



Appeal Decision

Site visit made on 5 October 2021

by N McGurk BSc (Hons) MCD MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 October 2021.

Appeal Ref: APP/N5090/D/21/3276301

6 Campion Way, Edgware, HA8 9GE

- 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 Mrs N Nejad against the decision of the Council of the London Borough of Barnet.
 - The application Ref 21/0033/HSE, dated 4 January 2021, was refused by notice dated 15 March 2021.
 - The development proposed is a single storey side extension and new side garden boundary wall.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this case is the effect of the proposed development on the character and appearance of the area.

Reasons

3. The appeal property is a modern two storey end of terrace dwelling. It is located within a residential area, in a prominent position along Campion Way, close to its junction with Larkspur Grove. Surrounding properties largely comprise a mix of modern two and three storey terraced and semi-detached houses.
 4. During my site visit, I observed that whilst houses are quite densely developed, the occasional presence of small front and side gardens, public green spaces, trees and hedgerows provides for an attractive sense of spaciousness and greenery.
 5. Also during my site visit, I noted that, whilst some dwellings appear to have been altered and/or extended, such changes tend to appear modest and in keeping with the character of host dwellings and the surrounding area.
 6. The area around the appeal property is especially notable for its green and spacious qualities. There is a public green space to the front of the property and Number 6 itself has an area of private outdoor space between the side elevation of the house and the pavement. Like the green space to the front of No 6, the
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space associated with the property's side garden area makes a positive and attractive contribution to the area's attributes.

7. The proposed development would extend the appeal property to the side. It would also replace garden fencing and an area of planting adjacent to the pavement with a new garden wall.
8. The single storey development proposed would replace an important and attractive space along Champion Way with a single storey extension that would appear as an incongruous addition to a terrace where no such form of development exists. As such, I find that it would appear as an awkward, asymmetrical "bookend," out of character with the two storey elevation of the rest of the terrace.
9. The harmful impact arising from the incongruous form of development proposed would be exacerbated as a result of the location of the appeal property, alongside Champion Way close to its junction with Larkspur Grove, such that the proposed development would appear prominently, drawing undue attention to itself in its surroundings.
10. Further, the resultant development would replace a side garden area that makes a positive contribution to the area's spacious qualities, with a form of development that would severely erode this identified attribute. This would be to the detriment of the surrounding area.
11. Taking all of the above into account, I consider that the proposed development would harm the character and appearance of the area. This would be contrary to the National Planning Policy Framework; to Policy CS5 of Barnet's Local Plan Core Strategy (2012); to Policy DM01 of Barnet's Adopted Development Management Policies Development Plan Document (2012); and to the Council's Adopted Residential Design Guidance Supplementary Planning Document (2016), which together amongst other things, protect local character.

Other Matters

12. In support of her case, the appellant draws attention to other developments in the surrounding area. However, none of these are so similar in circumstance to that the subject of this appeal that they provide for direct comparison. Notwithstanding this, I have found that the proposed development would result in significant harm and this is not something that is outweighed by the presence of other forms of development elsewhere.

Conclusion

13. For the reasons given above, the appeal does not succeed.

N McGurk

INSPECTOR