Mr John Ioannou
75 Minchenden Crescent
London
N14 7EP

On behalf of
Mr Chris Ktorides
24 Ringwood Avenue
London
N2 9NS

Planning Application Reference No. **HGY/2015/1909**

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: **24 Ringwood Avenue, N2.**

Proposal: **Erection of first floor side extension and loft conversion with rear dormer extension and Juliet balcony, additional rooflight to front elevation and new canopy over front door (householder application)**

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 29/06/2015 and drawing numbers: RAH/SEL/K/1/1; RAH/SEL/K/1/2; RAH/SEL/K/1/3; RAH/SEL/K/1/4; RAH/SEL/K/1/5

SEE SCHEDULE OF REASONS ATTACHED

21/08/2015

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/2015/1909

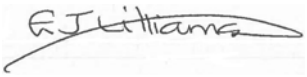
The application shown above has been refused for the following reason(s):

1. The proposed side extension, by reason of its bulk, size and scale, would be out of keeping with the design and character of the existing dwelling, and would have adverse effect on the appearance of the property and the visual amenity of the area as a whole, contrary to Policies 7.4 and 7.6 of the London Plan 2015, 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.

21/08/2015



Emma Williamson
Head of Development Management
Planning Service

Director of Regeneration, Planning and Development Lyn Garner