
Appeal Decision

Site visit made on 25 November 2023

by Elaine Benson BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 December 2023

Appeal Ref: APP/N5090/D/23/3331392

13 Manor Drive, Friern Barnet, Barnet, London N20 0DZ

- 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 Y Mosquera against the decision of the Barnet London Borough Council.
 - The application Ref 23/2956/HSE, dated 6 July 2023, was refused by notice dated 1 September 2023.
 - The development proposed is rear conservatory.
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Decision

1. The appeal is dismissed.

Main Issue

2. This is the effect of the appeal proposal on the character and appearance of the host property and the surrounding area.

Reasons

3. The proposed conservatory would be built up to an existing rear extension. Their combined depth would be some 6m from the rear wall of the original terraced house. The appeal property has also been extended at roof level by forming a large rear dormer window. Together, the existing additions and the proposed conservatory would alter the appearance of the dwelling to an unacceptable extent, also increasing its overall bulk and massing further. The cumulative effect of this development would amount to disproportionate and incongruous additions to the original dwellinghouse which would not appear subordinate to the host property. Furthermore, the overall depth of the rear extensions would be double the maximum 3m guidance set out in the Council's Supplementary Planning Document: Residential Design Guide (2016) (SPD) which, amongst other things, seeks to protect local character.
4. There are modest extensions at the rear of the neighbouring properties, Nos 11 and 15 Manor Drive which are similar to the existing rear extension. The presence of potentially deeper extensions elsewhere in the road does not affect my conclusions which relate to the effect of the proposal on the appeal property and its setting. Within its specific context, the increased depth and massing of development resulting from the proposed development would appear incongruous and would fail to respect local character.
5. I conclude that the size and rearward projection of the proposed conservatory in addition to the existing extensions would constitute disproportionate and

incongruous additions to the detriment of the character and appearance of the host property and the surrounding area. For these reasons, the proposal is contrary to Policy DM01 of the Development Management DPD, Policy CS5 of the Barnet Core Strategy and the SPD.

6. For the reasons set out above and having regard to all other matters raised, the appeal is dismissed.

Elaine Benson

INSPECTOR