Mr Saidur Ali
GV Building Services (UK) Ltd
13 Green Lanes
London
N13 4TT

On behalf of
Mr Vijay Gupta
Suman Bros (Wholesale) Ltd
Crown House Otterspool Way
Watford
Herts
WD25 8HL

Planning Application Reference No. **HGY/2015/0744**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

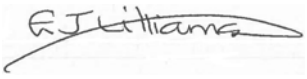
Location: **Rear of 16-18 Wightman Road, N4.**

Proposal: **Demolition of existing storage unit and creation of three new double storey residential dwellings**

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 12/03/2015 and drawing numbers: GVBS1573-EX/PR/01 and GVBS1573-EX/PR/02

SEE SCHEDULE OF REASONS ATTACHED

07/05/2015



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/2015/0744

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

1. The height scale and design and the proposal would not be in keeping with the mews character of the site and would appear dominant and out of character in Cyprus Close. It is considered to form a poor relationship to the existing pattern of development and is considered to result in poor quality design which would not respond to the local context 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 Haringey Council's Supplementary Planning Guidance note SPG1a.

2. The proposal due to its height and proximity to the neighbouring terrace would have an adverse overbearing appearance to these properties and result in a significant loss of privacy contrary to Policy SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

3. The proposed houses would not have adequate outdoor amenity space and the rear bedrooms in Houses 2 and 3 would only be served by rooflights and would have a poor outlook. The proposed residential accommodation is therefore considered to below standard and contrary to Policy 3.5 'Quality and design of housing developments' of the London Plan 2011 and Local Plan Policy SP2 Housing.

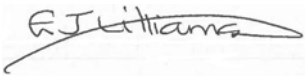
4. The subject site is located within the Harringay Ladder Restricted Conversion Area and does not provide off-street car parking provision therefore the proposed development would exacerbate existing car parking pressure which would have an increased negative impact upon the surrounding highway network contrary to Local Plan (2013) Policy SP7 'Transport', Saved UDP (2006) Policies UD3 'General Principles', HSG11 'Restricted Conversion Areas' and Policy M10 'Parking for Development' of the Unitary Development Plan 2006 and London Plan (2011) Policy 6.11 'Smoothing Traffic Flow and Tackling Congestion'.

5. The proposed development in the absence of a legal agreement securing the provision of on-site affordable housing or a financial contribution in lieu the proposal is contrary to policy SP2 'Housing' of the Local Plan March 2013 and Policy 3.12 (Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes) of the London Plan July 2011.

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.

07/05/2015



Emma Williamson
Head of Development Management
Planning Service

Director of Regeneration, Planning and Development Lyn Garner