

Mr Martin Webster
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Mindenhall Court,
High Street
Old Town Stevenage
Stevenage
SG1 3UN

16 March 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/2023/0181
Location 14 High Road, Wood Green, London, N22 6BX
Proposal Existing residential extended and reconfigured to form 4 number Apartments.
Received 19 January 2023

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
6922(P)101-01 - Proposed First Floor Plan		19 January 2023
6922(P)206 - Proposed South West Elevation		19 January 2023
6922(P)101-02 - Proposed Second Floor Plan		19 January 2023
6922(P)101-00 - Proposed Ground Floor Plan		19 January 2023
6922(P)300 - Proposed Sections AA and BB		19 January 2023
6922(P)101-03 - Proposed Third Floor Plan		19 January 2023
6922(P)207 - Proposed North West Elevation		19 January 2023
6922(P)205 - Proposed South East Elevation		19 January 2023
6922(P)101 - Proposed Site Plan		19 January 2023
6922(P)101-04 - Proposed Roof Plan		19 January 2023
6922(P)204 - Proposed North East elevation		19 January 2023
6922(P)500 - Proposed 3D Views		19 January 2023

Robbie McNaugher

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Head of Development Management and Planning Enforcement

Refusal Reasons: (4)

- 1** The proposed development by reason of its design, height, overall scale, siting and general massing would appear a poorly designed and cramped form of development that would have an awkward and overbearing relationship with the existing development around it. The proposal would therefore be contrary to policies SP11 of the Local Plan 2017, policy DM1 and DM7 of the Development Management DPD 2017 and policy D4 of the London Plan 2021.
- 2** The proposed development, due to its height, overall scale, siting and massing, would have an overbearing relationship with the surrounding existing residential development, resulting in a loss of outlook and privacy, and an increased sense of enclosure. Furthermore it has not been demonstrated that the proposal would have an acceptable impact on the daylight and sunlight to those properties. The proposal is therefore considered to be detrimental to the residential amenities of the occupiers of neighbouring properties, contrary to policy DM1 of the Development Management DPD and policy D6 of the London Plan 2021.
- 3** The proposed development by reason of the lack of any private or communal external amenity space, poor pedestrian access and servicing arrangements and, given the cramped and constrained nature of the development and its surroundings, the lack of privacy, outlook and potentially daylight to some of the schemes habitable room windows, would provide a sub-standard form of accommodation for future occupants of the development, contrary to policy D6 of the London Plan 2021, policy SP2 of the Haringey Local Plan 2017 and policy DM12 of the Haringey Development Management DPD 2017.
- 4** The cycle and refuse storage areas indicated on the existing and proposed site plans submitted with the application, are inadequate in terms of their size, access arrangements, and distance from the proposed new residential accommodation to meet the requirements and standards set out in Appendix A3 of Haringey's Sustainable Construction and Design SPD, the British Standard Waste Management in Buildings Code of Practice and the Mayor for London's Cycle parking standards. As such the proposal is contrary to policies SP6 and SP7 of the Haringey Local Plan 2017, policies DM4 and DM32 of Haringey's Development Management DPD 2017 and to policies D6 and T5 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