Planning Service

Emma Williamson Interim Assistant Director Planning Service

Mr Jonathan Shattock
Jonathan Shattock
1 Lordship Grove
London
N16 0QB

On behalf of
Mr Slawomir Masicz
45 Warberry Road
London
N22 7TQ

Planning Application Reference No. **HGY/2016/2045**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

Location: **45 Warberry Road, N22**

Proposal: **Erection of new house with associated single storey side and rear extension, first floor extension, dormer and external wall insulation to the front elevation.**

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 26/05/2016 and drawing numbers: OS Plan, (Prefix 1473/): 2C and 1B.

SEE SCHEDULE OF REASONS ATTACHED

22/07/2016

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

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

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SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2016/2045

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

1. The proposed first floor element would introduce a feature out of keeping with the character and appearance of the terrace contrary to policy SP11 (Design) of the Haringey Local Plan (2013), saved Policy UD3 (General Principles) of the Haringey Unitary Development Plan (2013), policy 7.6 of the London Plan (2016) and emerging policy DM1 (Delivering High Quality Design) of the Development Management DPD 2016.

2. The introduction of a first floor outrigger results in a significantly greater sense of enclosure within the properties and rear gardens of 14 and 16 Ranelagh Road, with associated loss of light and affect on outlook to the detriment of the occupiers' living conditions, contrary to policy SP11 (Design) of the Haringey Local Plan (2013), saved policy UD3 (General Principles) of the Haringey Unitary Development Plan (2013), policy 7.4 (Local Character) of the London Plan (2016) and emerging policy DM1 (Delivering High Quality Design) of the Development Management DPD 2016.

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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