
Appeal Decision

Site visit made on 11 April 2022

by L Wilson BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 May 2022

Appeal Ref: APP/N5090/D/22/3291846

5 Carlton Close, Edgware HA8 7PY

- 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 D Cohen against the decision of the Council of the London Borough of Barnet.
 - The application Ref 21/6030/HSE, dated 11 November 2021, was refused by notice dated 12 January 2022.
 - The development was originally described as proposed roof extension including new hipped roof over existing side extension to match existing roof.
-

Decision

1. The appeal is allowed and planning permission is granted for a roof extension involving hipped roof over existing side extension at 5 Carlton Close, Edgware HA8 7PY in accordance with the terms of the application Ref 21/6030/HSE, dated 11 November 2021, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: PA_001 (Existing/Proposed Location Plan), PA_002 (Existing/Proposed Loft Plan), PA_003 (Existing/Proposed Roof Plan), PA_004 (Existing/Proposed Front Elevation), PA_005 (Existing/Proposed Rear Elevation), PA_006 (Existing/Proposed Side Elevation) and PA_007 (Existing/Proposed Section A-A).
 - 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.

Preliminary Matters

2. The development for which planning permission is sought was originally described on the application form as "proposed roof extension including new hipped roof over existing side extension to match existing roof". However, in the formal decision, I have used the description given on the decision notice and appeal form as it is a more precise and accurate reflection of the development for which permission is sought.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the host dwelling and surrounding area.

Reasons

4. The appeal site comprises a two-storey, detached dwelling situated within a residential area which contains similarly designed properties. The dwelling currently has a first-floor side extension with a flat roof and benefits from a recent roof extension.
5. The current flat roof detracts from the character and appearance of the host property and has an awkward relationship with the newly built roof extension. The proposed roof extension would help to balance the roof of the host property. This is because it would match the roof design on the opposite side of the property which would result in a more coherent roof design. The newly built roof extension has added bulk to the dwelling. Nonetheless, the proposed extension would be a modest addition which would improve the appearance of the dwelling. Furthermore, the hipped roof design would be in keeping with properties within the surrounding area. Accordingly, the proposed development would not stand out as an incongruous or overly dominant addition.
6. For these reasons, the proposed development would not have an unacceptable effect on the character and appearance of the host dwelling and surrounding area. Consequently, it would comply with Policies CS1 and CS5 of the Barnet's Local Plan: Core Strategy Development Plan Document (2012), Policy DM01 of the Barnet's Local Plan: Development Management Policies Development Plan Document (2012) and Policy D3 of the London Plan (2021). These policies seek, amongst other matters, to ensure that proposals preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings. It would also comply with the Council's Residential Design Guidance Supplementary Planning Document (2016). This states that extensions should be consistent with the form, scale and architectural style of the original building and should sit comfortably with neighbouring houses.

Other Matters

7. I have considered the concerns raised by neighbours. These include concerns relating to loss of view, loss of light, overbearing, dominant, privacy, overlooking and outlook. The Council did not refuse the planning application on these grounds and considered that the proposed development would not have an adverse impact on the amenities of neighbouring occupiers. Based on the available evidence, I have no reason to reach a different conclusion.

Conditions

8. It is necessary to attach a condition specifying the approved plans as this provides certainty. A condition is also necessary to ensure that matching materials are implemented in order to preserve the character and appearance of the area.

Conclusion

9. For the reasons given above, I conclude that the appeal succeeds.

L M Wilson

INSPECTOR