Mr Satish Jassal
Satish Jassal Architects
Studio 3
41 Wharfdale Road
London
N1 9RZ

On behalf of
Mr Dariusz Rytelewski
6 Fylan Terrace
Crofts Lane
London
N22 5DQ

Planning Application Reference No. **HGY/2015/1425**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

Location: **Fylan Terrace, Crofts Lane, N22**

Proposal: **Erection of 1 x two storey, one bedroom house, with rear garden**

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 13/05/2015 and drawing numbers: 122-EX-LOC-001, 122-EX-SIT-002, 122-EX-PLN-003, 122-EX-ELE-004, 122-EX-ELE-005, 122-GA-SIT-006, 122-GA-PLN-007, 122-GA-ELE-008, 122-GA-ELE-009.

SEE SCHEDULE OF REASONS ATTACHED

08/07/2015

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/2015/1425

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

1. The proposed dwelling, by reason of its design, scale, narrow front elevation, siting, angled flank elevation beyond the rear of the existing dwelling and design details, would be out of keeping with the design and character of the existing dwelling and streetscene as a whole and create a cramped appearance in this previously open area, 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 and the Council's Supplementary Planning Guidance SPG1A.

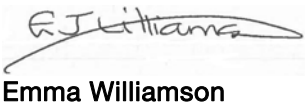
2. The proposed first floor balcony would be a prominent and incongruous feature, causing overlooking and a significant loss of privacy to the surrounding dwellings. Additionally the height of this feature and any additional height of screening in conjunction with the angled siting along the boundary, projecting beyond the rear of no.1 Crofts Lane, the development would constitute an imposing presence and cause a significant sense of enclosure to this neighbour. As such the proposed development would be 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 and the Council's Supplementary Planning Guidance SPG1A.

3. The proposed refuse enclosure in front of the site would be out of character with the style of refuse storage in the vicinity and create visual clutter in this frontage 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 and the Council's Supplementary Planning Guidance SPG1A.

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.

08/07/2015



Emma Williamson
Head of Development Management
Planning Service

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