



Appeal Decision

Site visit made on 26 November 2021

by S Poole BA(Hons) DipArch MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20TH December 2021

Appeal Ref: APP/N5090/D/21/3281281

99 Byng Road, Barnet EN5 4NP

- 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 Shashi Reddy against the decision of the Council of the London Borough of Barnet.
 - The application Ref 21/2905/HSE, dated 26 May 2021, was refused by notice dated 22 July 2021.
 - The development proposed is described on the application form as extensions and loft conversion including roof height increase.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal property is a 2-storey detached house. It is located in a residential street and forms the end property in a row of handsome gable-fronted detached houses of similar age and appearance. These properties are evenly spaced and generally retain their original roof form. This gives the group a high degree of unity, which positively contributes to the character and appearance of the street scene.
4. The proposal would include side and rear additions at ground and first floor level plus the formation of dormers on both roof slopes. Both dormers would extend to ridge level and the one on the more exposed side of the house would occupy the majority of the roof slope. This element alone, due to its size and siting, would be an overly prominent and incongruous element that would harm both the appearance of the host property and the street scene. This harm would be exacerbated by the smaller dormer on the other side of the roof and the first floor side addition, both of which would be highly incongruous additions that would unbalance the appearance of the host property.
5. Due to their siting, size and design, I therefore conclude the first floor and roof additions would have an unacceptable effect on the character and appearance of the host property and the street scene. Consequently, the proposal fails to comply with Policies CS NPPF, CS1 and CS5 of Barnet's Local Plan (Core

Strategy) (2012), Policy DM01 of Barnet's Local Plan (Development Management Policies) (2012), and guidance contained in the Residential Design Guidance SPD (2016). These policies and guidance seek to ensure that, amongst other matters, new development is well designed, respects the appearance, scale, and mass of surrounding buildings, and responds to the existing character of an area.

6. I note my colleague's comments in respect of a recent appeal in the borough¹ and the emphasis in the London Plan (2021) on exploring the potential to intensify the use of land to support additional homes. However, London Plan Policies D1 and D3 also advocate a design-led approach and the latter states that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions. For the reasons set out above the proposal is also contrary to these London Plan policies.

Conclusion

7. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should fail.

S Poole

INSPECTOR

¹ APP/N5090/W/20/3264108