
Appeal Decision

Site visit made on 28 May 2025 by Sara Manson DipTP

Decision by John Morrison BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 6 June 2025

Appeal Ref: APP/Q5300/D/25/3363492

8 Bridge Gate, Ridge Avenue, London N21 2AH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mrs Bahareh Karimaghaee against the decision of the Council of the London Borough of Enfield.
 - The application Ref is 25/00317/HOU.
 - The development proposed is described as a loft conversion involving extension to roof at side to form gable end with front and rear rooflights.
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Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons for the Recommendation

4. The appeal property is one of a pair of two-storey, brick built semi-detached dwellings that stand alone in a prominent position at the end of a small cul-de-sac, made more noticeable as the surrounding area comprises similar two storey semi-detached and terrace dwellings, dating from a similar period, set back from the road behind short parking areas and/or front gardens with larger ones to the rear. The property has a shallow hipped roof (a distinguishing characteristic of Bridge Gate and the surrounding area) and is visible from busy Ridge Avenue and the canal that runs alongside. The pair appear as a good quality and original intact example of their type. This and the above aspects lend a cohesive quality to the street scene that contributes positively to the character and appearance of the area.
5. The proposed altered roof shape due to its design, bulk and scale would result in the host dwelling's roof appearing significantly disproportionate than that of its adjoining neighbour, creating an incongruous addition, that would overwhelm and unbalance the originally designed symmetry of this pair of semi-detached dwellings. The visual harm would be exacerbated by the appeal property's prominent position within the street scene and wider area.

6. Although the proposal would, to a certain extent, be similar to the extension at Number 3 Bridge Gate, it would differ significantly in appearance due to its prominent position and its relationship with the adjoining property. Whilst gabled roof forms are not completely absent in the wider locality, the site-specific circumstances of those properties are not directly comparable with the appeal property, as in most cases these have a two-storey projecting gable from the front elevation which to an extent helps limit the visual impact, and as such the majority of these changes appear in keeping with host properties.
7. Consequently, the appeal proposals would harm the character and appearance of the area, and thus conflict with Policy CP30 of The Enfield Plan Core Strategy 2010-2025 (2010), and Policies DMD6, DMD8, DMD13 and DMD37 of the Improving Enfield Development Management Document (2014). Amongst other things, these seek to ensure that development is in keeping with the character of the existing property, having regard to scale, bulk and massing and that it does not dominate when viewed from the surrounding area or disrupt the balance of a pair of properties.

Conclusion and Recommendation

8. For the reasons given above, the appeal proposals would conflict with the development plan and there are no sufficiently weighty material considerations to indicate a decision other than in accordance therewith. I therefore recommend that the appeal should be dismissed.

Sara Manson

APPEAL PLANNING OFFICER

Inspector's Decision

9. I have considered all the submitted evidence and my representative's report and on that basis the appeal is dismissed.

John Morrison

INSPECTOR