Mr Chris Medland
One World Design Architects
75 Broughton Street
London
SW8 3QB

On behalf of
Ms Caroline Lien
48 Lancaster Road
London
N4 4PR

Planning Application Reference No. **HGY/2015/1943**

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: **48 Lancaster Road, N4**

Proposal: **Demolition of the existing rear extension and the creation of a new single storey rear extension and side return with a flat roof**

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 03/07/2015 and drawing numbers: 188-00-01, 188-00-03, 188-21-01, 188-21-02, 188-21-04, 188-21-11,188-20-01 & 188-20-11

SEE SCHEDULE OF REASONS ATTACHED

28/08/2015

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/2015/1943

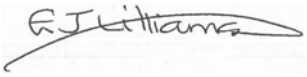
The application shown above has been refused for the following reason:

1. The combined depth and height is considered to be overbearing and would be visually intrusive when viewed from the adjoining property at No46 Lancaster Road. Therefore by reason of bulk, overall scale and massing, the proposal is considered contrary to Saved Policy UD3 of the Haringey Unitary Development Plan 2006, Policy SP11 of the Haringey Local Plan 2013, Policies 7.4 and 7.6 of the London Plan 2013.

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.

28/08/2015



Emma Williamson
Head of Development Management
Planning Service

Director of Regeneration, Planning and Development Lyn Garner