

mr BRYAN CONNOR
THE COTTAGE
2 TREGARON AVENUE
LONDON
United Kingdom
N89EY

17 March 2023

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

Case Reference	HGY/2023/0189
Location	20 Priory Avenue, Hornsey, London, N8 7RN
Proposal	Rear extension and internal alterations
Received	20 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 received on the above date.

Title	Description	Date
2301 - 07B - Proposed Sections and Roof Plan		7 March 2023
2301 - 02B - Proposed Floor Plans		7 March 2023
2301 - 06B - Proposed Elevations and Sections		7 March 2023



Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1 The proposed extension, by reason of its size and scale, would be out of keeping with the design and character of the existing dwelling and would have an adverse effect on the appearance of the property and the visual amenity of the area , contrary to Policy SP11 of the Haringey Local Plan 2017, Policy DM1 of The Development Management DPD 2017.

- 2 The proposed development by reason of its height, depth and massing would have an overbearing relationship with the neighbouring property, reducing its outlook and daylight to the detriment of the amenities of its occupiers and contrary to Policy DM1 of The Development Management DPD 2017 and Policies SP0 and SP11 of the Haringey Local Plan 2013 and inconsistent with guidance in the National Planning Policy Framework.

- 1 You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
- 2 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.
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.
- 3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.