



Appeal Decision

Site visit made on 13 January 2020

by Chris Baxter BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 03 February 2020

Appeal Ref: APP/N5090/W/19/3239465

112D Park Road, New Barnet, Barnet EN4 9QS

- 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 I & L Sharpley against the decision of Barnet London Borough Council.
 - The application Ref 19/3459/RCU, dated 19 June 2019, was refused by notice dated 3 September 2019.
 - The development proposed is described as "the propose application is to change to multiple occupancy (HMO)."
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Decision

1. The appeal is dismissed.

Preliminary Matter

2. It has been described that the property has changed to a house in multiple occupation (HMO) and the proposal is therefore retrospective. I have therefore dealt with the appeal accordingly.

Main Issue

3. The main issues are the effect of the proposal on the character and appearance of the surrounding area; and whether the proposal meets an identified need.

Reasons

4. The surrounding area is characterised predominantly by residential properties of variant styles and sizes. The appeal property has four large bedrooms at first floor with living room, kitchen and study at ground floor.
5. The four bedrooms in the appeal property are double bedrooms and therefore the property could accommodate up to eight persons. The HMO is an intensification of use of the property which is likely to lead to more people coming and going, an increase in car movements, deliveries to the property, and potentially an increase in paraphernalia associated with multiple persons living in one building. This intensification of use will alter the nature of the buildings use, resulting in the loss of a family property which will be out of keeping with the existing use of buildings in the immediate area. The HMO would be at odds with adjacent properties that generally consist of single family living accommodation and therefore would have a detrimental harmful effect on the character of the area.
6. Policy DM09 of the Barnet's Local Plan Development Management Policies 2012 (BLPDMP) states that proposals for new HMO's will be encouraged provided

that they meet an identified need. Providing a range of housing sizes within a local area can contribute to housing need and offer a choice in living accommodation. However, there has been no substantive evidence submitted to suggest that there is a specific identified need for HMO's in this local area.

7. I note that the proposal does not include any internal or external alterations. The proposal therefore does not result in an adverse effect on the appearance of the surrounding area. Nevertheless, this matter would not outweigh the harm I have identified above with regards to character.
8. I therefore find that the HMO use would have a harmful effect on the character of the area and there is no identified need for the proposed use in this locality. The proposal would be contrary to Policies DM01, DM08 and DM09 of the BLPDMP and Policies CS1 and CS5 of the Barnet's Local Plan Core Strategy 2012 which seeks development to be of high quality design, create a quality environment and protect and enhance character.

Conclusion

9. Section 38(6) of the Planning and Compulsory Act 2004 indicates that when determining proposals this must be in accordance with the development plan unless material considerations indicate otherwise. In this case I have found that the proposal would be contrary to policies of the adopted development plan as cited above, and to the plan when read as a whole. I note that there is no harm to the appearance of the area. However, this does not indicate a decision otherwise than in accordance with the adopted development plan. Nor do I find any other factors which indicate permission should be granted.
10. For the reasons set out above, and having regard to all other matters raised the appeal should be dismissed.

Chris Baxter

INSPECTOR