Planning Service

Stephen Kelly Assistant Director Planning Service

Mr Owen Jenkins
Deverill Jenkins Achitects Ltd
49 Aden Grove
London
N16 9NP

On behalf of
Ms Jan Sewell
Ground Floor Flat
16 Wolseley Road
London
N8 8RP

Planning Application Reference No. **HGY/2016/1406**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

Location: **16 Wolseley Road, N8**

Proposal: **Create a new 2 bedroom flat out of the existing loft space, two Velux type roof lights and rear elevation box dormer and an external terrace**

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 28/04/2016 and drawing numbers: PL-103, PL-105, PL-102, PL-106, PL-104, PL-108, PL-109, PL-111, PL-114, 110, PL-115, PL-113, PL-112, PL-117, PL-118 & PL-116

SEE SCHEDULE OF REASONS ATTACHED

23/06/2016

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/2016/1406

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

1. The proposed terrace would adversely affect the character and appearance of the property and terrace. The roof extension would result in a prominent and over dominant feature on the rear roof slope/ elevation of the building, detrimental to the character of the building and the conservation area.
It is considered that the proposal would adversely affect the visual amenity of the surrounding area and would be harmful to the character and appearance of the conservation area, contrary to London Plan 2015 policies 7.4 and 7.6, Local Plan policy SP11 (as supported by SPG 1a), and the specific conservation aims set out in London Plan policy 7.8, Local Plan policy SP12, saved UDP policy CSV5 and Supplementary Planning Guidance SPG2

2. The proposed development would be likely to have a significant adverse effect on the amenity of local residents in particular the adjoining occupier of no. 14 Wolseley Road through the creation of overlooking and a resulting loss of privacy contrary to Policy SP11 of the Haringey Local Plan 2013, 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.

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