

other - Willingale
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13 July 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/2023/0101
Location 7 Brantwood Road, Tottenham, London, N17 0DT
Proposal Redevelopment of the site to provide 5No. new self contained dwellings within a three storey building. Redevelopment will also include the donation of parts of the site for improvements to the public realm bordering the site
Received 11 January 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
N17_7BW_LP01.pdf	The location plan	11 January 2023
210726 Brantwood Road Energy Strategy.pdf	Sustainability appraisal	11 January 2023
Design and Access Statement - 7 Brantwood Road._Part1.pdf	Design and access statement	11 January 2023
Design and Access Statement - 7 Brantwood Road._Part3.pdf	Design and access statement	11 January 2023
N17_7BW_BP01.pdf	Block plan of the site	11 January 2023
7 Brantwood Road_Proposed drawings.pdf	Mixed/Combined Plans	11 January 2023
7 Brantwood Road_CIL Plans.pdf	Additional plans	11 January 2023
N17_7BW_SP01.pdf	Block plan of the site	11 January 2023
Design and Access Statement - 7 Brantwood Road._Part2.pdf	Design and access statement	11 January 2023
Design and Access Statement - 7 Brantwood Road._Part4.pdf	Design and access statement	11 January 2023
7 Brantwood Road_Existing drawings.pdf	Mixed/Combined Plans	11 January 2023
Energy Strategy	Revised Energy	10 February 2023

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Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1** The proposed development by reason of its design approach, bulk, scale, plot coverage would result in an incongruous and dominant form of development that would not complement the immediate adjoining property and would fail to integrate positively to its surrounding area. Such as the proposal offers little visual interest which would result in poor quality architecture appearance within the street scene and thereby adversely affect the visual amenities of the area, contrary to and Policies D3 and D4 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017, Policy DM1 and DM12 of The Development Management DPD 2017.

- 2** The proposed development by reason of its substantial design, excessive bulk, scale, and plot coverage in relation to adjoining properties, would result in an incongruous, dominant and oppressive form of development that would have a detrimental impact on neighbouring amenity in terms of over shadowing, loss of light and increased sense of enclosure, failing to comply with Policies DM1 and DM12 of the 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