
Appeal Decision

Site visit made on 18 October 2016

by A A Phillips BA(Hons) DipTP MTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 03 November 2016

Appeal Ref: APP/N5090/W/16/3155354
47 Downage, Hendon, London NW4 1AS

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Saar Kurtzman against the decision of the Council of the London Borough of Barnet.
 - The application Ref 16/2125/FUL, dated 2 April 2016, was refused by notice dated 24 August 2016.
 - The development proposed is erection of a two storey dwelling (lower ground and ground) following demolition of the existing garages.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

3. The appeal site comprises part of the rear garden of 47 Downage, which is a two storey pitched roof detached house adjacent to the corner of Meadow Drive in a residential part of the Borough. The site is currently occupied by a large double garage which has been used as an office.
 4. The area is characterised by a regular pattern of mainly large detached and semi-detached properties. Downage is dominated by detached properties, whilst Meadow Drive and nearby Rowsley Avenue are mainly pairs of semi-detached properties. There are currently two existing residential properties along this particular stretch of Meadow Drive between Downage and Rowsley Avenue. These are Nos 10 and 8a Meadow Drive.
 5. No 10 is a large two storey property set back from the road frontage and is rather cramped within its limited plot with a small rear garden. I understand that this property is lawful as a consequence of its existence for a period in excess of four years. No 8a is a single storey property which was formerly a garage. Consequently it has a cramped appearance, is squeezed into a small site and is at odds with its surroundings. It is currently unauthorised and the subject of an Enforcement Notice.
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6. I do not consider that Nos 10 and 8a reflect the attractive formal residential layout and character of this area and, as such, should not be a means of defining character or setting a precedent for future residential development elsewhere in the vicinity.
7. Although the proposed accommodation would be on two floors, the property would be seen as a single storey building from the adjacent street. In relation to the form and layout of the surrounding two storey houses the proposal would be inconsistent as it fails to respond to its local context of larger properties set within a regular arrangement of plots. It relates poorly in design terms and as a single storey development would appear squat and stunted which would be incongruous within its local setting.
8. Its location within the street scene would be inconsistent with the established pattern of development and the proposal would appear as a cramped and inappropriate residential form and overdevelopment of its very limited plot.
9. I understand that the proposal seeks to respond to previous reasons for the local planning authority refusing planning permission and that the contemporary approach to design does not attempt to replicate the prevailing architectural styles in the area. However, I find the proposal to be inconsistent with and inappropriate to its surroundings.
10. I therefore conclude that the proposal would have a harmful effect on the character and appearance of the area. It would conflict with the design requirements of Policies CS1 and CS5 of Barnet's Local Plan Core Strategy September 2012, Policies DM01 and DM02 of Barnet's Local Plan Development Management Policies Development Plan Document September 2012 and the Barnet Local Plan Supplementary Planning Document: Residential Design Guide April 2013.

Conclusion

11. For the above reasons and taking account of other matters I conclude that the appeal should be dismissed.

Alastair Phillips

INSPECTOR