015Mr Chris Ellerbeck
ELA Design
10 Church Lane
Wormley
Hertfordshire
EN10 6JT

On behalf of
Coral Humes
37 Baronet Road
London
N17 0LY

Planning Application Reference No. **HGY/2015/2105**

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

NOTICE OF REFUSAL OF OUTLINE PLANNING PERMISSION

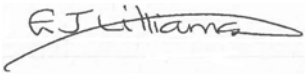
Location: **37 Baronet Road, N17**

Proposal: **Erection of chalet bungalow in rear garden with entrance off Sutherland Road (Outline)**

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 21/07/2015and drawings nos. ELA/1 rev A, ELA/3 rev A, ELA/6 rev A and ELA/7 rev A

SEE SCHEDULE OF REASONS ATTACHED

15/09/2015



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

SCHEDULE OF REASONS FOR REFUSAL ATTACHED TO DECISION REFERENCE NUMBER
HGY/2015/2105

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

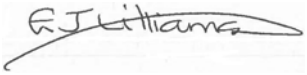
1. The proposed development represents overdevelopment in relation to the area of the site and the properties in the locality thereby causing demonstrable harm by reason of excessive site coverage and massing, loss of adequate amenity space for the benefit of current and future occupants, the creation of unnecessary problems of overlooking and loss of privacy to adjacent properties and poor relationship to the existing pattern of development, contrary to Policies 3.4 and 3.5 of the London Plan 2011 and supporting guidance, Policy SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

2. The development would be visually intrusive when viewed from adjoining properties along Baronet Road by reason of its bulk, overall scale and massing giving rise to a poor level of outlook, sense of enclosure and overbearing impact on these neighbouring properties, thereby 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.

15/09/2015



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