Planning Service

Stephen Kelly Assistant Director Planning Service

Mr Ryan Fitzgerald
3 Sherborne Close
Essex
CO13 0TD

On behalf of
Ms Bless Akoli
3 Imperial Road
London
N22 8DE

Planning Application Reference No. **HGY/2016/0728**

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: **60 Ranelagh Road, N17**

Proposal: **Erection of side/rear extension, replacement of rear bay window with new French doors, formation of rear dormers and insertion of front rooflights**

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 08/03/2016 and drawing numbers: 0036/01 Rev. A; 0036/02 Rev. A; 0036/03 Rev. C; 0036/04 Rev. C & 0036/05 Rev. A.

SEE SCHEDULE OF REASONS ATTACHED

29/04/2016

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/2016/0728

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

1. The proposed dormer, by reason of its location on the outrigger and associated scale, would be an incongruous and unattractive addition, detrimental to the character and appearance of the existing building, terraced row and wider area, contrary to policies 7.4 and 7.6 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 the Haringey Development Management DPD.

2. The proposed side/rear extension, by reason of the inadequately sized courtyard area, provides an insufficiently functional amenity area that also does not adequately offset the scale of the extension, and thus would be detrimental to the amenity of host and adjoining occupiers, contrary to draft policy DM1 and DM12 of Haringey's Development Management DPD, policy 7.6 of The London Plan 2015, and The London Plan's 'Housing' Supplementary Planning Guidance.

The applicant should note that there is an error in the proposed plans as the 'North West Elevation' on the Proposed Elevations incorrectly includes the rear bay window which is actually proposed to be removed under this application. Any future application must ensure that the correct plans and elevations are submitted.
The applicant is advised to read the Case Officer Report to understand the reasoning behind the reasons for refusal.

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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