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LONDON
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N17BJ

25 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/2023/0878
Location	36 Connaught Gardens, Hornsey, London, N10 3LB
Proposal	Erection of a single storey rear extension and part two storey, part single storey side extension incorporating the formation of a rear dormer and hip to gable extension including the installation of 3X front rooflights and 1x upper floor/1x ground floor side windows.
Received	29 March 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
EFA-046-A-06-100; EFA-046-A-06-200 & EFA-046-A-06-300	Proposed Floor Plans, Elevations & Sections	29 March 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1 The proposed dormer, by virtue of its siting, form, overall size and bulk and detailed design would have a discordant and prominent appearance, failing to integrate harmoniously with these semi-detached properties on Connaught Gardens and failing to respect the pattern and character of development of the immediate area, contrary to Policy SP11 of the Haringey Local Plan (2017) and Policies DM1 and DM12 of The Development Management DPD (2017).
- 2 The proposed dormer by virtue of its siting, scale and associated fenestration would be materially harmful to the living conditions of neighbouring occupiers with respect to overlooking and loss of privacy, contrary to Policies DM1 and DM12 of The Development Management DPD (2017).

- 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.