The Planning Inspectorate

Appeal Decision

Site visit made on 20 October 2020 by C McDonagh BA (Hons) MA MRTPI

by Sarah Housden BA (Hons) BPl MRTPI

an Inspector appointed by the Secretary of State

Decision date: 3 December 2020

Appeal Ref: APP/N5090/D/20/3252909
339 High Road, East Finchley, London N2 8HL

- 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 Elton Tollja against the decision of the Council of the London Borough of Barnet.
- The application Ref 19/6396/HSE, dated 26 November 2019, was refused by notice dated 28 February 2020.
- The development proposed is rear single storey and side two storey extensions. Loft conversion added to an existing semi-detached house.

Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The proposed development includes a roof extension, including rear dormer window, several rooflights and a single storey rear extension, none of which the Council has raised concerns about. I see no reason to disagree with their assessment of these elements of the proposal. Therefore, the main issue is the effect of the two-storey side extension on the character and appearance of the host dwelling and the surrounding area.

Reasons

4. The appeal site comprises an end-terrace dwelling located on a corner plot at the junction of High Road and Sylvester Road. The terrace has retained a distinctive symmetry, with the two end dwellings largely mirroring one another to resemble a pair of semi-detached properties. The area contains a mix of building styles, although the terraces of No's 335-339 and 341-345 on either side of the Sylvester Road junction are a notable characteristic and the similarity in their form and appearance contributes to a cohesive street scene, framing the entrance to Sylvester Road. Both terraces include amenity space to the side, front and rear, with their side elevations aligned with the front building lines of houses on both sides of Sylvester Road, creating a sense of spaciousness around the High Road/Sylvester Road junction.

5. The Residential Design Guidance Supplementary Planning Document (the SPD) advises that any extension should be subordinate to the original house and that its height should normally be lower than the height of the original building. Furthermore, the SPD advises a first-floor extension should not project beyond the building line of the adjoining road.

6. The proposed cat slide roof form would reflect one of the original features of the host dwelling and it would be set-back from the front elevation and have a width not exceeding half that of the host building. However, the side extension would have a height to match the main ridge, introducing substantial massing and bulk to the side which would not be subordinate in scale and form to the host dwelling.

7. I appreciate that there is a degree of variety in the built form of the area in terms of style and materials. However, due to the similarity in their form and appearance, the two sets of terraces at the junction form a distinctive feature when viewed from High Road. Due to the proposal's overall bulk and massing, as well as the changes to the front elevation, it would unbalance the symmetry in the front elevation of the terrace and would be harmful to the cohesive appearance of the two sets of terraces at the junction. It would appear as an overly dominant addition to the street scene when viewed from High Road.

8. Additionally, the existing side elevation of the appeal property is aligned with the front building line of houses on this side of Sylvester Road which is a key characteristic of this street. The proposed side extension would protrude beyond this established building line and due to its two storey height when viewed from Sylvester Road, it would appear as a prominent and jarring feature which would be harmful to the spacious character and appearance around the High Road/Sylvester Road junction.

9. To conclude, the proposed side extension would have a harmful effect on the character and appearance of the host dwelling and the wider area. It would therefore be contrary to Policy DM01 of the Barnet Development Management Policies Development Plan Document (2012) and Policy CS5 of the Barnet Core Strategy (2012). These seek to ensure proposals preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets. It would also fail to accord with the guidance of the SPD as noted above.

Recommendation

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

C McDonagh

APPEAL PLANNING OFFICER

Inspector's Decision

11. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is dismissed.

Sarah Housden

INSPECTOR