Planning Service

Stephen Kelly Assistant Director Planning Service

Mr Ali Hassan
Pinnacle Architecture Ltd
46 Theydon Road
London
E5 9NA

On behalf of
Mr Askler
132 Wargrave Avenue
London
N15 6UA

Planning Application Reference No. **HGY/2016/0586**

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: **132 Wargrave Avenue, N15**

Proposal: **Excavation of basement plus 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 25/02/2016 and drawing numbers: 20150521-PL01, 20150521-PL02, 20150521-PL05 and 20150521-PL06B

SEE SCHEDULE OF REASONS ATTACHED

21/04/2016

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/2016/0586

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

1. The first floor rear extension, by virtue of siting, design, bulk and scale and in conjunction with the overdevelopment of the site as a whole would detract from the appearance of the original dwelling and create a discordant relationship with the terrace of which it forms a part, to the detriment of the area as a whole. As such the development would be contrary to Policy SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006 and Policies 7.4 and 7.6 of the London Plan 2015 and Emerging Policy DM12 of Haringey's Development Management DPD.

2. No basement impact assessment has been submitted to demonstrate that the significant excavation of the basement below the already significantly extended dwelling would not compromise the structural stability of the building or adjacent buildings and highway, whilst also failing to clarify that there would not be significant risk of the property and nearby properties being at increased risk from flooding. As such the development is contrary to Saved Policy UD3 of the Haringey's Unitary Development Plan 2006, policy SP11 of Haringey's Local Plan, and draft policies DM18 and DM24 of Haringey's Development Management DPD.

INFORMATIVE:

The applicant is advised that the description of development must refer to all relevant parts of the site that are shown as part of the proposal.

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.

21/04/2016

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