Planning Service

Emma Williamson Director Planning Service

Mr Halil Yorel
Pinnacle Architecture Ltd
46 Theydon Road
London
E5 9NA

On behalf of
Clifton Estates Ltd.
44 Theydon Road
London
E5 9NA

Planning Application Reference No. **HGY/2015/0259**

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

NOTICE OF REFUSAL OF PLANNING PERMISSION (HOUSEHOLDER APPLICATION)

Location: **38 Clifton Gardens, N15**

Proposal: **Extension to the rear of the first floor, extending 3 metres over the existing ground floor 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 27/01/2015 and drawing numbers: 20141291 PL05, 06 ,01, 02, 03, 04

SEE SCHEDULE OF REASONS ATTACHED

23/08/2016

Stuart Minty
Interim 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

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SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2015/0259

The application shown above has been refused for the following reasons:

1. The proposed first floor extension, by reason of its size, scale and unsympathetic roof form, would be excessively bulky and out of keeping with the design and character of the existing dwelling and would have an adverse effect on the appearance of the property and the visual amenity of the area as a whole, contrary to and Policies 7.4 and 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

2. The proposed extension would reduce the available light and outlook from the first floor rear facing windows of no. 36 and no. 40 to an unacceptable degree and as such would be harmful to the living conditions of existing occupiers contrary to Policies 7.4 and 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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.

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