Mr Kam Chan
22 Coleraine Road
London
N8 0QL

Planning Application Reference No. **HGY/2015/0727**

THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 (as amended by SI 2013 No. 1101)
DETERMINATION UNDER PART 3, CLASS J OF SCHEDULE 2 (Changes of Use)

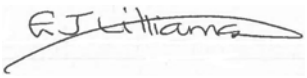
Location: **22 Coleraine Road, N8.**

Proposal: **Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.7m and for which the height of the eaves would be 2.9m**

Haringey Council, as local planning authority, hereby confirm that their Prior Approval is refused for the proposed development at the address shown above, as described by the description shown above , and in accordance with the information that the developer provided to the local planning authority

SEE SCHEDULE OF REASONS ATTACHED

23/04/2015



Emma Williamson
Head of Development Management
Planning Service

Notes:

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

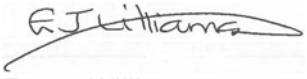
SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2015/0727

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

The determination of this applications for prior approval is carried out under the Town and Country Planning (General Permitted Development Order) 1995 as amended (in particular by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013).

The proposal would by reason of its depth and height result in an overbearing structure resulting in a material loss of outlook when viewed from neighbouring properties and given No 20 Coleraine Road orientation due east of the subject site result in an unacceptable level of overshadowing materially detracting from the amenity of the occupiers of that dwelling contrary to policy SP11 "Design" of the Local Plan 2013 and saved policy UD3 "General Principles" of the Haringey Unitary Development Plan 2006 and Supplementary Planning Guidance SPG1a "Design Principles"

23/04/2015



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