Planning Service

Stephen Kelly Assistant Director Planning Service

Mr C.H. McKenzie
10 South Way
North Harrow
Middlesex
HA2 6EP

On behalf of
Mr P Patel
15 Maidstone Road
London
N11 2TR

Planning Application Reference No. **HGY/2016/0695**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

Location: **17 Maidstone Road, N11**

Proposal: **Construction of an outbuilding in the rear garden (4m maximum height)**

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 09/03/2016 and drawing numbers: CHM/3578/A1 and OS

SEE SCHEDULE OF REASONS ATTACHED

28/04/2016

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

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
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T 020 8489 5504
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SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2016/0695

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

1. The proposed development would be out of keeping with the general pattern, standard and character of the area by reason of general bulk and massing within the site thereby resulting in an incongruous pattern of development detrimental to the amenities of the area contrary to Policy 7.4 and 7.6 of the London Plan 2015, Policy SP11 of the Haringey Local Plan, Emerging Policy DM1 of the Development Management, Development Plan Document (January 2016 pre-submission version) and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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.

28/04/2016

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