

Introduction:

This Planning Statement has been developed in accordance with Barnet Council's guidelines and requirements for validating the planning application. It has been created after a thorough examination of the site and its surroundings. The document discusses the site's proposals in the following text, accompanied by relevant drawings.

Site and Surroundings:

The application site address is 38 Highview Gardens - Edgware - HA8 9UF and it is in the Edgware area, originally developed in the 1930s as a suburban area with detached and semi-detached houses. The property is a single-storey family dwelling with a hipped roof that underwent alterations in 2000 and 2006 with rear extensions and conversion of the loft into habitable space. Since then, no significant alterations to the house's envelope have occurred. The semidetached house features a spacious frontage and forecourt capable of accommodating three or more family cars. Situated among similar houses, the property includes a large 280m² garden at the rear.



Overall view of the property from High View Gardens

Planning History:

- Single storey rear extension, new porch and conversion of garage to form habitable room. Ref. No: W02424A/00 | Received: Wed 06 Dec 2000 | Validated: Wed 06 Dec 2000 | Status: Approved subject to conditions
- Conversion of garage to habitable room including insertion of front window. Single storey front extension. Alterations to roof including extension of ridge line and addition of rear dormer window to facilitate a loft conversion. Ref. No:

W02424B/06 | Received: Mon 20 Feb 2006 | Validated: Mon 20 Feb 2006 | Status: Refused

- Conversion of garage to habitable room with associated single storey front extension. Alterations to roof including extension of ridgeline and addition of rear dormer window to facilitate a loft conversion. Ref. No: W02424C/06 | Received: Mon 24 Apr 2006 | Validated: Mon 24 Apr 2006 | Status: Approved subject to conditions

The Proposal and precedence in the area:

This proposal seeks to change the roof from hip to gable and extend the existing rear dormer to enhance the living condition of the existing rooms in the loft.

The loft conversion is designed to seamlessly integrate with the existing architecture and will not compromise the character of the surrounding area. The same loft conversions have been carried out in several properties within the close vicinity of the this property.

Photos below show some of the neighbouring properties where the change of the roof from hip to gable and rear dormer is implemented.



42 Highview Gardens Edgware HA8 9UF (Ref. No: 15/O4530/HSE)



59 Highview Gardens Edgware HA8 9UF



47 Highview Gardens Edgware HA8 9UF

Design and Scale:

The current rooms in the loft space have restricted headroom. The change of the roof from hip to gable alleviate the headroom restrictions in the room and enhance the quality of the living spaces.

The current loft space lacks sufficient insulation to the walls and ceilings. The loft space is suffering from significant temperature deviation in the summer and winter times.

The loft conversion has been carefully designed to maintain the scale and proportion of the existing dwelling. The roof form and materials will be sympathetic to the original structure, ensuring a cohesive appearance. Detailed plans and elevation drawings are included in the application to illustrate how the proposed development will harmonize with the existing property. The overall increase in the loft volume will be 59 cubic meters.

The rear dormer will extend toward the gable end. There won't be any tangible impact on the neighbour at No. 40 since the original dormer has always been there.

The dormer is set back from side elevation and it is circa 2.3m away from the boundary of No. 36 neighbour. It is also over 4m away from the window of No. 36 neighbour.

National Planning Policy Framework and National Planning Practice Guidance:

The National Planning Policy Framework (NPPF) 2023 encourages Local planning Authorities 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 proposal is in line with the NPP Framework.

Barnet's Local Plan (2012):

Barnet's Local Plan states that "When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF)."

The proposal is compliant with following policies that are relevant to this application.

Relevant Core Strategy Policies:

- CS NPPF - National Planning Policy Framework – Presumption in favour of sustainable development
- CS1 - Barnet's place shaping strategy – protection, enhancement and consolidated growth – the Three Strands Approach
- CS3 - Distribution of growth in meeting housing aspirations
- CS4 - Providing quality homes and housing choice in Barnet
- CS5 - Protecting and enhancing Barnet's character to create high quality places

Relevant Development Management Policies:

- DM01 - Protecting Barnet's character and amenity,
- DM02 - Development standards
- DM03 - Accessibility and inclusive design
- DM04 - Environmental considerations for development
- DM08 - Ensuring a variety of sizes of new homes to meet housing need
- DM17 - Travel impact and parking standards

Supplementary Planning Documents

- Sustainable Design and Construction SPD (October 2016)

Provides detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet.

Conclusion:

This loft conversion planning statement presents a comprehensive overview of the proposed development at 38 Highview Gardens - Edgware - HA8 9UF. The project aims to enhance the functionality of the property while respecting the character of the local area and complying with all relevant planning policies. We believe that this loft conversion will be a positive addition to the community and respectfully request the planning authority's approval.