Planning Service

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Planning Application Reference No. **HGY/2016/2159**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

Location: **55A Scales Road, N17**

Proposal: **Demolition of a single storey residential unit and the erection of a two storey residential unit on the existing footprint**

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: 0101; 0102; 0103; 0104 Rev B; 0105 Rev B.

SEE SCHEDULE OF REASONS ATTACHED

23/08/2016

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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SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2016/2159

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

1. The proposed two storey dwelling, by reason of the inadequate size of the internal floorspace area and the restrictive internal width of the building, would provide a sub-standard level of accommodation, detrimental to the amenity of host occupiers, and contrary to policy SP2 of Haringey Council's Local Plan 2013, draft policies DM12 and DM16 of Haringey Council's Development Management DPD, and policy 3.5 of the London Plan 2016 (Minor Alterations).

2. The proposed two storey dwelling by reason of its design and narrow elevations would be out of character with the terrace it adjoins and streetscene, thus detrimental to the visual amenity of the area, contrary to policies 7.4 and 7.6 of the London Plan 2015, policy SP11 of the Haringey Local Plan 2013, and draft policies DM1 and DM12 of Haringey's 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.

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