



Appeal Decision

Site visit made on 18 October 2022

by R Bartlett PGDip URP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 06 DECEMBER 2022

Appeal Ref: APP/N5090/D/22/3304515

Wyncroft, 10 Willenhall Avenue, New Barnet, Barnet EN5 1JN

- 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 Ms Nisha Besherdas against the decision of the Council of the London Borough of Barnet.
 - The application Ref 22/3130/HSE, dated 13 June 2022, was refused by notice dated 28 July 2022.
 - The development proposed is part single, part two storey front extension. Single storey rear extension. Change of front and side material using brick cladding panels. Insertion of 2no front rooflights. Installation of door to ground floor side elevation.
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Decision

1. The appeal is allowed and planning permission is granted for part single, part two storey front extension. Single storey rear extension. Change of front and side material using brick cladding panels. Insertion of 2no front rooflights. Installation of door to ground floor side elevation, at Wyncroft, 10 Willenhall Avenue, New Barnet, Barnett EN5 1JN, in accordance with the terms of the application, Ref 22/3130/HSE, dated 13 June 2022, 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: 10WR-PL-00 Revision A, 10WA-101-A, 10WA-102-A, 10WA-103-A, 10WA-104-A, 10WA-105-A, 10WA-106-A, 10WA-107-A and 10WA-108-A.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those detailed on the approved drawings.

Main Issue

2. The main issue is the effect of the proposed development on the host property and the surrounding area.

Reasons

3. The appeal property is a large detached house, situated in a row of seven detached houses of similar age, scale and appearance, all of which have been altered and extended.
4. The proposed alterations and extensions to the front of the property, would be in keeping with adjacent houses and would improve the appearance of the host

dwelling and the street scene. Planning permission has already been granted by the Council, under a separate application, for this part of the proposal.

5. The single storey rear extension would infill part of a small corner patio area. It would be set in from the boundary and from the rear elevation of the adjoining garden room extension. It would not be visible from outside of the site and a substantial area of private rear garden would be retained. Consequently, despite the previous and other proposed extensions, this further minor addition would have a negligible impact on the overall increase to the scale of the dwelling and would not result in a cramped appearance or overdevelopment of the plot.
6. Section 14 of the Council's Supplementary Planning Document, Residential Design Guidance, (October 2016) (SPD) relates to House extensions. The SPD is guidance not policy. As the dwelling has been extended previously, the proposed rear extension would project more than 4 metres beyond the original rear wall of the dwelling. However, due to the size of the plot, the extension to neighbouring No.12, the separation distance between properties and the scale, design and siting of the extension, this would not result in any harm.
7. I therefore conclude that the cumulative impact of the proposal and the previous extensions, would not result in any harm to the character of the host property or the surrounding area. Accordingly, I find no conflict with Policy CS5 of Barnet's Local Plan (Core Strategy) Development Plan Document (September 2012) or Policy DM01 of Barnet's Local Plan (Development Management Policies) Development Plan Document (September 2012), which seek amongst other things to ensure that development is of high-quality design that respects local context and the appearance, scale, mass and height of surrounding buildings.

Conditions

8. I have imposed the standard time limit condition and a condition listing the approved drawing numbers for the avoidance of doubt. A condition to ensure the external materials match those of the existing house, in accordance with the details shown on the submitted plans, is necessary to ensure that the development does not harm the appearance of the host dwelling or its surroundings.
9. As planning permission is required for a balcony, it is not necessary to impose a condition preventing the roof of the extension from being used as such. It is also unnecessary to impose a condition preventing the installation of any additional windows in the side facing elevations of the approved extensions, given that these would only face the flank wall of adjacent No.12.

Conclusion

10. For the reasons given above I conclude that the appeal should be allowed.

R Bartlett

INSPECTOR