: Granted

Decision date: Mon 27 Nov 2017

Description: Creation of 4no dwelling houses with associated parking, access, cycle storage, and refuse and recycling store.

4. Proposal:

The application proposes dormer windows extensions in the four approved dwellings: -

- The proposal involves the construction of three dormers in the rear roofs and two on the side of the roofs of the three approved dwellings in the row respectively. The proposed rear dormers would be identical in their appearances and sizes. The proposed three rear dormers of the approved three detached dwellings that are in the same row would have the dimensions 1.7 in width, 1.9m in height and 2m in depth respectively. The proposed two side dormers of property no. 2 and 3 would have the dimensions of 3m in width, a height of 1,8m and depth of 1.6m.
- The proposed rear dormer window in lone approved detached dwelling will have the dimension of 1.7m in height, 2.3m in depth and a width of 2,2m.
- The proposed dormer windows are appropriate for their locations and fit in well the design the roofs. A number of rooflights would be inserted in the roofs of the approved dwellings.
-
- Relevant Policy

The relevant policy framework for this site incorporates:

Statutory Development Plan:

- The London Plan (FALP, 2015)
- London Borough of Barnet Local Plan (Core Strategy) DPD (2012)
- London Borough of Barnet Local Plan (Development Management Policies) DPD (2012)

Other Material Considerations (including, but not limited to):

National Planning Policy Framework (NPPF) (2018)

National Planning Practice Guidance (NPPG) (2014)

LB Barnet: Sustainable Design and Construction (2016)

LB Barnet: Residential Design Guidance (2016)

5. Planning Considerations

The main issues for consideration are:

- Use - Principle
- Use - Character
- Extension - Character & Appearance
- Residential Amenity of existing and Future Occupiers
- Residential Amenity of Neighbouring Occupiers

6. Planning Appraisal

Principle

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” (Para 56). The NPPF retains a presumption in favour of sustainable development, where development proposals that accord with up-to-date development plan policies should be approved without delay unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

“Most development in Barnet involves the replacement, extension or conversion of existing buildings so taking account of context and local character is particularly important. We will therefore expect the design of new buildings and places to respond to the local area and its defining characteristics and reinforce or create local distinctiveness.”
(Barnet Core Strategy para 10.5.12’

“Extensions to houses both individually and cumulatively can have a profound effect on the appearance of an area and on the amenities enjoyed by the occupiers of adjoining properties. In general, extensions should reflect the design of the original building, whilst having regard to the character of the area and the residential amenity enjoyed by neighbours. This means ensuring that the extension does not significantly impact on people’s enjoyment of their own home or garden” Barnet’s Residential Design Guidance Para 14.2.

The proposed dormer window extensions are designed along the guidelines of the adopted SPDS and are positioned appropriately in the roofs so that they do not dominate the roofs. Other dormer extensions in the immediate vicinity are noted, and large dormer window extensions exist in the street.

Use - Character

The site currently comprises vacant land but has an approval for the construction of 4 dwellings. The approved dwellings reflect the design and appearance of the surrounding area a single dwelling. The proposed dormer windows would be appropriate for their locations, in fact, they would complement the design of the approved dwellings.

The extension would remain congruent with the established character of the close. The use of the dwelling would continue to be residential (C3).

Extension - Character & Appearance

The proposed dormers in the rear and side roofs are appropriately positioned sufficiently set away from the eaves and the ridge respectively and would appear proportionate to the design of the existing main roofs. They would not occupy half of the width nor half of the height of the original roofs. The proposed dormers in the side would be designed in a manner that complement the approved and would be appropriate dimensions and most importantly proportionate in their appearances in context of the approved roofs. According to Residential Design Guidance that “On side dormer extensions, where there is a requirement to provide adequate headroom for stairs, the extension should still be set away from the ridge and clear of the hips” The proposed side dormers provide important space for the staircase and are appropriately designed set down from the ridge and set above the eaves of the main roof.

It is considered that the dormer window extensions reflect the design of the approved roofs and are proportionate and positioned approximately in line with the approved windows in the floor below. The dormer windows would not overlap or dominate the approved roofs and are modest in scale and appearance. The dormer window extensions replicate the design and appearance of those built in the immediate area. The

proposed number of rooflights are considered to be very minor and would not adversely It is considered that the proposed roof extensions would balance the approved dwellings. The dormer windows would be contained in the rear and side and therefore would not be readily visible when viewed from street level.

The extension will use congruent materials - being constructed of matching approved roof tiles and maintaining the existing design and character of the approved dwellings. The proposal will not have a detrimental impact on the approved dwellings and the existing dwellings nearby and be congruent with the expectations of LB Barnet: Residential Design Guidance (2016) with regard to character and appearance.

Residential Amenity of Future Occupiers

The proposed scheme has been designed to achieve all of the required development standards in respect of the existing and future occupiers. The space created by the extension would benefit the existing extension and future occupiers.

Residential Amenity of Neighbouring Occupiers

The It is considered that the scheme would not adversely impact on the daylight/sunlight and outlook for neighbouring residents. The proposed roof extensions would have minor projection to the rear at the first-floor level and would not harm the amenity of the residents nearby. The proposed side and rear dormer windows would not lead to overlooking than the existing rear windows at the first-floor level. The proposed side dormers would be located on the side of the roofs where there would be no overlooking. However, modest projects that do not harm the amenity of neighbouring properties would be supported and each application would be determined on its planning merit. Therefore, the scheme is acceptable in terms of daylight/sunlight and outlook for neighbours.

Conclusion

The proposed scheme has been designed to achieve the required development standards, which will provide a comfortable and well-designed internal environment for occupants. The internal space including the rooms provided are considered to be of good standard for future occupiers. The proposal is designed in a manner that does not result in loss of outlook, light or overbearing. The proposal would not lead to overlooking and would not compromise the privacy of neighbouring occupiers. It is noted that similar roof extensions exist in the immediate area, and the proposal is in line with those approved schemes.