Planning Service

Emma Williamson Director Planning Service

Ms Heloise Wood
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On behalf of
Mr David Reed
Westford Two Ltd
214 Stamford Hill
London
N16 6RA

Planning Application Reference No. **HGY/2016/1980**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

Location: **94 West Green Road, N15**

Proposal: **Demolition of existing single storey garage to rear of site and construction of new two storey dwellinghouse with access off Winns Mews**

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 16/06/2016 and drawing numbers: Heritage Design and Access Statement; E (200) Rev A; E (100) Rev A; P (200) Rev B; P (100) Rev A; E (900) Rev A.

SEE SCHEDULE OF REASONS ATTACHED

11/08/2016

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,
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SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2016/1980

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

1. The loss of the garage/workshop, by reason of an absence of evidence demonstrating that the site is no longer suitable for the existing use and/or a clear and robust marketing campaign for a continuous period of 3 years, is not justified, resulting in the loss of non-designated employment land, contrary to saved policy EMP4 of Haringey's Unitary Development Plan 2006 and draft policy DM40 of Haringey's Development Management DPD.

2. The proposed residential dwelling, by reason of the inadequate provision of fenestration and the associated layout of the building, provides a poorly configured, oppressive and sub-standard level of accommodation with a sense of enclosure and limited outlook, detrimental to the amenity of host occupiers 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.

3. The proposed residential dwelling, by reason of its scale and proximity to the first floor rear windows of the residential unit in the main terraced building of 94 West Green Road, will be detrimental to the amenity and outlook of neighbouring occupiers, 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.

The applicant is to note that the London Fire Brigade have raised concerns with the proposal stating that they are not satisfied with the proposal for reasons of fire fighting and that the proposed building will not comply with Part B of the Building Regulations (Fire Safety).

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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