Planning Service

Emma Williamson Director Planning Service

Ms Ana Alonso Truan
Ana Alonso Architect
91 Sutton Road
London
N10 1HH

On behalf of
Ms Maria Christodoulou
44 Twyford Avenue
London
N2 9NL

Planning Application Reference No. **HGY/2016/1981**

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: **44 Twyford Avenue, N2**

Proposal: **Extension of hipped roof over existing side extension, formation of rear dormer to facilitate loft conversion, insertion of 2no roof windows in front roof slope and conversion of garage into habitable room**

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: Site Location Plan; AP(00)02 Rev A; AP(00)03 Rev A; AP(00)04 Rev A; AP(00)05 Rev E; AP(00)06 Rev E; AP(00)07 Rev E; AP(00)08 Rev C

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

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6th Floor, River Park House,
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SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2016/1981

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

1. The proposed roof extension by reason of its excessive size and scale would be a dominant addition out of proportion with the host building failing to achieve any material subordination to the current roof form, detrimental to the street scene and character of the area contrary to London Plan 2015 policies 7.4 and 7.6, Local Plan 2013 policy SP11, saved UDP policy UD3 and policy DM1 of the Pre-Submission Version of the Development Management DPD January 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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