

mr BRYAN CONNOR
THE COTTAGE
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LONDON
United Kingdom
N89EY

23 June 2023

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

Case Reference	HGY/2022/4061
Location	7 Ground Floor Flat, St Michaels Terrace, Wood Green, London, N22 7SJ
Proposal	Erection of a side extension with internal alterations, a new entrance door, small front gable window, and alteration to external garage door materials, to form self-contained flat to existing garage located to north east side of Terrick Road and to rear of 7 St Michaels Terrace (AMENDED DESCRIPTION).
Received	9 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 received on the above date.

Title	Description	Date
SK01 A4 LOCATION PLAN.pdf	The location plan	9 November 2022
2225-02B PROPOSED PLANS ELEVATIONS - Revised Drawings	2225-02B PROPOSED PLANS ELEVATIONS - Revised Drawings	31 March 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1 The proposed development would provide substandard and a poor quality of accommodation for future occupiers, as the self-contained unit would be substandard in size and outlook, would fail provide the necessary facilities for independent day-to-day living, including amenity space, space for refuse and cycle storage, as such contrary to policy SP2 of the Haringey Local Plan (2017), Policy DM1, DM4, DM7 and DM12 of the Development Management DPD (2017) as well as Policy D6 of the London Plan (2021).

- 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.