



Image 01: Showing the host site and the surrounding built context

## 1.0 Site Introduction

- 1.1 The host site is located on the eastern side of Fairholme Gardens, consisting of a two-storey detached dwelling house with a considerable plot and amenity space. The host site notably currently benefits from some rear extensions on the ground and first floor as well as roof extensions.
- 1.2 The surrounding area consists predominantly of detached dwellings. There appears to be little variation in the typology within both the immediate surrounding area and of that further afield with this typical suburban rhetoric centred on both Chalgrove Gardens and Chalgrove primary school nearby.
- 1.3 The surrounding area would not be considered to be one of architectural merit and there appears to be no consistent architectural style throughout, as seen when walking around the site (especially when considering neighbouring new builds). There appear to be no significant planning constraints at the site and many of the properties within the close vicinity to the site benefit from a significant number of extensions which has eroded any architectural merit to the rear. Some design elements remain consistent throughout the area however these vary in style themselves.

## 2.0 Site and Relevant History

2.1 The host site has had some planning approvals, with the more notable approvals being in the form of various rear extensions.

2.2 The planning approvals at the host site are listed as follows:

**Reference: C03859A**

**Decision: Approved subject to conditions**

Decision Date: 21.03. 1977

Description: Erection of a first floor rear extension

**Preapplication Application Ref: 21/8206/QCJ**

**Decision: Advice Issued**

Decision Date: 21.05.2021

Proposal: The rear extension consists in extending the living room space 4m to fill in the garden space on the inner side of the kitchen volume. The first floor plan is also staggered although the volume above the kitchen is not as deep as the kitchen. The proposal is to extend the volume above the living room, straightening the rear wall on the first floor.

**Recommendation:**

Overall, the proposed extensions are considered to result in a detrimental impact on the character and appearance of the existing building and local area, by virtue of their scale, design, and appearance. As such, officers would be unable to support the proposed development.



Image 02: Showing the design of the first preapplication that was not supported

2.3 After the above preapplication Iguana Architects were appointed to take over the project and they submitted a follow up preapplication.

**2113**  
**34 Fairholme Gardens, N3 3EB**  
**Planning Statement**



**Preapplication Application Ref: 21/8443/QCJ**

**Decision:** Advice Issued

Decision Date: 08.12.2021

Proposal: An infill ground floor rear extension, squaring off a first floor bay window and reconstruction of the rear roof dormer.

**Recommendation:**

In summary, the revised proposals are considered to be acceptable in terms of their appearance, scale and impact on neighbouring amenity. Officers would encourage the applicant to proceed with a formal application.



Image 03: Showing the design that was recommended for approval under preapplication ref 21/8443/QCJ

### 3.0 Planning Policy

- 3.1 The proposed scheme would be liable to adhere to the following planning policies and SPDs:
- NPPF
  - The London Plan (2021)
  - Barnet's Local Plan:
    - o Core Strategy DPD
    - o Development Management DPD
  - Residential Design Guidance
  - Sustainable Design and Construction SPD

### 4.0 Surrounding Context

- 4.1 The surrounding area is not one of significant architectural merit. Whilst the neighbouring residential units have a somewhat uniform appearance, this is only realistically in terms of the considerable use of large crown roofs, plot sizes and setbacks from the street scene. The properties are not of architectural importance with the considerable variation in design and style with most properties close to the host site benefitting from various piecemeal extensions to their respective host sites, resulting in an inconsistent rear building line and pattern of development.
- 4.2 The various extensions to the properties mainly consist of single and two-storey rear extensions and rear dormer and roof extensions. Some new builds are dotted around the surrounding locale. The host site benefits from small rear extensions and has been given approval for a first floor rear extension. The property benefits from a ground floor rear extension which is lawful by passage of time and subordinate within the surrounding context given the scale of extensions as one looks to the southern side of Fairholme Gardens as well as the Eastern side of the Road.



Image 04: Showing the southern side of Fairholme Gardens



## 5.0 Proposal and Subsequent Strategy

- 5.1 The subsequent section should be read with the accompanying submitted plans:
- |   |           |              |
|---|-----------|--------------|
| - <b>EXLP-001</b> Existing location plan                    | 1:1000@A3 | 1:500@A1     |
| - <b>EX-001</b> Existing ground and first floor plan        | 1:100@A3  | 1:50@A1      |
| - <b>EX-002</b> Existing loft and roof plan                 | 1:100@A3  | 1:50@A1      |
| - <b>EX-003</b> Existing front and rear elevations          | 1:100@A3  | 1:50@A1      |
| - <b>EX-004</b> Existing Northern and Southern elevations   | 1:100@A3  | 1:50@A1      |
| - <b>AR-001</b> Proposed ground and first floor plan        | 1:100@A3  | 1:50@A1      |
| - <b>AR-002</b> Proposed loft and roof plan                 | 1:100@A3  | 1:50@A1      |
| - <b>AR-003</b> Proposed front and rear elevation           | 1:100@A3  | 1:50@A1      |
| - <b>AR-004</b> Proposed Northern and Southern elevations   | 1:100@A3  | 1:50@A1      |
| - <b>AR-005</b> Proposed Visualisations                     | 1:100@A3  | 1:50@A1      |
| - <b>Appendix A</b> Green Roof Tops technical specification |           | Not to scale |
- 5.2 The proposed scheme follows on the advice of the previously submitted pre-application for 34 Fairholme Gardens, ref: 21/8443/QCJ which was for *“An infill ground floor rear extension, squaring off of a first floor bay window and reconstruction of the rear roof dormer”*.
- 5.3 The amended scheme proposes a single storey ground floor extension to the rear as well as minor increases and the squaring off of the existing first-floor bay window area and rebuilding of the rear loft dormer. The ground floor extension would be slightly angled, coming back towards No.32 Fairholme Gardens and as been deemed as acceptable in terms of impact on amenity of neighbours and character of the area.
- 5.4 The glazing to the rear of the proposal would be covered with a slight overhang of an aluminium as seen in image 03. As this element would be on the ground floor it would have little to no impact on the surrounding character.
- 5.5 The colour of the bricks proposed to be used at the ground floor will matching as closely as possible to that of the existing property.
- 5.6 The amendments to the first-floor would only include the squaring off of the bay window. This would result in no significant addition massing. When considering the surrounding character it is clear that rear bay windows are not characteristic features of the surrounding area and thus the squaring off of this element would have no significant impact on the surrounding area. With no consistent character in the surrounding area and a wide amalgamation of different designs and styles, the applicant believes that the slight additional massing would have no harmful impact. Especially when considering other first floor extensions in the locale. Section 6.9 in preapplication ref 21/8443/QCJ confirms that *“The alteration to the first floor window would not result in any material increase in bulk or massing at the first floor level. It would form a coherent rear elevation with the existing first floor extension. It is not considered that this alteration would be*



*out of keeping with the local character or harmful to the appearance of the host property.”*

- 5.7 The flat roof would again not be in line with the Residential Design Guidance; that being said, when surveying the surrounding area flat roofs are not uncommon along the first-floor level. That and the fact that the existing property benefits from a flat roof in this area and that the additional massing would be minimal, towards the rear elevation and not visible from the street scene, it's believed that this would preserve the existing character of the host site and surrounding area, in line with DM01 of the Development Management DPD.
- 5.8 The amendments to the loft would include the reconstruction of the loft dormer which is not in a good condition. This would result in no additional massing and as such have no additional impact on the surrounding area or amenities of neighbouring properties. The material selection has yet to be finalised but there are two choices that the proposed finish has been narrowed down to, Aluminium and Zinc. Both materials could achieve the slivery look that is shown on the visuals and they are both sustainable and long lasting. Section 6.9 of preapplication 21/8443/QCJ States *“The alterations to the existing dormer are not considered to be harmful, although more precise details of the materials are requested as part of the formal application to allow officers to assess this fully.* We would proposed that dormer cladding material is secured by condition so that a thoughtful decision can be made on the finish through the developing technical details.
- 5.9 The scheme would utilise brick work for the cladding of the extensions to match that of the original dwelling house. This would better integrate the extensions into the existing structure of the property in comparison to the previously proposed wooden cladding as per the previous pre-app guidance. The rear fenestration would be changed, with larger rear windows and glazing, the proposed scheme is not in a conservation area therefore such changes should not be an issue. Roof lights would also be incorporated into the development above the extensions and existing dormers. This would allow for better levels of light into the property and would not be visible to the surrounding area given the parapet walls. A wildflower and sedum roof is to be incorporated over the ground floor for the surrounding biodiversity and ecology, providing Biophilic design for the benefit of both the host residents and surrounding area. The details of this systems can be seen in Appendix A.
- 5.10 The scheme would have no significant impact on the amenities of adjacent neighbouring residential units. The extensions would not impact light, outlook and there would be no additional overlooking or loss of privacy.

## 6.0 Conclusion

- 6.1 Following the advice of the previous pre-application ref: 21/8443/QCJ, the scheme has been submitted with the changes discussed at the preapplication meeting.



- 6.2 The proposed alterations to the ground floor would not have any impact on character, outlook or amenity of neighbouring properties.
  
- 6.3 Whilst the first-floor element maintains its flat roof, the changes at this level are minimal and the squaring off of the first-floor bay window element would not have any significant impact on the surrounding area. Changes to fenestration will be consistent and proportional within the rear elevation, allowing for better sustainable use of natural light and maintaining a more contemporary character on the rear elevation which will enhance the host site in comparison to the existing structure and preserve the character of the surrounding area; all whilst not having an impact on the street scene.
  
- 6.4 The overall design has been seen and supported under preapplication ref 21/8443/QCJ.