
Appeal Decision

Site visit made on 14 February 2017

by Daniel Hartley BA Hons MTP MBA MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 22 February 2017

Appeal Ref: APP/Q5300/D/16/3167241

15 Lancaster Avenue, Enfield EN4 0EP

- 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 and Mrs A Cashman against the decision of the Council of the London Borough of Enfield.
 - The application Ref 16/00006/HOU, dated 3 January 2016, was refused by notice dated 7 October 2016.
 - The development proposed is the conversion of the garage into a habitable room with a new roof.
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Decision

1. The appeal is allowed and planning permission is granted for the conversion of the garage into a habitable room with a new roof, in accordance with the terms of the application Ref 16/00006/HOU, dated 3 January 2016, subject to the conditions set out in the attached schedule.

Procedural Matter

2. Notwithstanding the description of development given on the planning application form, a new roof is proposed for the existing garage. For clarity and accuracy, I have amended the description in my formal decision.

Main Issue

3. The main issue is whether or not the proposal would preserve or enhance the character or appearance of the Hadley Wood Conservation Area.

Reasons

4. The appeal property comprises a semi-detached dwelling falling within the Hadley Wood Conservation Area (CA). It is proposed to erect a pitched roof over the existing flat roofed garage and to undertake internal works to the garage so that it can be used as a WC and a store. The existing WC adjacent to the entrance hall to the property would be removed to create a wider entrance hall.
 5. This part of the CA is characterised by imposing, double bay fronted, Edwardian semi-detached properties which are all very similar in terms of appearance and where there is a uniformity of single storey side garages with open views over them. The area includes trees within the highway and mature vegetation to the front of the residential properties which contribute positively to the verdant
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character of the area. Collectively, these features give the CA its distinctive character and appearance.

6. Whilst there have been some minor alterations to each of the dwellings in this part of Lancaster Avenue, the dwellings maintain a uniformity of design and scale. Most of the dwellings have single storey garages to the side of each property which have the appearance of being later additions. Out of the ten dwellings which are similar in design, three have pitched roofs over the garage, two do not have a garage and five have flat roofed garages.
7. The proposed internal works would not have an adverse impact upon the host property or the character or appearance of the CA. The pitched roof over the existing flat roofed garage would change its appearance when viewed from the main road. However, there is a very similar pitched roof over the garage to the neighbouring property (No 17 Lancaster Avenue). In this regard, I consider that the proposal would ensure some design consistency between the host property and the neighbouring property.
8. The pitched roof would be relatively modest in scale when compared to the more imposing elevations and roofs of the main dwelling. Consequently, I am satisfied that the proposed development would be subordinate in scale, and furthermore the pitched roof would reflect the pitched roofs on the main dwelling.
9. I acknowledge that the garage to No 13 Lancaster Avenue does not include a pitched roof. However, taking into account the position and scale of the proposed development, I do not consider that the proposal would materially upset the overall balance and symmetry of the pair of semi-detached houses when viewed from public areas. When travelling up and down Lancaster Avenue the eye would continue be drawn to the more imposing elevations of the main parts of the dwellings, and whilst the pitched roof would make the garage slightly higher, there would nonetheless continue to be a regularity of open space above all of the single storey side garages and between all of the semi-detached properties in the street.
10. For the above collective reasons, I conclude that, at the very least, the proposal would preserve the character and appearance of the CA. Whilst a number of the properties have flat roofed garages, it is fair to say that some do not. In some respects, the provision of a pitched roof would enhance the appearance of the host property and this would be achieved without significant harm being caused to the balance and symmetry of the pair of semi-detached dwellings. The proposal would therefore accord with the design and conservation aims of the National Planning Policy Framework; Policy 7.8 of the London Plan 2016; Core Policy 31 of the Enfield Core Strategy 2010 and Policy DMD44 of the Enfield Development Management Document 2014.

Conditions

11. Planning permission is granted subject to the standard three year time limit condition. Otherwise than as set out in this decision and conditions, it is necessary that the development shall be carried out in accordance with the approved plans, for the avoidance of doubt and in the interests of certainty. I have therefore imposed a condition to this effect. In the interests of the character and appearance of the CA and the host property, a planning condition is necessary relating to materials.

Conclusion

12. For the reasons outlined above, and taking into account all other matters raised, I conclude that the proposal would accord with the development plan for the area. Therefore, the appeal should be allowed.

Daniel Hartley

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this permission.
- 2) The development hereby approved shall be carried out in accordance with the following plans: 1:1250 location plan and drawing No B-15-76-1 Rev A.
- 3) The external surfaces of the development hereby permitted shall be constructed in materials to match the existing buildings.