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27 July 2023

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

Case Reference	HGY/2023/1253
Location	Ground Floor Flat, 42 Alexandra Park Road, Hornsey, London, N10 2AD
Proposal	Single storey rear extension and cellar excavation to improve head height for storage room. New staircase to cellar
Received	10 May 2023

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
Design and Access Statement.pdf	Design and access statement	10 May 2023
flood-map-planning-2023-03-14T17_38_55.523Z.pdf	Flood risk assessment	10 May 2023
Biodiversity Checklist.pdf	Biodiversity survey and report	10 May 2023
Flood Risk Statement.pdf	Flood risk assessment	10 May 2023
Fire Safety Statement.pdf	Other relevant information	10 May 2023
Ground Floor Flat 42 Alexandra Park Road_Planning Drawings_26.04.2023.pdf	Existing and Proposed Plans	10 May 2023
Heritage Statement.pdf	Heritage Statement	10 May 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1 The proposed development, by reason of its height, length, siting and detailed design, would be out of keeping with the original rear elevation and would appear overly dominant to the host building and the wider terrace. The proposal would therefore adversely affect the visual amenity of the locality and fail to preserve or enhance the character or appearance of the conservation area, contrary to Policies SP11 and SP12 of the Haringey Local Plan 2017, Policies DM1 and DM9 of The Development Management DPD 2017 and Policy HC1 of the London Plan.
- 2 The proposed development by reason of its height, length, scale and siting would be detrimental to the amenities of adjacent occupiers due to overbearing, overshadowing and harm to outlook. As such, this development is contrary to Policy DM1 of The Development Management DPD 2017 and Policies SP0 and SP11 of the Haringey Local Plan 2017 and is inconsistent with guidance in the National Planning Policy Framework.

Informatives:

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.

<https://www.haringey.gov.uk/planning-and-building-control/planning>

- 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.