

# Appeal Decision

Site visit made on 30 August 2017

**by L Fleming BSc (Hons) MRTPI**

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

**Decision date: 8<sup>th</sup> September 2017**

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## **Appeal Ref: APP/N5090/D/17/3177417**

### **157 & 155 Chanctonbury Way, London N12 7AE**

- 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 Russell Scott & Ardian Rusta against the decision of the Council of the London Borough of Barnet.
  - The application Ref 17/0497/HSE, dated 27 January 2017, was refused by notice dated 12 April 2017.
  - The development proposed is part single, part two storey side and rear extension following demolition of existing attached garage. Extension to roof including hip to gable end, 1 no rear dormer window and 2 no roof lights to front elevation. Associated changes to windows and doors including relocation of front entrance to 155 Chanctonbury Way. Part single, part two storey side and rear extension following demolition of existing side/rear extension and garage. Associated changes to windows and doors including relocation of front entrance to 157 Chanctonbury Way
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## **Decision**

1. The appeal is allowed and planning permission is granted for a part single, part two storey side and rear extension following demolition of existing attached garage. Extension to roof including hip to gable end, 1 no rear dormer window and 2 no roof lights to front elevation. Associated changes to windows and doors including relocation of front entrance to 155 Chanctonbury Way. Part single, part two storey side and rear extension following demolition of existing side/rear extension and garage. Associated changes to windows and doors including relocation of front entrance to 157 Chanctonbury Way at 157 & 155 Chanctonbury Way, London N12 7AE in accordance with the terms of the application, Ref 17/0497/HSE, dated 27 January 2017, subject to the conditions set out in the schedule to this decision.

## **Main Issue**

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

## **Reasons**

3. The appeal properties are a pair of semi-detached dwellings close to the head of a cul-de-sac in a residential area where the dwellings are set in relatively spacious plots, a similar distance back from the road in a formal layout. The properties in the area are of a variety of styles and thus, the area has a formal but varied character and appearance.

4. Barnet's Local Plan Supplementary Planning Document Residential Design Guidance (2013) (RDG) states that extensions should normally be subordinate to the original house, respect the original building and should not be overly dominant. Furthermore it, states extensions should normally be consistent in regard to the form, scale and architectural style of the original building which can be achieved through respecting the proportions of the existing house.
5. The proposed roofs would sit lower than the roofs of the existing dwelling with parts of the proposed extensions to both dwellings incorporating set back details from the main front elevations. Thus when viewed from the road the proposed extensions to both Nos 157 & 155 Chanctonbury Way (Nos 157 & 155) would appear subordinate to the appeal dwellings and would not appear out place in the varied street scene.
6. When viewed from the rear gardens of the appeal properties and the neighbouring properties, although large the proposed extensions would be set down from the main roof ridges and would incorporate various changes in depth. Space would remain between the appeal site boundaries. I find the proposed extensions would not appear overly bulky or dominant. Furthermore the proposed rear extensions would only be visible from the rear gardens of the appeal dwellings and the immediate neighbouring dwellings such that they would not be overly prominent.
7. Thus, for the reasons given, the proposed extensions would not harm the character and appearance of the area and would accord with the good design aims of the National Planning Policy Framework and the aims of Policies DM01 and DM02 of Barnet's Local Plan Development Management Policies Development Plan Document (2012) and the RDG which seek to ensure good design and that new development preserves the character of an area.

### **Conditions**

8. The conditions imposed are those which have been suggested by the Council. In addition to the standard timescale condition, I have imposed a condition specifying the relevant drawings as this provides certainty. I have also imposed a condition which requires the materials to match those used on the existing dwellings in the interests of safeguarding the character and appearance of the area.
9. I agree conditions are also necessary to ensure additional windows or doors are not inserted in the side elevations of the proposed extension and the roof areas are not used as balconies both in the interests of safeguarding nearby residents privacy.
10. I also agree that if only part of the extensions were completed this could impact on the living conditions of the occupants of either of the appeal dwellings, thus I have attached a condition to ensure the extensions are completed in full once started. However, given the scale of the proposed development, I have allowed for 12 months to complete the works and not 6 as suggested by the Council.

## **Conclusion**

11. For the reasons set out above, I conclude that the proposed extensions would accord with the development plan and thus having had regard to all other matters raised the appeal is allowed.

*L Fleming*

INSPECTOR

### **SCHEDULE**

- 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 approved plans: PA\_001 Rev.A, PA\_002, PA\_003 Rev.A, PA\_004, PA\_005 Rev.A, PA\_006, PA\_007, Rev.C, PA\_008, PA\_009 Rev.C, PA\_010 Rev.B, PA\_011 Rev.C, PA\_012 Rev.C, PA\_013 Rev.C and PA\_014.
- 3) The materials to be used in the external surfaces of the extensions hereby permitted shall match those used in the existing buildings.
- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows or doors other than those expressly authorised by this permission shall be constructed on the north west or south east elevations, of the extensions hereby approved.
- 5) The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area.
- 6) The development hereby permitted shall be implemented in its entirety and completed in full in accordance with the plans hereby approved within 12 months of the commencement of the development hereby approved. If the development hereby permitted is not implemented in its entirety and completed in full in accordance with the plans hereby approved within 12 months of the commencement of the development any buildings or structures erected at the site in connection with this permission shall be demolished and removed from the site in their entirety within 6 months of the failure to complete the development within 12 months of the development being commenced.

### **END OF SCHEDULE**