Mr Luben Boyadjiev
Arch Planning & Licensing
33B Grand Parade
Green Lanes
London
N4 1LG

On behalf of
Mr Turabi Keskin
489 Seven Sisters Road
London
N15 6EP

Planning Application Reference No. **HGY/2015/3244**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

Location: **489 Seven Sisters Road, N15**

Proposal: **Conversion of 3 bedroom flat to create 1x1 studio, 1x1 bedroom and 1x2 bedroom flats with single storey rear extension and loft conversion with rear dormer extension and with Juliet balcony**

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 02/11/2015 and drawing numbers: A000 - Block Plan, A000 - Location Plan, A100, A101, A102, A103, A104 and A105

SEE SCHEDULE OF REASONS ATTACHED

24/12/2015

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/2015/3244

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

1.The proposal, by reason of its size design, scale, bulk and siting of the roof and first floor rear extensions would have a detrimental impact on the original design of the building and would result in an overdevelopment of the site and unbalance the terrace as a whole. As such the development would be detrimental to the dwelling and surrounding area, contrary to Policy SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006 and Policies 7.4 and 7.6 of the London Plan 2011.

2. The proposed first floor rear extension, by reason of its size, scale, siting, bulk and height would result in an overbearing sense of enclosure and a loss of sunlight and daylight, to the detriment of the amenity of adjacent occupiers. As such the proposal would be contrary to Policy 7.4 of The London Plan 2015, Saved UDP Policy UD3 and Policy SP11 of the Haringey Local Plan 2013.

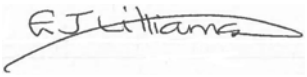
INFORMATIVE:

The applicant is further advised to consider the internal layout and stacking of flats in any future submissions, as well as submitting a design and access statement to explain any shortcomings of the proposal.

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.

24/12/2015



Emma Williamson
Head of Development Management
Planning Service

Director of Regeneration, Planning and Development Lyn Garner