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22 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/2023/0321
Location 52 Coniston Road, Tottenham, London, N17 0EX
Proposal Retrospective planning application for single storey rear extension.
Received 1 February 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
P104.pdf	Block plan of the site	31 January 2023
P100; P101 & P102	Pre-Existing, Previously Approved and Proposed Floor Plans & Elevations.	27 March 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1 The proposed development by virtue of its mass and bulk would lead to a built form of an incongruous scale that would detract from the appearance of the original dwelling and harm the character and appearance of the area, as well as having a negative impact on neighbouring residential amenities by reason of its overbearing appearance and its creating an increased sense of enclosure, contrary to Policies SP11 of the Haringey Local Plan (2017), and Policy DM1 and DM12 of Haringey's 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) 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