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THE COTTAGE
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LONDON
United Kingdom
N89EY

1 August 2023

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

Case Reference	HGY/2023/1290
Location	41 Linzee Road, Hornsey, London, N8 7RG
Proposal	Single storey rear and side extension.
Received	15 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
2309-09 PROPOSED EXTENSION SECTIONS.pdf	Proposed Section and Elevation	15 May 2023
2309-07 PROPOSED EXTENSION PLANS	Amended	20 June 2023
2309-08 PROPOSED EXTENSION ELEVATIONS	Amended	20 June 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1 The proposed extension, by reason of its bulk, scale, siting and design, would appear overly prominent within the street scene and would fail to respect the character and design of the host building, harming the visual amenity of the locality contrary to Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.
- 2 The proposed development by reason of its height, length and siting would result in a sense of overbearing and enclosure and would cause material harm to outlook, detrimental to the amenities of adjacent occupiers. As such, the proposal is contrary to Policy DM1 of The Development Management DPD 2017 and Policy SP11 of the Haringey Local Plan 2017.

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.