Planning Service

Emma Williamson Interim Assistant Director Planning Service

Mr Ashok Popat
10a Sylvan Road
Wanstead
London
E11 1QN

Planning Application Reference No. **HGY/2016/1556**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

Location: **Ground Floor Flat, 4 Vartry Road, N15**

Proposal: **Conversion of basement to habitable space for ground floor flat, with front window and rear lightwell**

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 11/05/2016 and drawing numbers: DRG/01, DRG/02 & DRG/03

SEE SCHEDULE OF REASONS ATTACHED

06/07/2016

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/2016/1556

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

1. The proposed development would provide a poor standard of accommodation for future occupiers particularly in relation to the levels of daylight/ sunlight and outlook to the proposed habitable rooms in the basement as such contrary to London Plan 2015 Policy 3.5 (quality and design of housing developments), Local Plan policy SP11 and saved Haringey UDP Policies UD3 (General Principles) and HSG2 (change of use to residential)..

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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