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25 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/2022/4186
Location 3 Marquis Road, Wood Green, London, N22 8JH
Proposal The erection of a ground floor rear extension and internal alterations to convert the existing ground floor flat into two separate self-contained flats and installation of new cycle store and bin enclosures.
Received 21 November 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
1848-PA.01-Rev B - Proposed Ground Floor Plan	Revised	17 May 2023
1848-PA.02-Rev B - Proposed First Floor Plan	Revised	17 May 2023
1848-PA.03-Rev B - Proposed Rear Elevation	Revised	17 May 2023
1848-PA.04-RevB - Proposed Side Elevation	Revised	17 May 2023
1848-PA.05-Rev B - Proposed Section AA	Revised	17 May 2023
1848-PA.06 - Proposed Section B-B	Revised	17 May 2023

Robbie McNaugher

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Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (3)

- 1** The proposed ground floor rear extension, by virtue of its size, siting and massing, would appear an obtrusive form of development out of keeping with the pattern of development within the surrounding area contrary to policies SP11 of the Local Plan 2017, policy DM1 of the Development Management DPD 2017 and policy D4 of the London Plan 2021.
- 2** The proposed ground floor rear extension, by virtue of its size, siting and massing, would have an overbearing relationship with adjoining properties creating an excessive sense of enclosure, which along with the over intensive use of the property, would be detrimental to neighbouring occupiers' residential amenity contrary to policies DM1 and DM12 of the Development Management DPD 2017 and policy D4 of the London Plan 2021.
- 3** The proposed ground floor layout for the two flats is not considered to achieve practical and fit for purpose layout arrangements in order to minimise noise transfer between homes, and providing a single aspect unit, resulting in poor quality housing contrary to Policy DM16 of the Haringey Development Management DPD and Policy DM6 of the London Plan 2021.

Informatives:

INFORMATIVE: Proactive Statement

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

INFORMATIVE: Pre- Application Advice

Taking the reason(s) for refusal into account, you may wish to prepare a revised proposal for comment prior to submitting a further planning application. To do so we strongly recommend you seek pre-application advice and refer you to our Pre-Application Planning Advice (PAPA) Service.

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