# Planning Service

**Emma Williamson** Director Planning Service

Mr Ali Ender Cemgil
Arch Planning & Licensing
33B Grand Parade
Green Lanes
London
N4 1LG

**On behalf of**
Mr Osman Wagdi
443 West Green Road
London
N15 3PL

Planning Application Reference No. **HGY/2015/3259**

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

**NOTICE OF REFUSAL OF PLANNING PERMISSION**

Location: **443 West Green Road, N15**

Proposal: **Erection of single storey rear extension to provide seating area.**

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 08/01/2016 and drawing numbers: A100 to A105 inclusive

SEE SCHEDULE OF REASONS ATTACHED

**23/08/2016**



**Stuart Minty**
**Interim 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

**Planning Service**
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SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2015/3259

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

1. The replacement rear extension, by virtue of its siting, excessive bulk, visual prominence and poor design, represents a visually over-dominant and discordant addition that is detrimental to the character and appearance of the host building and surrounding townscape, contrary to policies 7.4 (Local Character), 7.6 (Architecture) of the London Plan 2016, Policy UD3 (General Principles) of the Haringey Unitary Development Plan (Saved Policies) 2006, Policy SP11 (Design) of Haringey Local Plan 2013 and policy DM1 (Delivering High Quality Design) of the emerging Haringey Development Management DPD 2016.

2. The proposed extension for the seating of patrons, by virtue of its location adjacent to residential premises, gives rise to an unacceptable impact upon neighbouring amenity by reason of noise, light, and general disturbance, contrary to policy UD3 (General Principles) of the Haringey Unitary Development Plan 2006 (Saved Policies) and policy DM1 (Delivering High Quality Design) of the Emerging Haringey Development Management DPD 2016.

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.

23/08/2016



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