



Appeal Decision

Site visit made on 26 November 2021

by S Poole BA(Hons) DipArch MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20TH December 2021

Appeal Ref: APP/Q5300/D/21/3283555

9 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 Mohamed El-Amin against the decision of the Council of the London Borough of Enfield.
 - The application Ref 21/02370/HOU, dated 10 June 2021, was refused by notice dated 17 August 2021.
 - The development proposed is a single storey rear extension.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issues are the effect of the proposal on the character and appearance of the host property and whether the proposal would preserve or enhance the character or appearance of the Hadley Wood Conservation Area.

Reasons

3. The appeal property is an imposing semi-detached house. It forms part of a group of very similar houses, most of which have been extended to the side and rear. The property is located within the Hadley Wood Conservation Area, which is characterised by large houses in relatively verdant settings. Planning permission was granted for the erection of a conservatory at lower ground floor level in 2011. This permission has expired and development plan policies have changed since 2011. I therefore attribute limited weight to the 2011 approval.
4. The proposal would comprise the erection of a rear extension. This would be attached to the main rear elevation of the house and the flank wall of the existing rear wing and would incorporate a mono-pitched roof. It would be relatively modest in size compared to the main part of the house. However, due to its height, design and roof form, it would have an uncomfortable relationship to the rear wing and would be an incongruous and jarring addition.
5. For these reasons I conclude that the proposal would have an unacceptable effect on the character and appearance of the host property and, as a consequence, would fail to preserve the character and appearance of the Hadley Wood Conservation Area. The proposal therefore fails to comply with Policy D3 of the London Plan 2021, Policies CP30 and CP31 of the Enfield Core Strategy (2010) and Policies DMD11, DMD44 and DMD37 of the Enfield

Development Management Document (2014). Amongst other matters, these policies seek to ensure that development is of high quality having regard to its context; conserves and enhances the special interest, significance and setting of heritage assets; is of an appropriate scale, bulk and massing and of appropriate design materials and detailing. There is also conflict with the aims of the National Planning Policy Framework (2021).

Conclusion

6. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should fail.

S Poole

INSPECTOR