

Appeal Decision

Site visit made on 23 February 2021

by Martin Andrews MA(Planning) BSc(Econ) DipTP & DipTP(Dist) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 09th June 2021

Appeal Ref: APP/N5090/D/20/3266047

94 Chandos Avenue, Whetstone, London N20 9DZ

- 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 Sumeet Sikka against the decision of the Council of the London Borough of Barnet.
 - The application, Ref. 20/4792/HSE, dated 5 October 2020 was refused by notice dated 15 December 2020.
 - The development proposed is demolition of garage and lean-to and erection of single storey rear extension, external patio and outbuilding.
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Decision

1. The appeal is allowed and planning permission is granted for demolition of the garage and lean-to and the erection of a single storey rear extension, external patio and outbuilding in accordance with the terms of the application, Ref. 20/4792/HSE, dated 5 October 2020 and subject to the following conditions:
 - 1) The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this decision;
 - 2) The development hereby permitted shall be carried out in full accordance with the following approved plans, including all annotations thereon: Drawing Nos. A101; A102; A103; A104; A105; A106; A107.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the host property and its surroundings.

Reasons

3. The appeal dwelling is a detached house in a road of detached dwellings of substantial size and varied appearance. For the most part the houses are fairly close to their flank boundaries which restricts views from the road into the rear. With the exception of a limited view of the rearward garage (to be replaced by an outbuilding) through the gap between Nos. 94 & 92, the appeal proposal will not be visible from the public realm.
 4. The Council has indicated that because the proposed ground floor rear extension would have a length of 5m, this would exceed the Residential Design Guidance 2016 which stipulates a maximum of 4m. However, with the gaps to
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the boundaries and their screening, the extension would not affect the outlook of neighbours on either side. And in my view the difference of the additional metre would have no impact on the character and appearance of the existing dwelling and its surroundings. The additions would complement the house and in my judgement would not be disproportionate, nor have an adverse effect on the setting of Nos. 92 and 96.

5. Accordingly, there would be no conflict with Policies CS1 & CS5 of the Barnet Core Strategy 2012 and Policy DM01 of the Barnet Development Management Policies DPD 2012, whilst the slight disparity with the Council's adopted guidance would not be harmful.
6. I shall therefore allow the appeal and grant planning permission. A condition requiring the development to be carried out in accordance with the approved plans is needed for the avoidance of doubt and is in the interests of proper planning.

Martin Andrews

INSPECTOR