Ms Ana Alonso Truan
Ana Alonso Architect
91 Sutton Road
London
N10 1HH

On behalf of
Mr Zarig Cooper
83 Steeds Road
London
N10 1JB

Planning Application Reference No. **HGY/2015/3210**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION (HOUSEHOLDER APPLICATION)

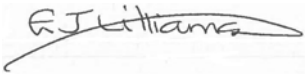
Location: **83 Steeds Road, N10**

Proposal: **Demolition of existing conservatory extension and replacement with single storey rear extension. Loft conversion and chimney removal.**

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 29/10/2015 and drawing numbers: AP(00)01 Rev P1; AP(00)02 Rev P1; AP(00)03 Rev P1; AP(00)04 Rev P1; AP(00)05 Rev P1; AP(00)06 Rev P1; AP(00)07 Rev P1; AP(00)08 Rev P1

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/2015/3210

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

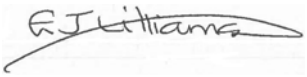
1. The proposed rear extension due to its combined height, depth and proximity to the boundary would result in an unduly harmful loss of residential amenity for the occupants of 81 Steed Road by way of an increased sense of dominance and enclosure contrary to Haringey Unitary Development Plan 2006 'saved policy' UD3 and London Plan 2015 policies 7.4 and 7.6.

2. The proposed roof dormer, by reason of its bulk, size and scale, would introduce a discordant feature to the rear elevation of the building detracting from the visual appearance of the property and are therefore detrimental to the visual amenity of the area by reason of excessive bulk, scale and massing in relation to the host property, 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 2015.

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