Planning Service

Emma Williamson Director Planning Service

Mr Luben Boyadjiev
Arch Planning & Licensing
33b Grand Parade
Green Lanes
London
N4 1LG

On behalf of
Mr Turabi Keskin
489 Seven Sisters Road
London
N15 6EP

Planning Application Reference No. **HGY/2016/1800**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

Location: **489 Seven Sisters Road N15 6EP**

Proposal: **First floor rear extension to the existing 2 bedroom first floor flat and the erection of a dormer roof extension and internal alterations to the 1 x bedroom second floor flat to provide an additional bedroom.**

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 01/06/2016 and drawing numbers: A101; A102; A103; A104 (Proposed Floor Plans); A104 (Proposed Floor Plans and Front Elevation); A105; A107.

SEE SCHEDULE OF REASONS ATTACHED

25/08/2016

Stuart Minty
Interim 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/2016/1800

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

1. The first floor rear extension and the dormer roof extension, by reason of their scale, design and siting, will be incongruous and alien additions and would result in overdevelopment of the site, detrimental to the character and appearance of host building and terraced row, contrary to policies 7.4 and 7.6 of the London Plan 2015, Saved Policy UD3 of the Haringey Unitary Development Plan 2006, policy SP11 of the Haringey Local Plan 2013, and draft policies DM1 and DM12 of the Haringey Development Management DPD.

2. The proposed first floor rear extension, by reason of its scale and location, will have an overbearing impact on neighbouring occupiers, resulting in a sense of enclosure and loss of sunlight and daylight, detrimental to their amenity and outlook, and 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 DM12 of the Haringey Development Management DPD.

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.

25/08/2016



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