Planning Service

Emma Williamson Director Planning Service

Mr George Durowoju
G D Architects Limited
41 Hartland Way
Croydon
Surrey
CR0 8RJ

On behalf of
Mr Larry Ashagbe
1 Meads Road
London
N22 6RN

Planning Application Reference No. **HGY/2016/2704**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

Location: **1 Meads Road, N22**

Proposal: **Erection of rear outbuilding.**

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 28/06/2016 and drawing numbers: (Prefix-1388_) P01, P02 Rev A and P03 Rev A.

SEE SCHEDULE OF REASONS ATTACHED

20/10/2016



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/2016/2704

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

1. The proposed outbuilding by reason of its scale and location would not remain ancillary to th existing dwelling and would result in an overly dominant structure in the rear garden, would significant reduce the scale of remaining garden space and have a detrimental impact on the character of the terrace property contrary to policies SP11 (Design) of the Haringey Local Plan (2013), saved Policy UD3 (General Principles) of the Haringey Unitary Development Plan (2006), as well as policies 7.4 (Local character) and 7.6 (Architecture) of the London Plan (March 2015) consolidated with alterations since 2011 and policy DM12 of emerging Development Plan (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.

20/10/2016



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