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24 November 2022

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF REFUSAL OF PLANNING PERMISSION**

Case Reference	HGY/2022/3494
Location	18, Woodlands Park Road, London, N15 3RT
Proposal	Construction of rear dormer extension to facilitate loft conversion and enlargement of existing 7 bedroom HMO (sui generis) to 9 bedrooms
Received	4 October 2022

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby REFUSE the above development for the reason(s) listed in the attached schedule.

Title	Description	Date
220603-03 Proposed Floor Plans		4 October 2022
220603-04 Proposed Elevations & Section		4 October 2022

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1** By reasons of its size and scale, the proposed extension would appear an overly bulky and unsympathetic addition to the existing house, out of keeping with the design and character of the existing dwelling and when considered in conjunction with existing development, would result in overdevelopment of the site contrary to the amenity considerations set out Policies D3 & D6 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017, and Policies DM12 of Haringey Development Management DPD 2017.

- 2** By reason of the excessive bulk and general appearance of the proposed extension it would have an overbearing and unneighbourly relationship with adjoining properties, and due to the resulting increase in intensity of use would result in a degree of general disturbance that would be out of keeping with the suburban character of the street and harmful to the amenities of neighbouring occupiers. Furthermore, the negative impact of the development on neighbouring amenity would be exacerbated by the inadequate provision made for refuse storage within the site. The proposal is therefore considered to be detrimental to the amenities of neighbouring occupiers contrary to the amenity considerations set out in Policies D3 & D6 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017, and Policies DM12 of Haringey Development Management DPD 2017.

Informatives:

INFORMATIVE: Pre- application Advice

Taking the reason(s) for refusal into account, you may wish to prepare a revised proposal for comment prior to submitting a further planning application. To do so we strongly recommend you seek pre-application advice and refer you to our Pre-Application Planning Advice (PAPA) Service.

<https://www.haringey.gov.uk/planning-and-building-control/planning>

Notes:

You can find advice in regard to your rights of appeal at:

planningportal.gov.uk/planning/appeals/guidance/guidancecontent

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate

Planning Service

Rob Krzyszowski

Assistant Director Planning, Building Standards & Sustainability



(inqu

iryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.

For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone at 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol