Mr Cos Ioannou
A Jones + Co
65 Rose Glen
Romford
Essex
RM7 0SL

On behalf of
Mr Panos Haberis
17 Carson Road
Cockfosters
Enfield
Middlesex
EN4 9EX

Planning Application Reference No. **HGY/2015/0312**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION (HOUSEHOLDER APPLICATION)

Location: **1A Cavendish Road N4**

Proposal: **Erection of first 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 02/02/2015 and drawing numbers: AJC-01206-01, 01, 02, 03, 04, 05, 06

SEE SCHEDULE OF REASONS ATTACHED

30/03/2015

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/2015/0312

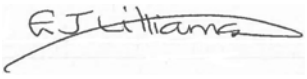
The application shown above has been refused for the following reasons:

1. The proposal would result in a poor quality design which would not respond to the local context or take the opportunities available for improving the character and quality of the area contrary to Policies 3.4 and 3.5 of the London Plan 2011 and supporting guidance, Policy SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006, and The NPPF.

2. The proposed development by reasons of its height and proximity to the boundary would have an overbearing appearance to the rear of 62 Wightman Road which would have a significant detrimental effect on the amenity of this neighbouring property contrary to 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.

30/03/2015



Emma Williamson
Head of Development Management
Planning Service

Director of Regeneration, Planning and Development Lyn Garner