Mr Neal Widdows
Anglian Group
National Administration Centre
PO Box 65
Norwich
Norfolk
NR6 6EJ

On behalf of
Mrs C Lawson
144 Osier Crescent
London
N10 1RF

Planning Application Reference No. **HGY/2015/3188**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION (HOUSEHOLDER APPLICATION)

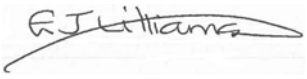
Location: **144 Osier Crescent, N10**

Proposal: **Replacement of existing conservatory with new orangery to the rear of the property**

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 27/10/2015 and drawing numbers: 3/8 Rev A; 4/8 Rev A; 5/8 Rev A; 6/8 Rev A; 7/8 Rev A; 8/8 Rev A; OS Plan; Block Plan

SEE SCHEDULE OF REASONS ATTACHED

21/12/2015



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/2015/3188

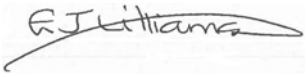
The application shown above has been refused for the following reason:

1. The proposed 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 146 Osier Crescent 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.

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.

21/12/2015



Emma Williamson
Head of Development Management
Planning Service

Director of Regeneration, Planning and Development Lyn Garner