Ms Helen Kinnings
Endymion Architects
1 Nightingale Mews
off Nightingale Lane
London
N8 7RA

On behalf of
Mr Steven Richardson
Flat A
25 Effingham Road
London
N8 0AA

Planning Application Reference No. **HGY/2014/2314**

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1995 (AS AMENDED)

NOTICE OF REFUSAL OF PLANNING PERMISSION

Location: **25 Effingham Road N8 0AA**

Proposal: **Erection of ground floor rear extension**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **REFUSE** the above development in accordance with the application dated 13/08/2014 and drawing number(s): Existing 01 - 06 (inc), Proposed 01 - 06 (inc)

SEE SCHEDULE OF REASONS ATTACHED

08/10/2014

Emma Williamson
Head of Development Management
Planning Service

NOTE: You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent

Director of Regeneration, Planning and Development **Lyn Garner**

SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2014/2314

The application shown above has been refused for the following reason(s):

1. The proposed single storey rear extension due its combined height, depth, orientation and proximity to the boundary will result in an unwarranted loss of residential amenity to the occupants of 21 Effingham Road by way of loss of daylight, sunlight and outlook and increased sense of dominance and enclosure contrary to Haringey Unitary Development Plan 2006 'saved Policy' UD3 and London Plan 2011 Policies 7.4 and 7.6.

INFORMATIVE: In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

08/10/2014

Emma Williamson
Head of Development Management
Planning Service

Director of Regeneration, Planning and Development Lyn Garner