Planning Service

Stephen Kelly Assistant Director Planning Service

Mr Robert Smellie
9 East Lane
Bawdsey
Woodbridge
Suffolk
IP12 3AP

On behalf of
Mr Nathan Schreiber
120 Castlewood Road
London
N15 6LE

Planning Application Reference No. **HGY/2015/3723**

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: **120 Castlewood Road N15**

Proposal: **Erection of ground and first floor rear extension**

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 15/12/2015 and drawing numbers: 15/703/0102, 03

SEE SCHEDULE OF REASONS ATTACHED

09/02/2016

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

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6th Floor, River Park House,
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SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2015/3723

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

1. The proposed development would by reason of its size and siting be detrimental to the residential and visual amenities to adjoining occupiers contrary to Saved Policy UD3 of the Haringey Unitary Development Plan 2006

2. The proposed development would create a dominant and overbearing extension unsympathetic to its surroundings and be out of keeping with the character and appearance of the area contrary to Policy 7.4 and 7.6 of the London Plan 2011, Policies SP2 and SP11 of the Haringey Local Plan and Saved Policy UD3 of the Haringey Unitary Development Plan 2006 and the South Tottenham SPD

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.

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