

Mr Jeffrey Atkins
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Potters Bar
England
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5 May 2023

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

Case Reference	HGY/2023/0707
Location	23 Elms Avenue, Hornsey, London, N10 2JN
Proposal	Demolition of existing first floor side orangery and single storey ground floor rear extension. New enlarged first floor side orangery. Three storey rear extension with re-alignment of existing roof.
Received	13 March 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
2023-4A - Proposed Plans, Elevations and Section		13 March 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1 The proposed first and second floor rear extension by reason of its design, bulk, massing, loss of original detail and lack of symmetry, would appear an overly large and dominant addition, out of keeping with the character and appearance of this property and terrace, harming the character and appearance of this part of the conservation area, contrary to Policy HC1 of the London Plan 2021, Policies SP11 and SP12 of the Haringey Local Plan 2017, Policies DM1 and DM9 of The Development Management DPD 2017.
- 2 The proposed three-storey rear extension by reason of its height, bulk and massing, would have an overbearing relationship with properties in Muswell Road that back on to the application site, potentially causing overshadowing of their rear gardens and reducing the occupiers' enjoyment of those gardens to the detriment of their residential amenity and contrary to policy D1 and D12 of Haringey's Development Management DPD 2017.

- 1 You can find advice in regard to your rights of appeal at:
<https://www.gov.uk/appeal-householder-planning-decision>
- 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.