

Mr Gary Arnaoutis
23 Haslemere Aveune
Barnet
EN4 8EY

31 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/2023/1798
Location	298 Philip Lane, Tottenham, London, N15 4AB
Proposal	Single storey rear extension
Received	7 July 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
P01/2023/PP/01; P01/2023/PP/02; F01/2023/BR/03 & F01/2023/BR/04 – Existing & Proposed Plans & Elevations		7 July 2023



Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1 The proposed development by virtue of its size, and massing would appear an overly bulky addition and incongruous form of development out of scale with the existing building and the local pattern of development and detrimental to the appearance of the building and the character and appearance of the area, contrary to Policy D4 and D6 of the London Plan (2021), Policies SP11 of the Haringey Local Plan (2017), and Policy DM1 and DM12 of Haringey's Development Management DPD (2017).
- 2 The proposed development by virtue of its size, and massing would have an overbearing relationship with neighbouring properties and create an unacceptable sense of enclosure, and a such would have a detrimental impact on the residential amenity of neighbouring occupiers, contrary to Policy D14 of the London Plan (2021), Policies SP11 of the Haringey Local Plan (2017), and Policy DM1 and DM12 of Haringey's 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.