

mr David Appleton
19 Wallace Road
London
N1 2PG

6 June 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/2022/4522
Location Garage adjoining 1 Ferrestone Road, Hornsey, London, N8 7BX
Proposal Demolition of single storey garage and erection of a three storey over part-basement, 2-bed single-dwelling-house
Received 22 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
FER 200 Rev D - Proposed Street Elevation Perspective		22 December 2022
FER 201 Rev D - Proposed Front Perspective 1		22 December 2022
FER 202 Rev D - Proposed Front Perspective 2		22 December 2022
FER 204 Rev D - Proposed Street Elevation Perspective		22 December 2022
FER 211 Rev F - Proposed Front Elevation	Revised	9 March 2023
Proposed Underground Waste Lift Specification		9 March 2023
FER 215 - Proposed Block Plan & Elevations	Revised	9 March 2023
Basement Impact Assessment Ref: 22135-SYM-XX-XX-RP-S-0001 A		14 March 2023
FER 210 Rev J - Proposed Floor & Roof Plans	Revised	24 March 2023
FER 212 Rev J - Proposed Rear Elevation	Revised	24 March 2023
FER 213 Rev I - Proposed Side Elevation	Revised	24 March 2023
FER 214 Rev J - Proposed Sections	Revised	24 March 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement

Refusal Reasons: (2)

- 1** The proposed development would, by reason of the constrained plot size, and the position, scale and form of the proposed building, appear a visually over dominant, cramped and incongruous form of development, out of keeping with and unsympathetic to its context, contrary to Policies DM1, DM7 and DM12 of the Haringey Development Management DPD (2017), Policy SP11 of the Haringey Local Plan (2017), Policies D4 of the London Plan (2021) and the NPPF.

- 2** The shallow front and rear courtyards, due to their lack of depth would provide the proposed dwelling with a harmfully restricted aspect and outlook and would fail to provide sufficient outdoor amenity space, for future occupiers, resulting in substandard housing, contrary to Policy D6 of the London Plan 2021, Policy SP11 of Haringey's Local Plan Strategic Policies 2017 and Policies DM1, DM7 and DM12 of the Haringey Development Management Development Plan Document 2017 (the DPD).

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