

mr Shahid Ali
140 Normanshire Drive
London
United Kingdom
E4 9HD

26 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/2022/4293
Location 9 Mannoek Road, Tottenham, London, N22 6AT
Proposal Conversion of single family dwellinghouse to two separate self-contained flats comprising one 2-bedroom and one 3-bedroom unit.
Received 1 December 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
22-1007-S01.pdf	Additional plans	1 December 2022
22-1007-S02.pdf	Additional plans	1 December 2022
22-1007-S03.pdf	The location plan	1 December 2022
22-1007-PL01.pdf	Additional plans	1 December 2022
22-1007-PL02.pdf	Additional plans	1 December 2022

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (4)

- 1** The proposed conversion of the single-family dwelling into two separate self-contained flats would result in an unacceptable loss of family housing for which there is an identified need. The original un-extended floor area of the property also fails to meet the required minimum 120sqm internal floor area threshold set out in the Council's adopted conversion policy. As such the proposal would be contrary to Policy SP2 of the Haringey Local Plan (2017) and Policy DM16 of Haringey's Development Management DPD (2016).
- 2** The proposal is not considered to achieve practical and fit for purpose layout arrangements in order to minimise noise transfer between homes and does not provide any external amenity space for the proposed three-bedroom unit, resulting in poor quality housing contrary to Policy DM16 of the Haringey Development Management DPD and Policy DM6 of the London Plan 2021.
- 3** It has not been demonstrated that the proposal would sufficiently mitigate the potential impact of the development on the local highway network in terms of parking congestion and increased car use due to the absence of a car parking survey and/or appropriate legal agreement to secure a car free development contrary to Policy DM16 of the Haringey Development Management DPD, Policy SP7 of Haringey's Local Plan and London Plan Policies T1, T4, & T6.
- 4** The proposed bicycle storage sited in the front garden would not have satisfactory appearance and fails to provide cycle storage of an appropriate standard in terms of its useability, security and accessibility, to the detriment of the Council's sustainable transport objectives and local visual amenity contrary to Policy DM31, DM32 DM35 of the Development Management DPD and Policy T4 and T5 of the London Plan 2021.

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 (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