



# **Finchley**

## **N3 3LX**

Appraisal  
26.04.2019










**MASS**  
**Reports**

Finchley  
Appraisal




# Overview

In the following report our architects will provide you with a detailed appraisal of planning feasibility for the property. We have considered both local and National planning rules and nearby planning applications to build a realistic approach towards the appraisal.

If you would like to look in to this even further please [click here](#) to upgrade to the next level report

-  Nearby properties which need to be considered
-  Schooling and travel links nearby
-  Council provide a clear planning outline
-  Relevant successful planning applications nearby
-  Flood risk on or around the property
-  Listed buildings status on or around the property
-  Conservation Area

## Key

-  No issues which would effect your application
-  Some issues nearby which could effect your application
-  There are issues which would effect how we present your application

## Plot Boundary

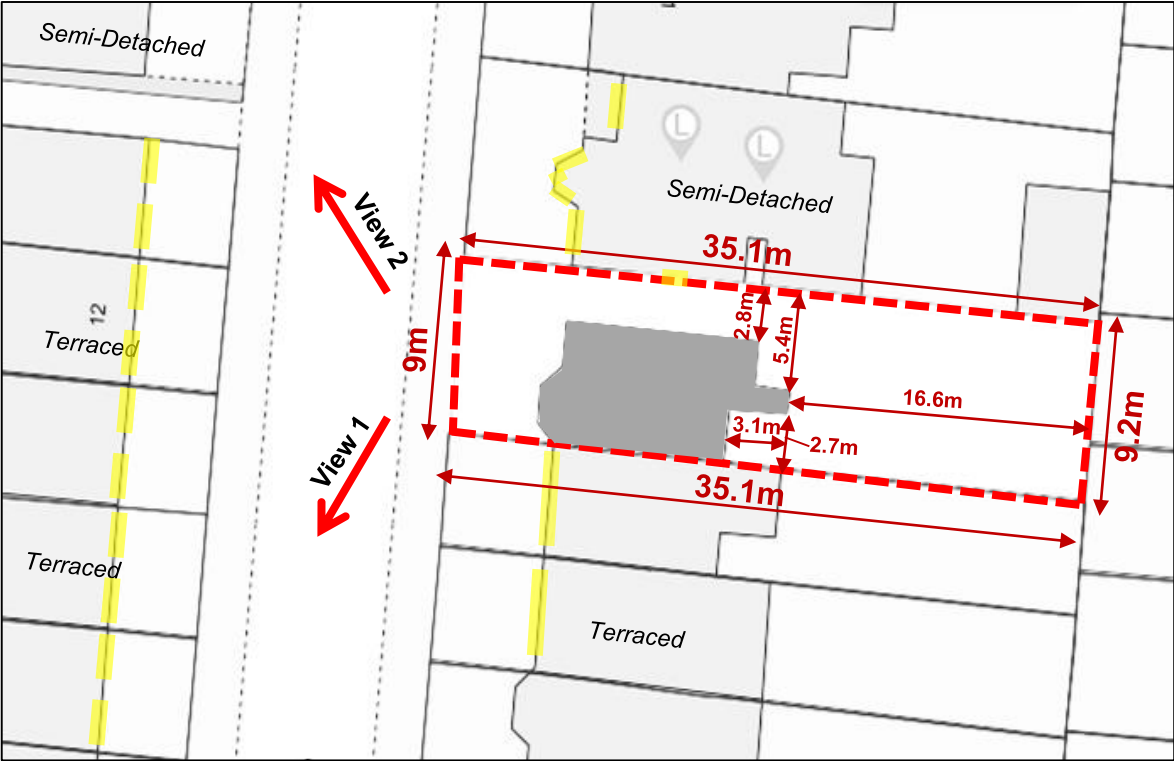


Plot Area ~ 0.081 acres (3528 sqft / 327.8 sqm)

Barnet London Borough Council



# Plot Area Statistics and Surroundings



For illustration purposes only: Not to scale

**Plot area** 3528 sqft (327.8 sqm)  
**Building Footprint** 771 sqft (72 sqm)

- Plot boundary
- Existing Building
- Windows

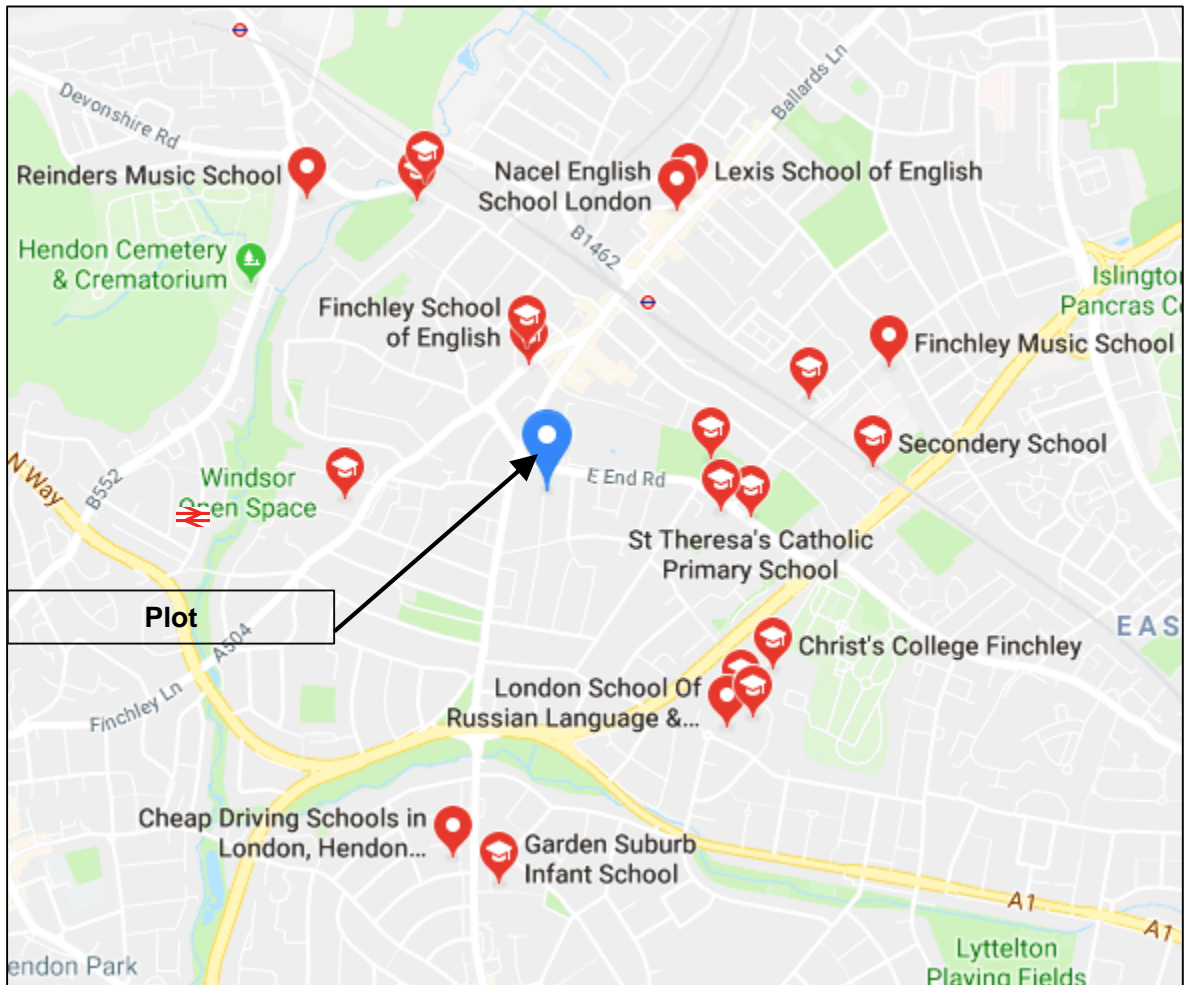
The property is terraced and most of the buildings on this road are two storeyed.



## Population Statistics

Radius	Population	Households
100m	485	216
250m	1820	816
500m	5058	2213
750m	10832	4438
1km	17379	6942


## Facilities Nearby



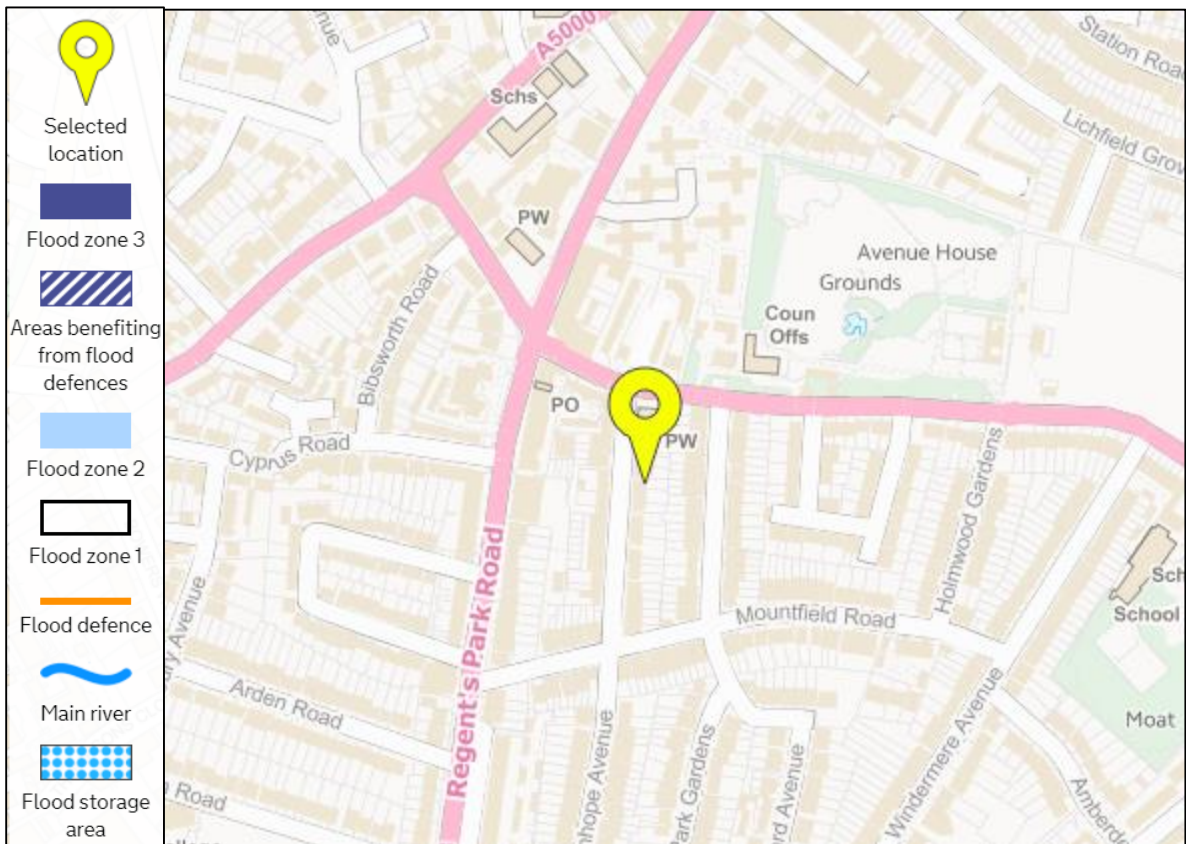
The map above shows nearby school locations, for more information click the links below

 [Train Stations](#)

 [Bus Stops](#)

 [Schools](#)

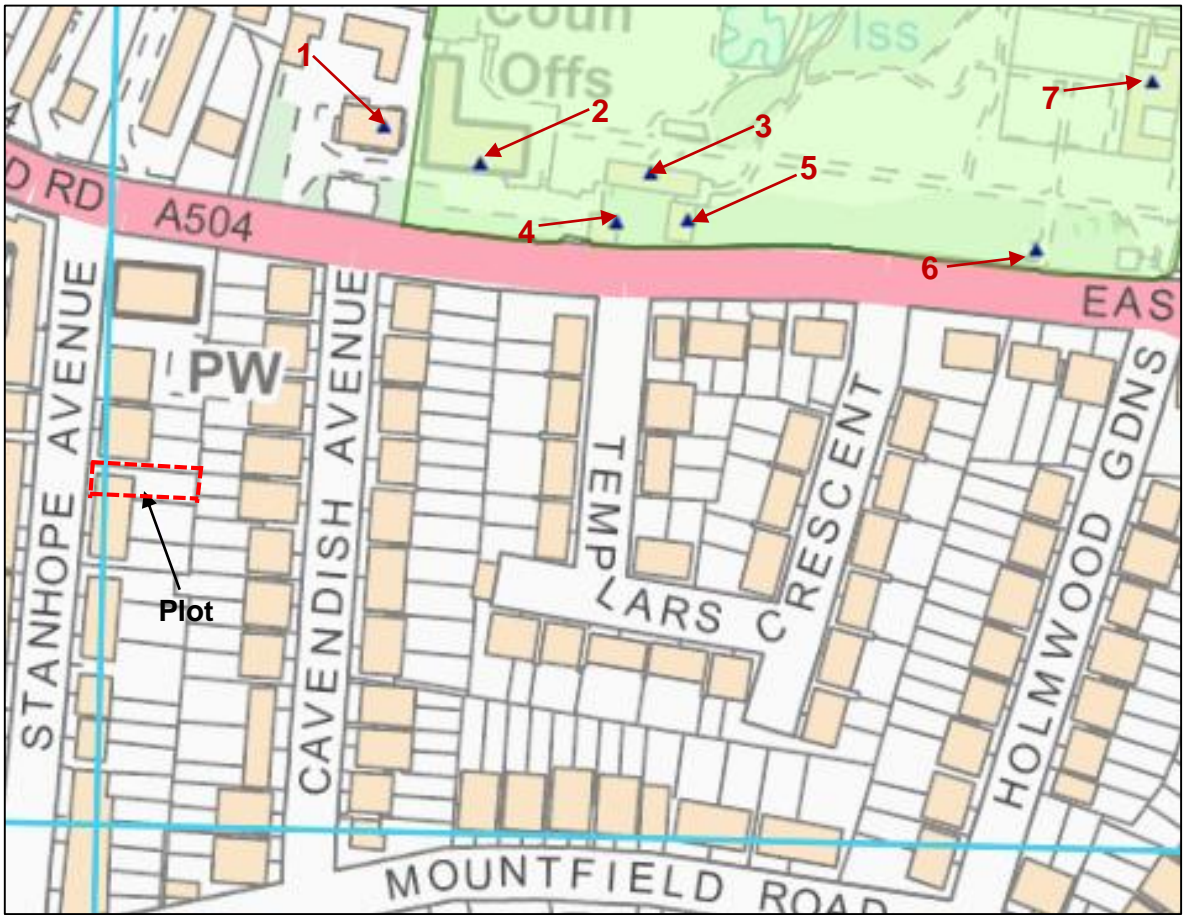
# Planning Constraints



- **Flooding**  
The plot location does not come in flood zone
- **Environmental**  
Not in Greenbelt or AONB (Area of Outstanding Natural Beauty)
- **Conservation Area**  
Not in conservation area
- **Planning Application**  
No history
- **Trees which effect development**  
No tree



## Listed Buildings



Property is not a listed building, there are Listed buildings within 100 m.

S.No.	Building Name	Grade	Date Listed	Link
1	Hertford Lodge, East end road, N3 3QE	II	20/Jul/1999	<a href="#">Click here for details</a>
2	Avenue House, East End road, Finchley, N3 3QE	II	20/Jul/1999	<a href="#">Click here for details</a>
3	Former Stables, east end road, Finchley, N3 3QE	II	20/Jul/1999	<a href="#">Click here for details</a>
4	17, East end road, Finchley, N3 3QE	II	20/Jul/1999	<a href="#">Click here for details</a>
5	Former Coach House, East end road, N3 3QE	II	20/Jul/1999	<a href="#">Click here for details</a>
6	Water Tower, East end road, N3 3QE	II	20/Jul/1999	<a href="#">Click here for details</a>
7	The Bothy, east end road, N3 3QE	II	20-Jul-1999	<a href="#">Click here for details</a>

# Design Guidelines of Extension

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 your neighbours. This means making sure your extension does not significantly impact on your neighbours' enjoyment of their own home or garden.

## 1. Amenity

**1.1.** Extensions to properties should not be overbearing or unduly obtrusive and care should be taken to ensure they do not result in harmful

- loss of privacy by overlooking adjoining properties
- loss of light or overshadowing of adjoining properties, particularly loss of light to main windows serving principal rooms such as living or dining rooms
- loss of outlook from adjoining properties
- sense of enclosure or overbearing impact on adjoining properties
- loss of garden, landscaping or open space, which contributes to local amenity
- loss of parking space that is desirable to retain.

**1.2.** Whilst there is a judgement on what constitutes a harmful, overbearing or obtrusive extension (see figure 1) your council's planning service is experienced in such areas and can provide early advice.

**1.3.** Also bear in mind that an extension at the rear of your property may affect your own amenities by restricting natural light to your own existing rooms, so you will need to use artificial light for much of the day which will cost more in energy, be less sustainable and affect the enjoyment of your accommodation.



Figure 1: Overshadowing, overlooking and loss of outlook

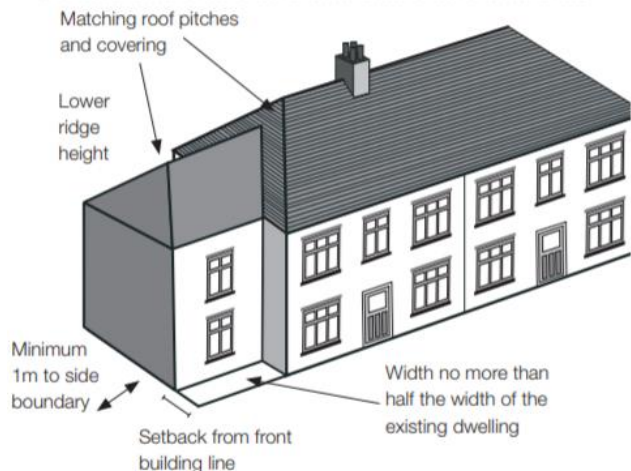


Figure 2: Subordinate approach

The height of the extension should normally be lower than the height of the original building. For example, this can usually be achieved for a two-storey side extension by stepping down the roofline and setting back the front building line (see figure 2).

## 2. Harmony

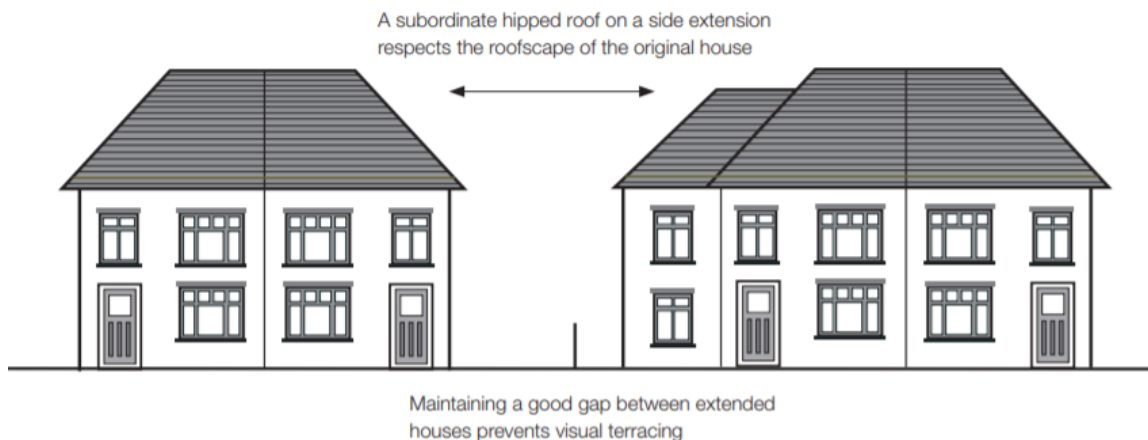
**2.1.** Proposed extensions should normally be consistent of the form, scale and architectural style of the original building, particularly where it is a period or classic suburban property.

[Click here for Rules and Regulations of Local Council](#)



## Fitting into the street

Your extension should sit comfortably with the main building and with neighbouring houses. Follow these pointers to help ensure your extension is acceptable



## Side Extension

- Side extensions should not be more than half the width of the original house. In addition, the setting back of the front wall of side extensions from the front building line, can help to reduce the visual impact on the street scene. First floor side extensions should normally be set back 1 metre from the front main wall of the existing house.
- In order to reduce the visual impact of two storey or first floor side extensions, there should normally be a minimum gap of 2 metres between the flank walls of properties at first floor level (i.e. a minimum gap of 1m between the boundary and the extension at first floor level for most two storey extensions.)

## Rear Extension

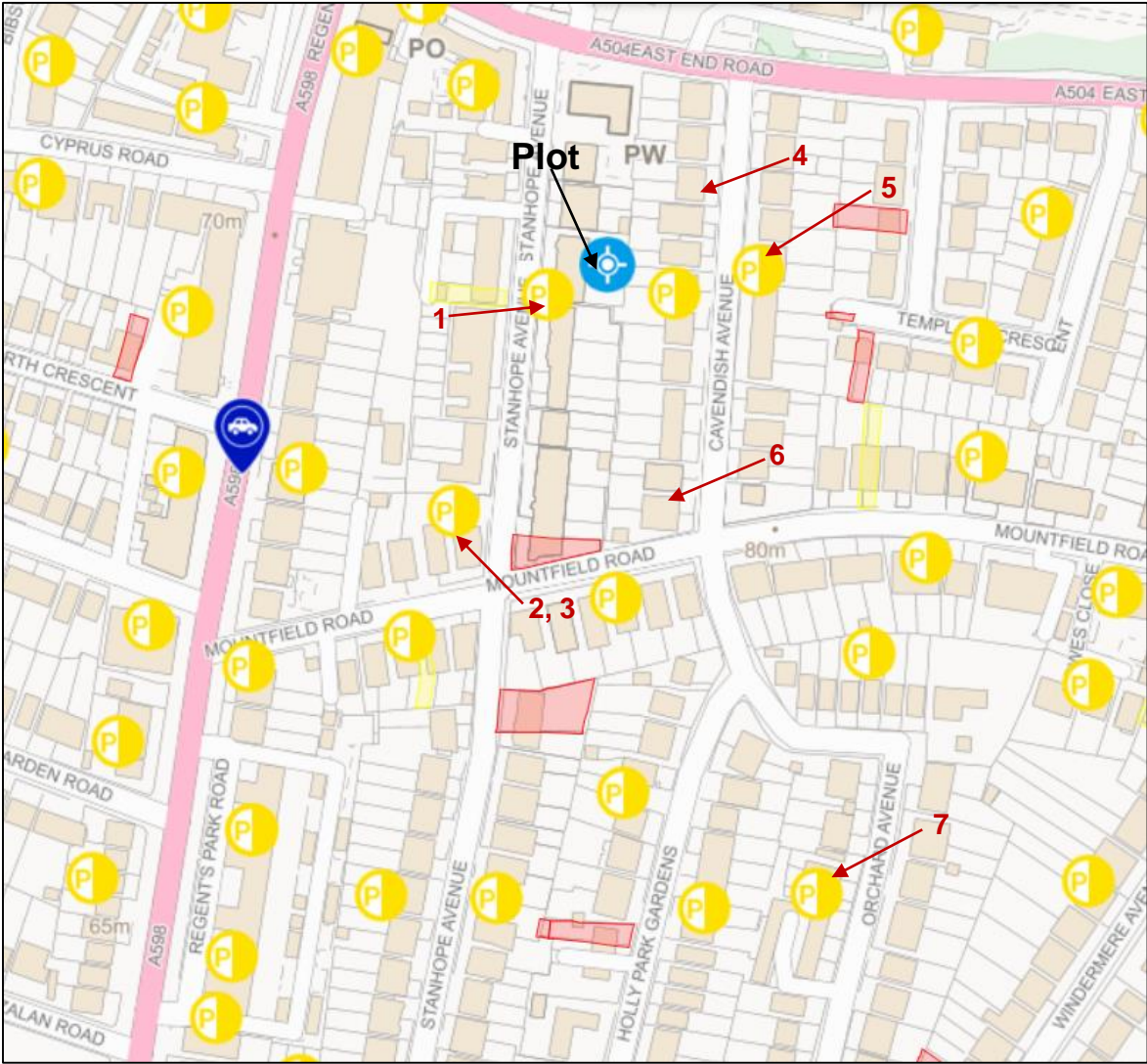
The depth of a single storey rear extension, normally considered acceptable for terraced properties is 3.0 metres.

Single storey rear extensions to the original house, need to ensure that:







- The depth and/or height of the extension would not cause a significant sense of enclosure, or loss of outlook from, or light to, principal windows of habitable rooms of neighbouring properties
- They would not look too bulky and prominent compared to the size of the main building and garden to which they relate
- In addition, if your neighbour's house is at a lower level or has a rear building line set back from your rear building line, the depth of the proposed extension may need to be reduced in order to protect the amenity of your neighbour.

Source: [Click here for Rules and Regulations of Local Council](#)

# Comparable Planning Applications



Planning Applications since 2000 within 0.25 mile of Plot

Map Legend					
					
Freehold Polygon	With Planning	With Availability	With Planning & Availability	Planning	Traffic Flow

S.No.	Address	Description	Date	Link to application
1	7 Stanhope Avenue, London N3 3LX	Approve Subject to Conditions Single storey rear extension	09/05/2017	<a href="#">Click here for full planning application</a>
2	20 Stanhope Avenue, London N3 3LX	Lawful Single storey rear extension.	04/02/2010	<a href="#">Click here for full planning application</a>
3	38A Stanhope Avenue, London N3 3LX	Approve subject to conditions Single storey rear extension.	23/06/2008	<a href="#">Click here for full planning application</a>
4	8 Cavendish Avenue, London N3 3QN	Approve subject to conditions Single-storey rear extension	13/10/2013	<a href="#">Click here for full planning application</a>
5	36 Cavendish Avenue, London N3 3QN	Lawful single storey rear extension, including external stairs leading to rear garden.	11/12/2012	<a href="#">Click here for full planning application</a>
6	48 Cavendish Avenue, London N3 3QN	Approve subject to conditions Single storey side extension.	11/05/2009	<a href="#">Click here for full planning application</a>
7	12 Orchard Avenue, London N3 3NL	Approve subject to conditions Part single, part two storey side and rear extensions	14/02/2008	<a href="#">Click here for full planning application</a>



# Proposed Extension



## Option 1 – Single Storey Rear and side extension

Access to rear garden for Car parking,  
Garage or any Outbuilding.



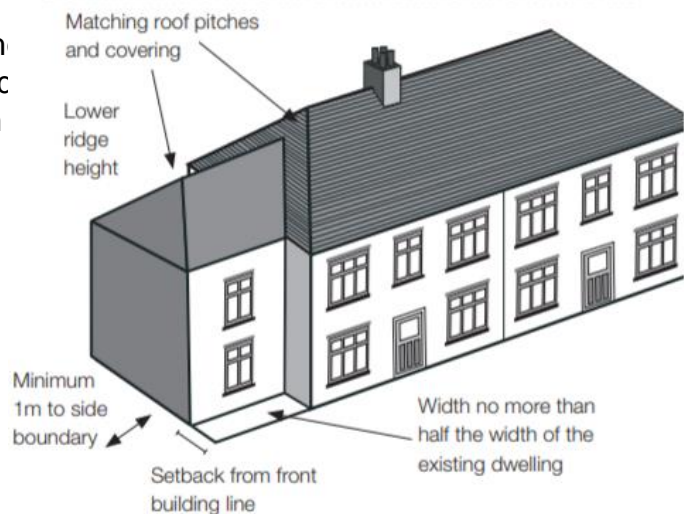


## Option 2 – Part two storey side extension, part Single Storey Rear and side extension



**Note:** Lofts should not exceed the height of the original roof line and should not include any verandah or balcony.

[Click here for Rules and Regulations of Local Council](#)



# Precedents



[Click here for full planning application](#)

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