



Appeal Decision

Site visit made on 21 August 2019

by Hilary Orr MSc, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 September 2019

Appeal Ref: APP/N5090/D/19/3230585

121 Cat Hill, Barnet EN4 8HR

- 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 David Maycox against the decision of the Council of the London Borough of Barnet.
 - The application Ref 19/1220/HSE, dated 1 March 2019, was refused by notice dated 3 May 2019.
 - The development proposed is a single storey front extension.
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Decision

1. The appeal is allowed, and planning permission is granted for a single storey front extension at 121 Cat Hill, Barnet EN4 8HR, in accordance with the terms of application Ref. 19/1220/HSE, dated 1 March 2019, and subject to the attached conditions.

Procedural matter

2. The address for the proposed development on the original application form, was '121 Brook Hill Road to borough boundary/121 Cat Hill, Barnet EN4 8HR'. The Council amended the address during the course of the application. This more accurately reflects the address of the site and as they have used this for the planning application so shall I.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the original dwelling and the wider area.

Reason

4. The appeal site lies in a predominately residential area with mainly pairs of semi-detached dwellings of mixed design. The host dwelling comprises a two storey semi-detached dwelling in a large landscaped front garden where off street parking is provided. There is an existing flight of steps leading up to the elevated front entrance and large two storey bay window.
5. The two pairs of semi-detached dwellings at Nos 117 through to 123 are set back further from the road than the properties to either side and others in the road. I could see from my site visit that many properties in the area have been extended to provide front extensions, garages and porches.

6. The proposed development would provide a moderate single storey front extension to the main front elevation. It would be some 3.5 metres in depth and would therefore extend beyond the existing front elevation and bay window.
7. The Councils adopted Supplementary Planning Document, Residential Design Guidance (2016) gives additional guidance to applicants to assist them to design extensions that are likely to be viewed favourably. The guidance makes it clear that where there is a consistent and coherent architectural character, any extension should not detract from that character and sit comfortably with the main building and neighbouring houses.
8. I acknowledge that the proposed extension will extend beyond the existing building line and bay window. However, the building line for these two pairs of semi-detached dwellings is set considerably further back than others in the area and the proposed extension would be viewed in that context.
9. In my judgement the proposed extension is moderate in scale and whilst of more contemporary design it would still appear subservient to the host and neighbouring dwellings. Moreover, the considerable variances in the design of other dwellings with their respective extensions, means that the proposed extension would not appear overly obtrusive or prominent when compared with other development in the immediate area.
10. For the above reasons I find that the proposed development would integrate successfully into the street scene and not harm the character and appearance of either the host dwelling or the wider area. It follows that it would not conflict with policy DM01 of Barnet's Local Plan (Development Management Policies) Development Plan Document (2012), and Policies CS NPPF, CS1 and CS5 of Barnet's Local Plan (Core Strategy) (2012), which seek to ensure that new development in Barnet respects local context and distinctive local character.

Conditions

11. I have had regard to the conditions that have been suggested by the Council. In addition to the standard condition that limits the lifespan of the planning permission, I have specified the approved plans as this provides certainty. In order to protect the privacy of neighbours, conditions are needed in relation to additional windows in the side elevations. I have also applied a condition to control the materials to be used in the extension in the interests of protecting the character and appearance of the area.

Conclusion

12. Overall, I conclude that the proposed front extension, would not be harmful to the host dwelling or character and appearance of the area. The appeal should therefore be allowed subject to the attached schedule of conditions.

Hilary Orr

INSPECTOR

Schedule of conditions

1. This development must be begun within three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: Drg No: CH-P-01 (Location and Site Plan); Drg No: CH-P-02 Ground Floor); Drg No: CH-P-04 Ground Floor - Part); Drg No: CH-P-05 Front Elevation - Part); Drg No: CH-P-03 (Front Elevation); Drg No: CH-P-06 (Side Elevation); Drg No: CH-P-07 (Sections)
3. The materials to be used in the external surfaces of the extension shall match those used in the existing building.
4. Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order), no windows, or doors, other than those expressly authorised by this permission, shall be placed at any time in the walls facing either No. 119 or No. 123 Cat Hill.

End of schedule