Planning Service

Stephen Kelly Assistant Director Planning Service

Mr David Hahn
30 Uplands Road
London
N8 9NL

Planning Application Reference No. **HGY/2016/0411**

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: **30 Uplands Road, N8**

Proposal: **Formation of rear dormer, insertion of front roof lights, demolition of existing rear utility room and erection of full width rear ground floor extension, installation of existing widows and addition of bike store to front garden.**

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 08/02/2016 and drawing named: Site location plan; Existing first floor plan; Existing front elevation; Existing ground floor plan; Existing rear elevation; Existing second floor plan; Existing section A-A; Existing section B-B; Proposed first floor plan; Proposed front elevation; Proposed ground floor; Proposed rear elevation; Proposed rear elevation in context; Proposed second floor plan; Proposed section A-A; Proposed section B-B; Proposed section C-C.

SEE SCHEDULE OF REASONS ATTACHED

04/04/2016

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/2016/0411

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

1. The proposed rear dormer, by reason of the insertion of an unarticulated and discordant oriel window and an excessively protruding rooflight above the ridgeline of the main roof, will be of an incongruous design that is out of character and detrimental to the appearance of the existing building and wider area, contrary to policies 7.4 and 7.6 and of the London Plan 2015, Saved Policy UD3 of the Haringey Unitary Development Plan 2006, policy SP11 of the Haringey Local Plan 2013, and draft policies DM1 and DM12 of Haringey's Development Management DPD.

2. The proposed timber cladding, by reason of its incongruous nature and coverage on the rear elevation of the building and extensions, is out of character and detrimental to the appearance of the existing building, contrary to policies 7.4 and 7.6 and of the London Plan 2015, Saved Policy UD3 of the Haringey Unitary Development Plan 2006, policy SP11 of the Haringey Local Plan 2013, and draft policies DM1 and DM12 of Haringey's Development Management DPD.

3. The proposed insertion of window within the front gable of the building will be an incongruous and out of character alteration to the front elevation of the building, detrimental to the appearance of the building and street scene, contrary to policies 7.4 and 7.6 and of the London Plan 2015, Saved Policy UD3 of the Haringey Unitary Development Plan 2006, policy SP11 of the Haringey Local Plan 2013, and draft policies DM1 and DM12 of Haringey's Development Management DPD.

4. The proposed single storey rear extension, by reason of its excessive depth, will have an unacceptable impact on neighbouring amenity and represents overdevelopment of the site, contrary to policies 7.6 and of the London Plan 2015, Saved Policy UD3 of the Haringey Unitary Development Plan 2006, policy SP11 of the Haringey Local Plan 2013, and draft policies DM1 and DM12 of Haringey's Development Management DPD.

INFORMATIVE:

The applicant is advised that any future application that includes a roof terrace to a single storey rear extension would be required to denote the terrace area on all relevant plans. This also includes any balustrading (which is necessary to formalise the use of the terrace). The Local Planning Authority would therefore be able to clearly assess the appearance of the balustrading and the impact of the use of the terrace on neighbouring amenity/privacy.

INFORMATIVE:

Depending on the size of the bike store building (which could negate the need for planning permission), any future application which includes a proposed bike store would need ensure that it is included on all of the proposed plans and elevations.

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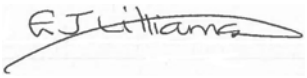
INFORMATIVE:

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.

04/04/2016



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