



Appeal Decision

Site visit made on 19 October 2020

by Julie Dale Clark BA(Hons) DipTP MCD DMS MRTPI

an Inspector appointed by the Secretary of State

Decision date: 04/11/2020

Appeal Ref: APP/N5090/D/20/3249071

4 Carson Road, Barnet EN4 9EX

- 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 Meltzer against the decision of the London Borough of Barnet Council.
 - The application Ref 19/6489/HSE, dated 6 December 2019, was refused by notice dated 4 February 2020.
 - The development proposed is two storey front extension.
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Decision

1. The appeal is allowed and planning permission is granted for a two storey front extension at 4 Carson Road, Barnet EN4 9EX in accordance with the terms of the application, Ref 19/6489/HSE, dated 6 December 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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plans: -
 - *Drawing Nos. 2019/1337-1 & 2019/1337-02 Rev 1.*

Main Issue

2. I consider that the main issue is the effect of the proposed extension on the character and appearance of the area.

Reasons

3. The appeal site is a semi-detached house close to the junction of Carson Road with Ibsley Way. The road rises in levels from Ibsley Way and No 4 is amongst a row of staggered houses on the western side of Carson Road.
4. Core Strategy policies CS1 and CS5¹ seek to create a quality environment with the highest levels of urban design and ensuring that development respects local context and distinctive local character. Development Management Policy

¹ Barnet's Local Plan (Core Strategy) Development Plan Document September 2012.

DM01² requires development proposals to preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets, amongst other things. The Council's SPD³ advises that large front extensions will not normally be permitted because of their effect on the street scene and character of the area in general. Where they may be acceptable a set of principles should be observed including reflecting the roof form of the existing house and fitting in with the architectural style of the house. The SPD also refers to the pattern of development i.e. the arrangement of plots, buildings and spaces around a building which, repeated over an area, forms part of the area's character and identity.

5. Whilst Nos 2 and 4 Carson Road are semi-detached properties, Nos 6, 8, 10, 12 and 14 are detached and are arranged as a stagger, each projecting slightly further forward than its neighbour. Due to the rise in Carson Road this stagger is quite obvious. The houses however all have single storey front flat roofed projections; No 6 also has a first floor front extension. The proposed extension to No 4 would not project any further forward than its existing front projection and so a stagger in the row of houses would be maintained. Whilst the proposal would introduce a gabled feature to the front elevation of No 4, this would not appear unduly out of place or prominent. The house would still be set back from the road and whilst care must be applied in adding front extensions, I do not consider that this proposal would be unduly intrusive or dominant. I am also mindful of the additions to houses on the opposite side of Carson Close which due to their elevated position appear much more prominent than No 4.
6. I do not therefore consider that the proposal would conflict with the objectives of Core Strategy policies CS1 or CS5, Development Management Policy DM01 or the SPD. I have taken all matters raised into consideration but conclude that the proposal would not have a harmful effect on the character or appearance of the area and therefore would be acceptable. Therefore the appeal is allowed.
7. I have considered the conditions suggested by the Council in the light of the Planning Practice Guidance⁴ and consider a condition requiring the materials of construction to match those in the existing house necessary in the interests of a satisfactory appearance. A condition requiring the extension to be carried out in accordance with the submitted plans is necessary for the avoidance of doubt and in the interests of proper planning.

J D Clark

INSPECTOR

² Barnet's Local Plan (Development Management Policies) Development Plan Document September 2012.

³ Barnet London Borough Local Plan Supplementary Planning Document: Residential Design Guidance April 2013.

⁴ Planning Practice Guidance, Published 6 March 2014, Last updated 23 July 2019.