
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: 21 December 2021

Appeal Ref: APP/N5090/D/21/3286109

91 Southover, North Finchley, London N12 7HG

- 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 A Tassi against the decision of the Council of the London Borough of Barnet.
 - The application Ref 21/4114/HSE, dated 23 July 2021, was refused by notice dated 22 October 2021.
 - The development proposed is described on the application form as a loft conversion including hip to gable and rear dormer.
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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 surrounding area.

Reasons

3. The appeal property is a 2-storey detached house with a hipped roof. It is located in a residential street predominately comprising houses of similar age and appearance. Although many have been extended, most of the properties close to the appeal property retain their hipped roof forms, which gives this section of the street a high degree of visual unity.
4. A Lawful Development Certificate¹ has been issued by the Council confirming that the erection of a hip to gable roof extension together with a small rear dormer at the appeal property is permitted development. Due to its bulk, massing and design this permitted scheme would be an overly dominant and incongruous addition that would harm the appearance of the host property and would be incompatible with the houses to either side which, although significantly extended, retain hipped roofs. I consider there to be a high probability that this permitted development would be carried out and therefore it is a fall-back position to which I attach significant weight.
5. Like the fall-back scheme, the appeal proposal would comprise a hip to gable roof extension. Whilst the fall-back scheme permits a modest-sized dormer in the rear roof slope, the appeal proposal would include a far larger one which

¹ Ref: 21/3314/192

would occupy almost the full-width of the expanded rear roof slope. This would incorporate a pair of windows and glazed doors with a juliette balcony. The appeal proposal would add additional bulk, over and above that resulting from the fall-back scheme. This would result in unacceptable harm to the appearance of the host property.

6. In addition, the large dormer would be at odds with the houses either side which do not include dormers in their rear roof slopes. As such, the design and massing of the appeal proposal would be out of keeping with, and harmful to, the appearance of its immediate neighbours and the surroundings.
7. Due to its siting, bulk, massing and design, I therefore conclude that the proposal would have an unacceptable effect on the character and appearance of the host property and the surrounding area. Consequently, it fails to comply with Policy 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.

Conclusion

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

S Poole

INSPECTOR