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16 May 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/2022/4435  
**Location** 45 Bounds Green Road, Wood Green, London, N22 8HB  
**Proposal** Construction of rear outbuilding to facilitate enlargement of  
existing 7 bedroom HMO (sui generis) to 8 bedrooms.  
**Received** 15 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             |
|----------------------------------------------|-------------|------------------|
| Existing and Proposed Site Layout 1to500onA3 |             | 15 December 2022 |
| Proposed Layout and Elevations 1to100onA3    |             | 15 December 2022 |
| Existing Layout and Elevations 1to100onA3    |             | 15 December 2022 |

*Robbie McNaughton*

**Robbie McNaughton**  
**Head of Development Management and Planning Enforcement**  
**Planning Service**

**Refusal Reasons: (4)**

- 1** The proposed unit would result in sub-standard accommodation by reason of inadequate unit size, inappropriate and inconvenient access through the internal areas of the main building and garden area, and restricted single aspect, contrary to Policy D6 of the London Plan 2021, and Policies DM1, DM12 and DM17 of Haringey Development Management Plan DPD (2017) (DPD).
- 2** The building addition and increase in occupants to this property given its current use and location would result in unacceptable impact on neighbouring residential amenity in terms of refuse and recycling storage, noise impacts, and additional coming and goings, particularly in relation to the rear garden, contrary to Policies DM1, DM12 and DM17 of Haringey Development Management Plan DPD (2017) (DPD).
- 3** The proposed development represents an overdevelopment of the site in relation to the intensification of the HMO use and the addition of a new separate dwelling that is at odds within the surrounding residential area. The proposed development represents an overdevelopment in relation to the area of the site and the properties in the locality contrary to Policy D3 of the London Plan (2021), Policy SP11 of the Haringey Local Plan 2017 and policies DM1, DM12 and DM17 of Haringey Development Management Plan DPD (2017) (DPD).
- 4** The proposed development would be out of keeping with the general pattern, character and appearance of the conservation area by reason of the bulk, scale and siting of such a garden structure, with it being a discordant feature failing to preserve or enhance the character to this part of Trinity Gardens Conservation Area, contrary to London Plan (2021) Policy HC1, policies SP11 and SP12 of the Haringey Local Plan (2013), and policies DM1, DM12 and DM9 of Development Management DPD (2017).

**Notes:**

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

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](mailto: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](mailto:building.control@haringey.gov.uk), telephone at 020 8489 5504, or see our website at [www.haringey.gov.uk/buildingcontrol](http://www.haringey.gov.uk/buildingcontrol)