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16 February 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/2022/2773
Location 97, Alexandra Park Road, London, N10 2DP
Proposal Proposed repurposing of an existing garage into a garden room
with pitched roof
Received 29 September 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
092/110 Rev PL1	Proposed elevations and section	15 February 2023
092/102 Rev PL1	Proposed roof plan	15 February 2023
092/201 Rev PL1	Proposed section	15 February 2023
092/202 Rev PL1	Proposed elevations	15 February 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1** The proposed new roof by reason of its height, overall scale and bulk would create an overly large and obtrusive structure, that would have an incongruous and overbearing appearance, out of keeping with the pattern of development in the area, detrimental to local visual amenity and harmful to the character and appearance of the Vallance Road conservation area, contrary to policies DM1, DM9, DM12 of the Development Management, Development Plan Document (2017), policies SP11 and SP12 of Haringey Local Plan (2017) and Policy 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