Planning Service

Stephen Kelly Assistant Director Planning Service

Mr Nabil Ibrahim
18 Winns Avenue
London
E17 5EL

On behalf of
Mr Ismet Dinc
47 The Bourne
London
N14 6RS

Planning Application Reference No. **HGY/2016/0598**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

Location: **183 Downhills Way, N17**

Proposal: **Conversion of dwelling house into two flats, alongside the associated construction of a rear dormer 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 29/02/2016 and drawing numbers: Site Location Plan; 140A1; 140A2; 140A3; 140A4 & 140A5

SEE SCHEDULE OF REASONS ATTACHED

25/04/2016

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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6th Floor, River Park House,
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SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2016/0598

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

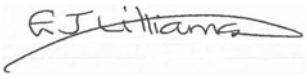
1. The proposed conversion of the dwellinghouse to provide two residential units, by reason of the inadequate size of the ground floor rear bedroom and of the upper floor flat, will provide a sub-standard level of accommodation, contrary to policy SP2 of Haringey Council's Local Plan 2013, draft policy DM12 of Haringey Council's Development Management DPD, and policy 3.5 of the London Plan 2016 (Minor Alterations).

2. The proposed development, in the absence of a legal agreement securing the provision of on-site affordable housing or a financial contribution in lieu, 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 2015.

3. The proposed conversion of the dwellinghouse to provide two residential units, by reason of its original internal floorspace falling below 120sqm, will result in the loss of a family home within the Family Housing Protection Zone, contrary to saved policy HSG6 of Haringey's Unitary Development Plan (2006) and draft policy DM16 of Haringey's Development Management DPD (2016).

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.

25/04/2016



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