Planning Service

Stephen Kelly Assistant Director Planning Service

Mr David Balkind
David Balkind Design
12 Oak Close
Sutton
Surrey
SM1 3LQ

On behalf of
Mr Harvey Goldberg
58 Hendale Avenue
London
NW4 4LS

Planning Application Reference No. **HGY/2016/0308**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

Location: **110-112 Philip Lane, N15**

Proposal: **Erection of ground and first floor rear extension and conversion into 2 x one bed and 3 x two bed flats.**

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 28/01/2016 and drawing numbers: 100, 101, 102, 103, 200, 201, 202 and 203

SEE SCHEDULE OF REASONS ATTACHED

24/03/2016

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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SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2016/0308

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

1. The proposed conversion of the existing family sized dwellings to five self-contained flats within a family housing protection zone would exacerbate existing problems associated with the need for family sized dwellings in this area. As such, this would be contrary to Saved Policies UD3, HSG6 and HSG11 of the Haringey Unitary Development Plan 2006 and emerging DM Policy DM22.

2. The proposed rear extensions, in conjunction with previous extension to these buildings, would constitute an undesirable and overly dominant form of development to the detriment of the original dwellings and the area as a whole, particularly given the location of this site. As such, this would be contrary to Saved Policy UD3 of the Haringey Unitary Development Plan 2006 and the intentions of DM Policy DM1 and DM18.

3. The proposed rear extensions would constitute an undesirably dominant form of development that would have a detrimental impact on the living conditions of no.108 Philip Lane and the future living conditions of the proposed flat C, by virtue of loss of daylight, outlook and sense of enclosure. As such, this would be contrary to Saved Policy UD3 of the Haringey Unitary Development Plan 2006 and the intentions of DM Policy DM18.

4. The proposed plans fail to provide suitable provision of off street parking, cycle and refuse storage, contrary to policies 3.5 and 6.1 of The London Plan (2016), Saved Policies UD3, HSG6 and HSG11 of the Haringey Unitary Development Plan 2006 and the intentions of emerging DM Policy DM22.

5. The proposed development in the absence of a legal agreement securing the provision of on-site affordable housing or a financial contribution in lieu the proposal is contrary to policy SP2 'Housing' of the Local Plan March 2013 and Policy 3.12 (Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes) of the London Plan July 2011.

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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