



Officer Report

Application Number:	HGY/2023/1554
Application Type:	Householder planning permission
Address:	636a Green Lanes, Hornsey, London, N8 0SD
Proposal:	Demolition of existing building and provision of a part single part two storey house
Case Officer:	Cameron Sturges
Valid Date:	13/06/2023
Applicant:	Mr Andy Ulh
Agent:	Mr joe henry

RECOMMENDATION

Refuse

Refusal Reasons:

The proposed development by reason of its restricted plot size would result in an incongruous and cramped form of development, unsympathetic to the streetscene in design terms and at odds with the pattern of development to a such corner site and that mirrored on the opposite side of the street, contrary to Policies DM1 and DM7 of the Haringey Development Management DPD (2017), Policy SP11 of the Haringey Local Plan (2017) and Policies H2 and D3 of the London Plan (2021).

The proposed development by reason of its siting and scale would appear overbearing and visually intrusive and harmful to the visual and residential amenities in relation adjoining properties and associated rear garden, contrary to Policies DM1 and DM12 of the Haringey Development Management DPD (2017) and Policy D6 of the London Plan (2021).

In the absence of an energy report outlining details for the reduction of energy use and carbon emissions during design, construction and occupation of such a dwelling, the proposal fails to satisfy the requirements of Policy DM21 of the Haringey Development Management DPD (2017) and Policy SP4 of the London Plan (2021).