

Appeal Decision

Site visit made on 13th April 2017

by Alison Roland BSc DipTP MRTPI

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

Decision date: 05 May 2017

Appeal Ref: APP/N5090/D/17/3169271

23 Barfield Avenue, Whetstone, London, N20 0DB.

- 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 & Mrs Kissock against the decision of the Council of the London Borough of Barnet.
The application Ref: 16/7339/HSE, dated 18 November 2016, was refused by notice dated 16 January 2017.
 - The development proposed is creation of new front porch.
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Decision

1. The appeal is allowed and planning permission is granted for creation of new front porch, at 23 Barfield Avenue, Whetstone, London, N20 0DB, in accordance with the terms of the application Ref: 16/7339/HSE, dated 18 November 2016, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No: PA_001: Site Location and Block Plans; Drawing No: PA_002: Existing and Proposed Ground Floor Plans; Drawing No: PA_003: Existing and Proposed First Floor Plan; Drawing No: PA_004: Existing and Proposed Roof Plan; Drawing No PA_005: Existing and Proposed Front and Rear Elevations; Drawing No: PA_006: Existing and Proposed Side Elevations; Drawing No: PA_007: Existing and Proposed Sections.

Main Issue

2. The main issue in this appeal is the implications of the proposal for the character and appearance of the area.

Reasons

3. The Council are not averse to the principle of a front porch on the appeal property, having issued permission (under application Ref: 16/5797/HSE) for a porch with smaller dimensions, but they are concerned with the scale of the current proposal.
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4. The proposed porch would be wider than many porches, but its horizontal emphasis would be consistent with the relatively wide frontage of the host property. This, coupled with its limited forwards projection, would ensure that it would appear as a harmonious and subordinate addition thereto.
5. Although the Council say that porches are not characteristic of the surrounding area, there are porches on No 21 Barfield Avenue immediately adjacent to the appeal site, as well as others nearby, including Nos 30 and 50 Barfield Avenue. In this context, the proposal would not look out of place and I take this view irrespective of whether these other porches benefit from express planning permission.
6. I thus conclude on the main issue that the proposal would integrate comfortably with the prevailing character and appearance of the area and accordingly, I find no conflict with Policy DM01 of Barnet's Local Plan Development Management Policies (2012), or the advice in the Supplementary Planning Document: *Residential Design Guidance* (2016), which seek to secure a high standard of design in new development and ensure that porches do not spoil the frontage of properties.

Other Matters

7. The occupiers of No 25 Barfield Avenue have expressed concern about loss of light to a downstairs window. It is unclear which room this serves, but its small size suggests it is unlikely to be the sole source of light to a main habitable room. Whilst I accept that there would be some loss of light to this window as the porch would stand to the South East, given its very limited depth, I do not consider the impact in this regard would materially harm the living conditions of the occupants therein.

Conditions

8. The Council suggest a condition confining the approval to the submitted plans which is necessary to provide certainty. However, the suggested matching materials condition is superfluous, as the application forms specified this to be the case and any material deviation therefrom would require further permission.

ALISON ROLAND

INSPECTOR