Mr Stuart Cunliffe
Stuart Cunliffe
39 Guessens Court
Welwyn Garden City
AL8 6RB

On behalf of
Mr Angelos Agathangelou
Anemone Travel and Holidays Ltd
109 Myddleton Road
London
N22 8NE

Planning Application Reference No. **HGY/2015/1989**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

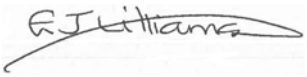
Location: **109 Myddleton Road, N22.**

Proposal: **Change of use of rear part of shop (A1) to 1 x 1 bedroom self-contained flat (C3) with one additional window.**

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 09/07/2015 and drawing numbers: PL-490-1

SEE SCHEDULE OF REASONS ATTACHED

03/09/2015



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/2015/1989

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

1. The site is within the Myddleton Road Restricted Conversion Area and any further residential development of this site is an over intensive use of the site particularly as the proposal would result in the reduction of a shop unit, eroding the primary function of Myddleton Road which is designated as a 'Local Shopping Centre' within the Haringey UDP. As such the proposal is considered contrary UD3: General Principles, TCR1: Development in Town and Local Shopping Centres, TCR4: Protection of Local Shops, of the Haringey Unitary Development Plan (2006) as well as Supplementary Planning Documents SPG1a: Design Guidance and the Myddleton Road Draft Planning Note.

2. The proposed development would have a substandard provision for private amenity space or communal gardens for the benefit of future occupiers, which together with the poor outlook from habitable room windows, and lack of privacy to those windows results in a poor quality of living accommodation contrary to Policies 3.5, 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.

3. The proposed conversion involves the over-intensive subdivision of the property resulting in sub-standard accommodation by reason of poor layout resulting in an unsatisfactory relationship between individual units to the detriment of future occupiers, contrary to Policies 3.5, 7.4 and 7.6 of the London Plan 2011, Policies SP2 and SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006

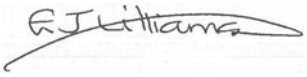
4. The proposed development, by reason of the absence of adequate essential parking and/or servicing accommodation, would result in the obstruction of the surrounding streets by waiting vehicles which would give rise to conditions which would prejudice the free flow of traffic and conditions of general safety along the neighbouring highway, would be contrary to Saved Policies UD3 and HSG11 of the Haringey Unitary Development Plan 2006 and Policy 6.13 the London Plan 2011.

Director of Regeneration, Planning and Development Lyn Garner

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.

03/09/2015



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