Mr Chris Ellerbeck
ELA Design
10 Church Lane
Wormley
Hertfordshire
EN10 TJT

On behalf of
Mrs Pat Dean
10 Cadoxton Avenue
London
N15 6LB

Planning Application Reference No. **HGY/2015/2760**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION (HOUSEHOLDER APPLICATION)

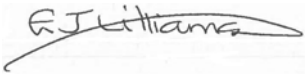
Location: **10 Cadoxton Avenue, N15**

Proposal: **Loft conversion with dormer extension and roof lights to front roof slope**

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 21/09/2015 and drawing numbers: ELA/1, ELA/2, ELA/3, ELA/6, ELA/7, ELA/13, ELA/16.

SEE SCHEDULE OF REASONS ATTACHED

16/11/2015



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/2015/2760

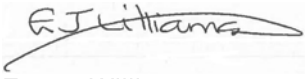
The application shown above has been refused for the following reason:

1. The proposal has failed to demonstrate compliance with the provisions of the House Extensions in South Tottenham SPD through the overall design, detailing and use of materials of the scheme and as such the scale and appearance of the development would adversely affect the visual amenity of the locality, contrary to Policy SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006, Policies 7.4 and 7.6 of the London Plan 2015 as well as the 'House Extensions in South Tottenham SPD'.

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.

16/11/2015



Emma Williamson
Head of Development Management
Planning Service

Director of Regeneration, Planning and Development Lyn Garner