

Ms Elaine Patterson
Ground Floor Flat
61
Steele Road
London
N17 6YJ

4 September 2023

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

Case Reference	HGY/2023/00255
Location	Ground Floor Flat, 61, Steele Road, London, N17 6YJ
Proposal	Erection of outbuilding in rear garden (retrospective planning application).
Received	17 November 2022

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
GF61STLRD/ELE&PLNS/001 – Proposed Elevations & Ground Floor Plan		25 January 2023
GF61STLRD/BLOCKPLN&GFPLAN/001 – Site Location & Proposed Block Plans		13 February 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1 It is considered that by virtue of the depth and height of the outbuilding, it would have an adverse effect on the amenity of neighbouring residents leading to a material loss of light and outlook and increased sense of enclosure and as such is contrary to the amenity considerations set out in Policies D3 & D6 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017, and Policies DM12 of Haringey Development Management DPD 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.