Planning Service

Emma Williamson Interim Assistant Director Planning Service

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

On behalf of
Mr Jeremy Clarke
Sinclair Investments
4 Bramber Court
Bramber Road
London
W14 9PW

Planning Application Reference No. **HGY/2016/1560**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

Location: **14 Poynton Road, N17**

Proposal: **Demolition of existing garage and erection of a one bedroom dwellinghouse; the erection of a dormer on the existing property to the west of the new dwelling alongside a single storey and first floor 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 11/05/2016 and drawing numbers: 20151152-PL01 to 20151152-PL11

SEE SCHEDULE OF REASONS ATTACHED

06/07/2016

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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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SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2016/1560

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

1. The proposed new dwellinghouse, by reason of the inadequate size of the internal floorspace area, provides a sub-standard quality of accommodation, contrary to policy 3.5 contained within the minor alterations to the London Plan 2015.

2. The proposed new dwellinghouse, by reason of its irregular and narrow shape, alongside its poorly functioning internal arrangement, will provide a sub-standard quality of accommodation, contrary to policy 3.5 contained within the minor alterations to the London Plan 2015.

3. The proposed dwellinghouse by reason of its design and proportions, will be incongruous and detrimental to the character and appearance of neighbouring properties and the street scene and will not be sympathetic to the spatial rhythm of the neighbouring plots, contrary to policies 7.4 and 7.6 of the London Plan 2015, policy SP11 of the Haringey Local Plan 2013, and draft policies DM1 and DM12 of Haringey's Development Management DPD.

4. The proposed dormers, by reason of their inappropriate scale and excessive width, provide an overdominant and incongruous addition to the new build, existing building and street scene, detrimental to the character and appearance of the area and contrary to policies 7.4 and 7.6 of the London Plan 2015, policy SP11 of the Haringey Local Plan 2013, and draft policies DM1 and DM12 of Haringey's Development Management DPD.

5. The proposed dwellinghouse, alongside the new single storey and first floor rear extensions on the building to the west of the new dwellinghouse, and excessively sized dormers, constitute overdevelopment of the site, detrimental to the character and appearance of the existing building, terrace and wider area, contrary to policies 7.4 and 7.6 of the London Plan 2015, policy SP11 of the Haringey Local Plan 2013, and draft policies DM1 and DM12 of Haringey's Development Management DPD.

6. The proposed new dwellinghouse by reason of its proximity to the rear elevation of the adjacent properties to the east on Wycombe Road, will have an overbearing impact, and be detrimental to the outlook and amenity of, neighbouring occupiers, contrary to policies 7.6 of the London Plan 2015, Saved Policies UD3 of the Haringey Unitary Development Plan 2006, and draft policies DM1 and 12 policies of the Haringey Development Management DPD.

7. The lack of refuse storage provision for the proposed dwellinghouse may result in the inadequate storage of refuse, detrimental to the amenity of host and neighbouring occupiers, contrary to policies 7.6 of the London Plan 2015, Saved Policies UD3 of the Haringey Unitary Development Plan 2006, and draft policies DM1 and 12 policies of the Haringey Development Management DPD.

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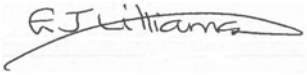
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INFORMATIVE:

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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