

MR KENAN KARA
352 Green Lanes,
Palmers Green
London
United Kingdom
N13 5TJ

12 January 2023

**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/2022/4142
Location 74 Turnpike Lane, Wood Green, London, N8 0PR
Proposal This planning application intends for the conversion of the existing vacant former residential unit at the upper floors into a 3bed-4p family unit at the first floor and two 1bed-2p flats at the second and third floor, involving the two storey rear extension.
Received 16 November 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
P107.pdf	Block plan of the site	16 November 2022
P106.pdf	The location plan	16 November 2022
Existing Drawings.pdf	Additional plans	16 November 2022
Proposed Drawings.pdf	Floor plan	16 November 2022
P108.pdf	Floor plan	16 November 2022

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1** The proposed extensions, by virtue of its excessive height, depth and massing, is not subservient in appearance to the host building, resulting in an overdevelopment of the site which is out of keeping with the pattern of development within the row of buildings, contrary to policies SP11 of the Local Plan 2017, policy DM1 of the Development Management DPD 2017 and policy D4 of the London Plan 2021, that all seek to promote high quality design.

- 2** The excessive bulk, scale and massing of the proposed rear extensions would be visually overbearing in appearance, result in an unacceptable impact on neighbouring amenity in terms of overshadowing, loss of light when viewed from the rear gardens and windows of neighbouring occupants and create an increased sense of enclosure. The proposal is therefore contrary to policies DM1 of the Development Management DPD 2017 and D6 of the London Plan 2021.

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 (inquiryappeals@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