

Appeal Decision

Site visit made on 25th October 2017

by Alison Roland BSc DipTP MRTPI

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

Decision date: 07 November 2017

Appeal Ref: APP/Q5300/D/17/3181969

36 Old Park Ridings, Southgate, London, N21 2ES.

- 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 A Stavrou against the decision of the Council of the London Borough of Enfield.
 - The application Ref: 17/01716/HOU, dated 18 April 2017, was refused by notice dated 3 July 2017.
 - The development proposed is side dormer.
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Application for Costs

1. An application for costs was made by Mr Stavrou against the Council. This application is the subject of a separate decision.

Procedural Matter

2. The plans submitted with the application depict a rear dormer as well as a side dormer. However, the application forms clearly described the proposal as a side dormer and the Council determined the application on this basis. I shall determine the appeal accordingly.

Decision

3. The appeal is allowed and planning permission is granted for side dormer, at 36 Old Park Ridings, Southgate, London, N21 2ES, in accordance with the terms of the application Ref: 17/01716/HOU, dated 18 April 2017, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Drwg no: old/plan/17 1: Existing & Proposed Elevations & Layouts; Drwg No: old/plan/16 00: Site Plan; Drwg No: old/plan/16 0: Site Plan.
 - 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.
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Main Issue

4. The main issue in this appeal is whether the proposal would preserve or enhance the character or appearance of the Grange Park Conservation Area (CA).

Reasons

5. The Grange Park CA covers a swathe of suburban housing comprising mainly detached and semi detached properties dating from the early part of the twentieth century. Although most of the plots are quite deep, the limited spacing between the houses and lack of public open space imparts a relatively tight urban grain. Despite this, the relatively wide roads and kerbside trees along with mature planting in front gardens, lends a pleasant, relaxed feel to the area. The properties employ a variety of different styles and materials influenced principally from the Arts and Crafts movement.
6. The appeal site comprises one of a pair of semi detached properties situated within a short row of similar properties built of brick and render with projecting two storey front gable features. The broader locality is marked in the main by detached properties, albeit sited very closely together. These exhibit a variety of styles, but the clay tiled hipped roofs and preponderance of full height bay windows and/or gables provides a unified feel to the area.
7. The side dormer would be set well back from the front and rear elevations and would occupy a central position on the side hip. It would also be set down slightly from ridge level and set up slightly from the eaves. The combination of these factors persuades me that it would appear as a relatively modest and subordinate addition to the roof, which would not unduly draw the eye. This is especially the case as there is a considerable diversity of roof forms in the area, including intersecting gables and hips.
8. Views of the gable are restricted due to the spacing between the appeal property and its neighbour and also a large evergreen tree situated within the adjoining garden. The most obvious vantage point would therefore be immediately in front of the property. However, from this perspective whilst it would amount to an obvious addition to the roof, given its limited scale relative thereto and particularly the set back from the front elevation, I do not consider it would unbalance the pair of houses.
9. In coming to this view, I have given some weight to the fact that the appeal property is sited within a short row of semi detached properties and at least two of the pairs including one of the adjoining pair, are asymmetrical in appearance, having apparently been subject to two storey side additions, with No 28 also having a side dormer similar to the appeal proposal. There is therefore not a particularly strong sense of rhythm or symmetry in this short row of properties.
10. For these reasons, I conclude on the main issue that the proposal would not be out of keeping with the appeal property nor unbalance the pair of dwellings of which it forms part. I therefore find that the character or appearance of the CA would be preserved. Accordingly, the proposal would comply with Policies 7.1, 7.4, and 7.8 of the London Plan (2016), Policies 30 and 31 of the Enfield Plan Core Strategy 2010-2025 (2010) and Policies 13, 37 and 44 of the Improving Enfield Development Management Document (2014), together with the advice

in the National Planning Policy Framework. These seek to secure high quality design in new development which maintains and improves the public realm and which reflects the special character of heritage assets and conserves their significance.

11. In addition to the standard condition related to the time limit for commencement of the development, a condition confining the approval to specified plans is necessary for certainty. The Council also suggest a matching materials condition which is necessary to secure a satisfactory finish in the interests of the appearance of the CA. The Officer report also suggested that in order to ensure no loss of privacy to neighbouring occupiers a condition could be attached to ensure the window in the dormer was obscure glazed and non-opening. However, having regard to the fact that the dormer would be sited on the roof slope above the level of the windows in the gable of the adjoining property, one of which appears to be obscure glazed, I do not consider this condition is necessary.

ALISON ROLAND

INSPECTOR