



Appeal Decision

Site visit made on 5 January 2021

by Philip Willmer BSc Dip Arch RIBA

an Inspector appointed by the Secretary of State

Decision date: 01 April 2021

Appeal Ref: APP/N5090/D/20/3260653

21 Snowdon Drive, Colindale, London, NW9 7RF.

- 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 Nicolae Voica against the decision of the Council of the London Borough of Barnet.
 - The application Ref 20/2646/HSE, dated 11 June 2020, was refused by notice dated 8 September 2020.
 - The development proposed is described as *2m single storey front extension*.
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Decision

1. The appeal is allowed and planning permission is granted for a 2m single storey front extension at 21 Snowdon Drive, Colindale, London, NW9 7RF in accordance with the terms of the application, Ref 20/2646/HSE, dated 11 June 2020, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three 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, drawings: SB20/SD/002 Rev00, 003 Rev01, 004 Rev01, 005 Rev01, 006 Rev01, 0007 Rev01, 008 Rev02, 009 Rev02, 010 Rev02, 011 Rev02, 012 Rev02 and location plan scale 1:1250.

Main Issue

2. I consider the main issue to be the effect of the proposed development on the character and appearance of the host dwelling and the surrounding area.

Reasons

3. The appeal property, 21 Snowdon Drive, is a two-storey mid-terrace dwelling house.
4. The appellant proposes a single storey front extension together with the installation of three rooflights. The cats slide roof of the main house would be extend down over the proposed extension. The three new rooflights would be set into the new roof.

5. I understand from the Council's evidence that planning permission was granted for the single storey front extension to a neighbouring dwelling in the terrace, number 23 Snowdon Drive (Ref: 19/187/HSE). Accordingly front extensions are not an uncommon feature in this short terrace and thereby the street scene in general.
6. The forward projection of the extension would be slightly greater than that at number 23. However, it would only be single storey and by design respect the three-dimensional form of the host property. The proposed roof lights set in the new enlarged roof area would break up and thereby reduce its visual mass of the roof. Accordingly, I am satisfied that, on balance, in this case, the extension would appear subservient to the original dwelling and the terrace of which it is part. Consequently, although the addition would change the appearance of the main façade of the dwelling it would not, in my opinion, cause harm to the character of the wider area.
7. I therefore conclude in respect of the main issue that the proposal would not cause harm to the character and appearance of the host dwelling or the surrounding area. The development would therefore accord with Policy CS5 of the London Borough of Barnet's – Barnet's Local Plan (Core Strategy) Development Plan Document (Adopted September 2012), Policy DM01 of the of the London Borough of Barnet's – Barnet's Local Plan (Development Management Policies) Development Plan Document (Adopted September 2012) and the London Borough of Barnet – Local Plan Supplementary Planning Document: *Residential Design Guidance* (Adopted October 2016) as they relate to, amongst other things, the quality of design and the protection of the visual character of the borough.

Conditions

8. The conditions follow from those suggested by the Council. To ensure a high quality development, I shall include a condition about the materials to be used in the construction of the external surfaces of the building.
9. In the interests of certainty, I shall impose a condition requiring the development to be undertaken in accordance with the approved plans.

Conclusions

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

Philip Willmer

INSPECTOR