

Appeal Decision

Site visit made on 18 February 2022

by R C Shrimplin MA(Cantab) DipArch RIBA FRTPI FCI Arb MCIL

an Inspector appointed by the Secretary of State

Decision date: 12th April 2022

Appeal Reference: APP/N5090/D/21/3288829

Land at 44 Coppetts Close, North Finchley, London N12 0AG

- 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 R Nelson against the decision of Barnet London Borough Council.
 - The application (reference 21/4129/HSE, dated 10 July 2021) was refused by notice dated 5 November 2021.
 - The development proposed is described in the application form as “proposed first floor rear extension and roof extension to increase height”.
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Decision

1. The appeal is allowed and planning permission is granted for a first floor rear extension and the insertion of rooflights, at 44 Coppetts Close, North Finchley, London N12 0AG, in accordance with the terms of the application (reference 21/4129/HSE, dated 10 July 2021), subject to the conditions set out in the attached Schedule of Conditions.

Preliminary points

2. The drawings upon which the Council based their decision have been clarified during the course of the appeal, in correspondence exchanged following the site visit. I have therefore considered the drawings identified by the Council in their latest submission, dated 5 April 2022, which correspond with those identified by the Appellant subsequently to the site visit.
3. Notwithstanding the description of the application that was given in the application form, the nature of the proposal can more clearly be expressed as a first floor rear extension and the insertion of rooflights.

Main issue

4. The main issue to be determined in this appeal is the effect of the proposed development on the character and appearance of the host building and its surroundings.

Reasons

5. Coppetts Close is a small residential enclave which is reached directly from the A406 North Circular Road. This stretch of the North Circular is a wide dual

carriageway that is busy with fast moving heavy traffic. To the south, across the road, there is a very extensive cemetery, while Coppetts Close backs on to a substantial area of woodland, that is subject to public access but which, nevertheless, creates a very rural backdrop.

6. Coppetts Close itself comprises frontage development, facing the North Circular, together with a short cul-de-sac, extending back from the main road. The enclave is served by a narrow estate road that runs parallel to the dual carriageway, in part. The majority of the houses in the Close have been constructed as semi-detached pairs, following a standard pattern in a traditional style. The houses in the vicinity of the appeal site stand above the level of the road
7. Number 44 Coppetts Close is located at the eastern end of the enclave, close to the point at which the side road re-joins the North Circular. It forms a pair with number 45, the last house in the frontage. Like some other pairs, the two houses share a hipped main roof, with two forward projecting wings. The first floor is faced with tile hanging, above a rendered ground floor wall. At the rear of the house, a single-storey flat-roofed extension has been added, as is the case with other properties. The appeal site and its neighbours have modest back gardens, backing onto the woodland, but the houses are not strictly aligned and the garden sizes vary as a result.
8. It is now proposed to add a first-floor extension at the rear, above part of the existing single-storey extension. In addition, the main roof would be altered to increase the space available within the roof area, served by rooflights.
9. The 'National Planning Policy Framework' emphasises the aim of "achieving well designed places" in the broadest sense (notably at Section 12), while making effective use of land and encouraging economic activity. It is aimed at achieving good design standards generally, by adding to the overall quality of the area and being visually attractive and sympathetic to local character and history (while not preventing or discouraging appropriate innovation or change).
10. An emphasis on the importance of good design is also to be found in the Development Plan, for example at Policy D3 of 'The London Plan' and in local planning policies.
11. Policy CS1 of 'Barnet's Local Plan (Core Strategy)', dated September 2012, is a general Policy that includes the aim of creating an attractive environment, while Policy CS5 is more directly focussed on achieving "high quality places". Policy DM01 of 'Barnet's Local Plan (Development Management Policies)', also dated September 2012, provides more specific criteria, aimed at achieving high quality design.
12. Attention has also been drawn to the Council's Supplementary Planning Document entitled 'Residential Design Guidance' (dated October 2016) which addresses relevant design criteria and considerations, although it does not have the same force as Policies in the Development Plan.
13. The proposed first floor rear extension would extend beyond the first-floor rear elevation of number 45 and, to a lesser extent, of number 43 (which is sited further back on its plot). It would not have an undue impact on the living

- conditions of neighbours, however, and it would not project rearwards to an extent that would be unattractive in itself.
14. The amended scheme would not be readily visible from the front of the building, since the revised roof structure has been adapted to incorporate a small area of flat roof, thereby continuing the line of the existing roof ridge. Thus, the character and appearance of the host building would be preserved and the proposed new scheme would not have a harmful effect on the streetscene.
 15. Evidently, the appeal site lies within an established urban area, which is "sustainable" in planning terms, and the proposed extension would be a useful addition to the accommodation at 44 Coppetts Close. The contribution that the appeal scheme would make to the provision of residential accommodation in the locality, even though it would be limited, weighs in favour of the appeal. I have concluded that the project would not be harmful to the character or the appearance of the host building and its surroundings and that it would not be in conflict with the Development Plan, in principle.
 16. In short, I am persuaded that the scheme before me can properly be permitted, subject to conditions, and, although I have considered all the matters that have been raised in the representations, I have found nothing to cause me to alter my decision.
 17. I have, however, also considered the need for conditions and, in imposing conditions, I have taken account of those suggested by the Council in the usual way (without prejudice to their main arguments in the appeal). I have concluded that conditions are necessary, to define the planning permission and to ensure that quality is maintained.

Roger C Shrimplin

INSPECTOR

SCHEDULE OF CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved drawings:
 - drawing number 98-001 Rev P01 (Site Location Plan);
 - drawing number 98-002 Rev P01 (Block Plan);
 - drawing number 00-200 Rev P01 (Proposed Ground Floor Plan);
 - drawing number 00-201 Rev P02 (Proposed First Floor Plan);
 - drawing number 00-202 Rev P05 (Proposed Second Floor Plan);
 - drawing number 00-203 Rev P05 (Proposed Roof Plan);
 - drawing number 00-210 Rev P02 (Proposed Front Elevation);
 - drawing number 00-211 Rev P03 (Proposed Side Elevation);
 - drawing number 00-212 Rev P04 (Proposed Rear Elevation);
 - drawing number 00-213 Rev P03 (Proposed Side Elevation).
3. 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.