



Appeal Decision

Site visit made on 10 September 2019

by D Hilton-Brown BSc (Hons) CIEEM

an Inspector appointed by the Secretary of State

Decision date: 25th November 2019

Appeal Ref: APP/Q5300/W/19/3232877 113 Chase Road, Southgate N14 4JU

- 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 C Makri against the decision of Enfield Council.
 - The application Ref 19/00661/FUL, dated 19 February 2019, was refused by notice dated 16 April 2019.
 - The development proposed is the replacement of existing front driveway hardstanding, rear and side extensions, new front entrance porch and conversion into 2 No s/c flats.
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Decision

1. The appeal is allowed. Planning permission is granted for conversion of single-family dwelling house into 1 x 2-bed and 1 x 3-bed self-contained flats involving part single, part 2-storey side and rear extension, front porch extension and hardstanding at front; at 113 Chase Road, Southgate N14 4JU. This is in accordance with the terms of the application, Ref 19/00661/FUL, dated 19 February 2019, 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 external materials to be used in the construction of the extensions hereby permitted shall match those used in the existing dwelling.
 - 3) The development hereby permitted shall be carried out in accordance with the following plans: Site Plan 327.ST.01, Block Plan 327.S.03, Proposed Floor Plans 327.15.02.19, Existing Plans 327.S.01, Proposed Plans 327.S.02, Proposed Front Garden 327.S.04.

Procedural Matter

2. The Local Planning Authority (LPA) altered the description of application 19/00661/FUL to read; "Conversion of single family dwelling house into 1 x 2-bed and 1 x 3-bed self-contained flats involving part single, part 2-storey side and rear extension, front porch extension and hardstanding at front." This description is more precise than that given on the application form. All plans remain the same as those submitted with the planning application (as referenced above).

Main Issue

3. The main issue is whether or not the proposal would provide satisfactory living conditions for future occupants, with respect to the internal floor space within the proposed first floor flat.

Reasons

4. The appeal site is situated in a residential street in a suburb of Southgate. The property is a two-storey, four-bed, semi-detached house with hard standing to the front and a garden to the rear.
5. The proposal is to convert the existing house into a three-bedroom ground floor flat and two-bedroom upper floor flat. The LPA have raised no objection to the ground floor element of these proposals, and I have been given no evidence to lead me to an alternative view. The reason for refusal relates to the minimum internal space of the proposed first-floor flat.
6. The London Plan¹ (2016) and the Nationally Described Space Standard² (the Space Standards) set out the minimum space standard for a two-bedroom, three-person, one-storey dwelling as being 61Sqm.
7. It is evident that the LPA based its reason for refusal on the total internal floorspace and the appellant's inclusion of the stairs. However, the Space Standards do permit the use of flights of stairs and voids above stairs in the calculation of gross internal space.
8. The appellant has provided evidence in the Appeal Statement that the proposed floorspace for flat B would be 62.79Sqm. I have been given no information that would lead me to an alternative view.
9. Whilst this additional information has not been subject to formal consultation, I consider by its nature, that it would not prejudice any other parties.
10. I therefore conclude that flat B does comply with policies 3.5 of the London Plan, CP4 of The Enfield Plan Core Strategy 2010-2025 (2010), DMD8 of the Enfield Council Development Management Document (2014), the National Planning Policy Framework and the Space Standards. These policies require development to comply with the Space Standards.

Other Matters

11. The LPA have referenced a previous appeal (planning application 18/00397/FUL) relating to this property. Few details have been provided, but it was apparent that the Inspector dismissed this element of the proposal due to limited information relating to floorspace. I must consider this case under its own merits and I therefore acknowledge that the appellant has provided evidence to ensure this proposal meets the minimum internal space standards.

Conditions

12. In addition to the statutory implementation condition, it is necessary to impose standard conditions. These require the use of matching materials in the interests of appearance and to list the plans in the interest of certainty.

Conclusion

13. I conclude that the appeal should succeed, and planning permission should be granted subject to the above conditions.

D Hilton-Brown

INSPECTOR

¹ The London Plan, The Spatial Development Strategy for London Consolidated with Alterations Since 2011; 2016.

² Department for Communities and Local Government's Technical Housing Standards - Nationally Described Space Standards, 2015