Mr Sinan Ay
Sayar DesignN
12 Handsworth Road
London
N17 6DE

On behalf of
Ms Gazel Topkaya
12 Handsworth Road
London
N17 6DE

Planning Application Reference No. **HGY/2015/3325**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION (HOUSEHOLDER APPLICATION)

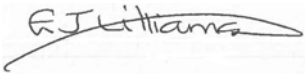
Location: **12 Handsworth Road, N17**

Proposal: **Erection of rear extension with internal alterations**

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 10/11/2015 and drawing numbers: 027.15/01; 02; 03; 04

SEE SCHEDULE OF REASONS ATTACHED

05/01/2016



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/2015/3325

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

1. The proposed extension would be to an unauthorised extension and would appear to be to an intensification of the unauthorised use as an HMO, by virtue of the ground floor bedrooms and, as such, would be contrary to Policy 7.4 of the London Plan 2015, Policy SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006 and the Council's Article 4 Direction for HMOs in the East of Haringey (2012).

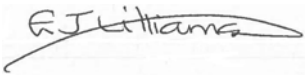
2. The single storey rear extension to an existing extension by reason of siting, height, overall bulk and variable roof design would result in an overly dominant addition which would fail to be sympathetic to the architectural composition of the original building and terrace as a whole, contrary to Policies 7.4 and 7.6 of The London Plan 2015, Saved UDP Policy UD3 and Policy SP11 of the Haringey Local Plan 2013.

3. The single storey rear extension to an existing extension by reason of siting and height, in particular the projection into the side lightwell, would result in an overly dominant addition which result in an increased sense of enclosure to the neighbouring dwelling at no.10 Handsworth Road, , contrary to Policies 7.4 7.6 of The London Plan 2015, Saved UDP Policy UD3 and Policy SP11 of the Haringey Local Plan 2013.

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.

05/01/2016



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