Ms Laura Rowland
Laura Rowland
275A Mount Pleasant Road
London
N17 6HD

On behalf of
Mr & Mrs James + Lorie Copeman + Trainor-Buckingham
Ground Floor Flat
74 Roseberry Gardens
London
N4 1JL

Planning Application Reference No. **HGY/2015/3419**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

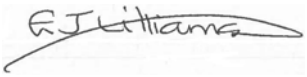
Location: **74A Roseberry Gardens, N4**

Proposal: **Erection of single storey rear extension (amendment to extension approved in HGY/2014/1202).**

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 18/11/2015 and drawing numbers: RG/504/10, RG/504/11, RG/504/12 Rev A, RG/504/13, RG/504/15 Rev F & RG/504/16 Rev C

SEE SCHEDULE OF REASONS ATTACHED

13/01/2016



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/2015/3419

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

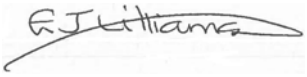
1. The proposed development would detract from the architectural appearance of the dwelling and surrounding area and would adversely affect the visual amenity of the locality contrary to Policy SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006, Policies 7.4 and 7.6 of the London Plan 2015.

2. The proposed rear extension by reason of its height and depth would have an overbearing relationship to the neighbouring property and result in a increased sense of enclosure and loss of daylight to that property to the detriment of residential amenity and contrary to Policy 7.6 of the London Plan 2015 and S saved policy UD3 of the Council's Unitary Development Plan.

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.

13/01/2016



Emma Williamson
Head of Development Management
Planning Service

Director of Regeneration, Planning and Development Lyn Garner