

Appeal Decision

Site visit made on 8 May 2017

by Janet Wilson BA (Hons) BTP MRTPI DMS

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

Decision date: 01st June 2017

Appeal Ref: APP/N5090/D/17/3169509

126 Sunny Gardens Road, Hendon, LONDON NW4 1SE

- 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 Cooper against the decision of the Council of the London Borough of Barnet.
 - The application Ref 16/6448/HSE, dated 5 October 2016, was refused by notice dated 23 November 2016.
 - The development proposed is a hip to gable roof extension and erection of a dormer floor extension to rear. Installation of four roof lights and the alteration of the existing bay window to front of the house.
-

Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The property is located in an area of predominantly semi-detached houses which exhibit a stepped building line along this part of Sunny Gardens Road. The side elevation is visually prominent due to a gap between it and the corner house on Meadow Drive.
 4. The rear dormer would take up virtually the entire rear roof slope both vertically and horizontally, it would span the existing roof and the enlarged section and would lead to a disproportionately large addition which would be stark, overly dominant and incongruous. It would significantly alter the appearance, causing a harmful imbalance with its attached house.
 5. The extension would be highly visible in the street scene, would detract from the style of houses in the locality and would be excessively prominent. I consider that it would adversely affect the character and appearance of the area.
 6. For the above reasons the development would be in conflict with Policy DM01 of the Barnet Development Management Policies DPD (2012), Policies CS1 and CS5 of the Barnet Core Strategy (2012) and advice contained in the London Borough of Barnet Local Plan Supplementary Planning Document, Residential Design Guidance (2012) (SPD) together these seek high standards of design,
-

expect that dormers should be limited in scale, proportionate, subordinate to the host dwelling and do not have an unacceptably harmful impact on their surroundings.

7. In support of the appeal the appellant has pointed out similar extensions in the locality that have been approved by the Council recently and historically. I saw on my visit that a number of properties in the road have been altered from hipped to gable roofs though these are in the minority. I do not know the detailed circumstances of these cases or the policies that applied at the time of their consideration though note the Council do comment that some were deemed lawful in accordance with permitted development. Whatever their circumstances the examples which most closely relate to the form of the appeal proposal serve to demonstrate that such extensions materially change the appearance of the houses and impact on the characteristics of the area. They should not be used as a reason to allow similar works here. In any event, I have determined the appeal on its own merits.

Other matters

8. Representations have been made supporting the proposal and stating that there is an intention to extend the loft space in the adjoining property which is the other half of the semi-detached house. I have not been provided with any papers which show how this proposal would manifest itself nor whether it is the same or similar to the appeal proposal. This support is acknowledged but it does not change my view that the appeal proposal would be out of keeping and does not outweigh the visual harm or policy conflict I have identified.

Conclusion

9. For the above reasons, and having regard to all other matters raised the appeal should be dismissed.

Janet Wilson

INSPECTOR