



Appeal Decisions

Site visit made on 11 October 2022

by Ms S Watson

an Inspector appointed by the Secretary of State

Decision date: 18 October 2022

APP/Q5300/W/21/3271266

148 South Lodge Drive, London, N14 4XL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval required under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval required under Article 3, Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO).
 - The appeal is made by Mr Ahmad Zein Elabdein against the decision of London Borough of Enfield.
 - The application Ref 21/00013/PHA, dated 7 January 2021, was refused by notice dated 10 March 2021.
 - The development proposed is Prior approval for the erection of a 2nd floor extension to accommodate additional habitable rooms for existing single family dwelling extension to a height of 2.4m (overall maximum building height 11.7m).
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are the effect of the additional storey upon (i) the external appearance of the dwellinghouse and (ii) the living conditions of the occupiers of 150 South Lodge Drive in respect of light.

Reasons

Character and Appearance

3. South Lodge Drive is characterised by two storey semi-detached dwellings of a similar height. Whilst the architectural detailing would match that of the existing dwelling, the additional storey would significantly add to the height of the building so that it would be much taller than the adjoining semi and the surrounding dwellings. As a result, it would spoil the symmetry of the existing pair of semis and the resultant house would be a dominant, uncharacteristic and obtrusive feature within the street scene.
4. I conclude that the proposal would have a harmful effect upon the external appearance of the dwellinghouse. It would not accord with Paragraph 130 (b), (c) and (d) of the National Planning Policy Framework which indicates that developments should be visually attractive, sympathetic to local character and maintain a strong sense of place.

Living Conditions

5. The additional storey would be built within the footprint of the existing semi-detached house. The Council has not substantiated its claim that the additional storey would lead to an unacceptable degree of overshadowing or a loss of light. No areas of the adjoining property, either inside or outside, have been identified that would be overshadowed.
6. However, I note that it would extend upwards above the front bay which projects forward of what appears to be a bedroom window to No 150. This adjacent window is set away from the bay by roughly 2m. I consider that this is a sufficient distance to prevent an unacceptable loss of light from the proposed additional storey. Whilst I accept that a taller building would create longer shadows, in the absence of any substantive evidence that this would be harmful, I conclude that the proposal would not harm the living conditions of the occupiers of 150 South Lodge drive. Consequently, in this respect, I find no conflict with Paragraph 130(f) of the National Planning Policy Framework which indicates that planning decisions should create places with a high standard of amenity for existing and future users.

Conclusion

7. Although I find no harm to living conditions, this does not overcome the harm I find to the character and appearance of the area, and therefore the appeal is dismissed.

S Watson

INSPECTOR