Planning Service

Emma Williamson Director Planning Service

Chima Awa
Archexel Ltd
6 Malcolm Way
London
E11 1PW

On behalf of
Mr Hakan Calabakul
106 Risley Avenue
London
N17 7ES

Planning Application Reference No. **HGY/2016/2575**

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: **106 Risley Avenue, N17**

Proposal: **Construction of 1.15m side extension to existing 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 29/07/2016 and drawing numbers: HC-01, HC-02, HC-03, HC-04, HC-05, HC-06 & HC-07

SEE SCHEDULE OF REASONS ATTACHED

20/09/2016



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/2016/2575

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

1. The unauthorised rear extension by reason of its size, scale and design results in a dominant and incongruous form of development that fails to achieve sufficient subordination from the host dwelling and is contrary to policies SP11 'Design', UD3 'General Principles', CSV5 'Alterations and Extensions in Conservation Areas', 7.4 'Local Character' and 7.6 'Architecture' and Policy DM12 of the Development Management DPD.

2. The extension detracts from the historical architectural integrity of the host dwelling and fails to enhance or preserve the character and appearance of the conservation area in general. As such the development is contrary to Policies 7.4 'Local Character', 7.6 'Heritage Assets and Archaeology' of the London Plan (2015), CSV5 'Alterations and Extensions in Conservations Areas' 'Design', Policy UD3 'General Principles' of the Haringey Unitary Development Plan (saved policies 2006) and Policy DM12 of the 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.

20/09/2016



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