



Appeal Decision

Site visit made on 17 March 2022

by Tim Wood BA(Hons) BTP MRTPI

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

Decision date: 12TH March 2022

Appeal Ref: APP/Q5300/W/21/3283245
6A Old Forge Road, Enfield EN1 4TL

- 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 Ms S Borg against the decision of the Council of the London Borough of Enfield.
 - The application Ref 21/01894/FUL, dated 14 May 2021, was refused by notice dated 20 July 2021.
 - The development proposed is described as a dropped kerb.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this appeal is the effects of the proposal on the safety of pedestrians and vehicles on the adjacent highway.

Reasons

3. The appeal relates to the ground floor flat of this residential property. The building is sited on Old Forge Road, close to its junction with the more major Russell Road. The forecourt of the property is hard-surfaced and the appellant indicates that it has been used for parking for some considerable time.
4. A car parked at the appeal site would have to enter the site or leave it in a reverse gear. Immediately adjacent to the site, between it and the road junction, is an electricity sub-station which has a tall, solid timber fence around it. This fence abuts the appeal site and extends up to the boundary of the appeal site and the pavement. A driver leaving the appeal site would have their visibility of vehicles and pedestrians approaching from the road junction significantly impeded by the fence.
5. The junction of Old Forge Road with Russell Road has a gentle radius, where vehicles entering Old Forge Road turning left from Russell Road can do so without having to considerably reduce their speed. I observed this at my site visit. The proximity of the proposed vehicle crossover to the junction means that a driver leaving the appeal site would have very little visibility of a vehicle turning left into Old Forge Road from Russell Road and, similarly, a driver turning left into Old Forge Road would have restricted visibility of a car emerging from the appeal site. I consider that this would pose a significant threat to the safety of drivers, including those leaving the appeal site. There is

also the additional prospect for an unacceptable effect on pedestrian safety due to the restricted visibility, when passing the appeal site. This adds to my concerns.

6. I have noted the garage at No 8 Old Forge Road but this is further from the junction with Russell Road and so there is a greater opportunity for advance visibility between vehicles at that site and those undertaking the manoeuvre that I have described above. I have also seen the other crossovers in the area but none are directly comparable with that which is the subject of the appeal.
7. I have taken account of all other matters, including the appellant's use of the area for parking, apparently without any safety concerns. However, the proposal fails to comply with the Council's standards, as set out in their submitted 'Revised Technical Standards for Footway Crossovers' and conflicts with Policies DMD45 and DMD 46 of the Council's Development Management Document. I find no matters which are sufficient to outweigh that conflict. Therefore, the appeal is dismissed.

T Wood

INSPECTOR