Planning Service

Emma Williamson Director Planning Service

Mr Yakov Levy
Paramount Planning Ltd
OCC Building A
105 Eade Road
London
N4 1TJ

On behalf of
Mrs Esther Horowiz
Everley Estates Ltd
149a Stamford Hill
London
N16 5LL

Planning Application Reference No. **HGY/2016/1778**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION (HOUSEHOLDER APPLICATION)

Location: **64 Wellington Avenue, N15**

Proposal: **Erection of first floor rear 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 01/06/2016 and drawing numbers: WE.64.PR.01; WE.64.PR.02; WE.64.PR.03; WE.64.EX.01; WE.64.EX.02; Location Plan.

SEE SCHEDULE OF REASONS ATTACHED

27/07/2016

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

Planning Service

Emma Williamson Director Planning Service

SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2016/1778

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

1. The proposed first floor rear extension, by reason of its location, scale and associated relationship with the neighbouring property, will have an overbearing impact on neighbouring occupiers, detrimental to their amenity and outlook, and therefore 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.

2. The proposed first floor rear extension, by reason of it location and scale, would provide a highly prominent, incongruous addition of poor architectural merit, failing to enhance or preserve the character and appearance of the host building and terrace, 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.

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.

27/07/2016



Stuart Minty
Interim Head of Development Management
Planning Service

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