



Appeal Decision

Site visit made on 7 January 2020

by Jonathon Parsons MSc BSc DipTP (Cert Urb) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 29th January 2020

Appeal Ref: APP/N5090/D/19/3235509

31 Alverstone Avenue, East Barnet, Barnet EN4 8DU

- 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 Paul Donohue against the decision of the Council of the London Borough of Barnet.
 - The application Ref 19/2382/HSE, dated 24 April 2019, was refused by notice dated 20 June 2019.
 - The development proposed is extensions to roof including raised ridge height, half hip gable end to both sides and rooflights to front elevation, to facilitate a loft conversion.
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Decision

1. The appeal is allowed and planning permission is granted for extensions to roof including raised ridge height, half hip gable end to both sides and rooflights to front elevation, to facilitate a loft conversion at 31 Alverstone Avenue, East Barnet, Barnet EN4 8DU in accordance with the terms of the application, Ref 19/2382/HSE, dated 24 April 2019, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; 2019-DON-01; 2019-DON-03 and 2019-DON-02.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Main Issue

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

Reasons

3. The appeal dwelling is one of a pair of closely matching dwellings which are sited next to each other on Alverstone Avenue. The dwellings are two storey with fully hipped roofs above and each has a two storey forward projection with a gable and a ground floor bay window on their frontages. The other neighbouring dwelling at 29 Alverstone Avenue is also detached but of a different design with a more extensive pitched roof at the first floor level.

4. These dwellings lie at a slight bend in the road and close to the junction of Alverstone Avenue and Cedar Avenue. Owing to the natural slope of the land, the ridge heights of dwellings gradually rise as you travel south along the street. The other matching dwelling at 33 Alverstone Avenue is at a higher level than the appeal dwelling. The surrounding area comprises mainly two storey detached dwellings in modest sized plots which are of varied design.
5. The Council's Residential Design Guidance Supplementary Planning Document (SPD) 2016 states that extensions should normally be subordinate to the original house, respect the original building and should not be overly dominant. It is further stated that 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 and using an appropriate roof form.
6. The proposed second floor accommodation would result in an enlarged pitched roof with a longer stretch of ridge, increased ridge height, steeper roof pitch and half hip gable ends. The appellant has calculated the ridge height increase to be 0.45 to 0.5m and the Council has calculated the respective figure to be 0.3m. Consequently, the roof size, shape and profile would change in a street where there is a graduation in dwelling heights due to topography.
7. However, the increase in ridge height would not be great, even taking into account the appellant's higher figure, and the extended dwelling would still be roughly positioned alongside its neighbours. There would also be gaps above the single storey flat roofed garages which would separate the extended dwelling from the neighbouring two storey dwellings. Within the surrounding area, there is a wide variety of roof forms comprising front and side gables, dormer windows, half hips, sections of flat roofs and differing roof pitches. Consequently, the increase in size and height of the roof would respect the appearance, scale, mass and pattern of surrounding buildings, and the area's local and distinctive character.
8. For all these reasons, the development would be of a high quality design and architecture, and would not harm the character and appearance of the area. Accordingly, the proposal would comply with policy DM01 of the Barnet's Local Plan (Development Management Policies) Development Plan Document 2012, policy CS5 of the Barnet's Local Plan (Core Strategy) 2012 and policies 7.4 and 7.6 of the London Plan 2016 (Consolidated with Alterations since 2011). Similarly, the proposal would comply with the advice of the SPD.
9. Suggested conditions have been considered in light of the advice contained in Planning Practice Guidance. To provide certainty, a condition is necessary specifying the approved drawings. In the interests of character and appearance of the area, a condition is necessary setting out the requirements for external materials. Obscure glazing and fixing shut of a side window are not necessary. The existing flank already has a first floor window and the altered flank would align with that of the neighbouring dwelling where there are no directly opposing windows.

Conclusion

10. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Jonathon Parsons

INSPECTOR