Mr M Akbar
Straight Arch Ltd
47 Harvey Road
Ilford
Essex
IG1 2NJ

On behalf of
Miss J.K. Hammond
19 Bedwell Road
London
N17 7AH

Planning Application Reference No. **HGY/2015/2652**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION (HOUSEHOLDER APPLICATION)

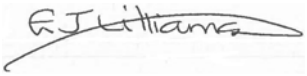
Location: **19 Bedwell Road, N17**

Proposal: **Loft conversion and single storey rear extension**

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 11/09/2015 and drawing numbers: B1-01 - B1-08 incl.

SEE SCHEDULE OF REASONS ATTACHED

06/11/2015



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/2015/2652

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

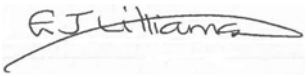
1. The proposed extensions by reason of siting scale and design would result in overly dominant additions which would fail to be sympathetic to the architectural composition of the original dwelling and terrace and would fail to preserve or enhance the character and appearance of this part of Bruce Grove Conservation Area; contrary to Policies 7.4, 7.6 and 7.8 of The London Plan 2015, Saved UDP Policies UD3 and CV5 and Policies SP11 and SP12 of the Haringey Local Plan 2013.

2. The proposed size scale, bulk and siting of the single storey rear extension would have a detrimental impact on the level of amenity serving the adjoining no.17 Bedwell Road, by virtue of an overbearing sense of enclosure and loss of daylight. As such the development would be contrary to Policy 7.4 of The London Plan 2015, Saved UDP Policy UD3 Policy SP11 of the Haringey Local 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.

06/11/2015



Emma Williamson
Head of Development Management
Planning Service

Director of Regeneration, Planning and Development Lyn Garner