
Appeal Decision

Site visit made on 15 October 2019

by T A Wheeler BSc (Hons) T&RP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22 November 2019

Appeal Ref: APP/Q5300/D/19/3234371
88 Winchmore Hill Road, Southgate N14 6PX

- 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 Cemal Seziner against the decision of the Council of the London Borough of Enfield.
 - The application Ref 19/01092/HOU, dated 20 March 2019, was refused by notice dated 15 May 2019.
 - The development proposed is widening the existing crossover.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. On my site visit it was apparent that the area of land affected by the proposed widening of the crossover is not within the red line area submitted by the appellant, on either the 1:1250 scale location plan or 1:200 block plan. The Planning Practice Guidance states that the application site should be clearly edged in red and should include all land necessary to carry out the proposed development¹.
3. That is not the case here. In addition to the omission of the area to which the application relates from the red line area on the location plan, it is not apparent whether the correct ownership certificates have been completed.

Reason

4. In view of the above procedural matters I regret that I cannot reach a determination in relation to the appeal.

Conclusion

5. For the reason given, I must dismiss the appeal.

Tim Wheeler

INSPECTOR

¹ Planning Practice Guidance 024 Reference ID:14-024-20140306