

Mr Moses David Motzen
6 Grosvenor Way
London
United Kingdom
E5 9ND

13 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/2023/1665
Location 79 Wargrave Avenue, Tottenham, London, N15 6TU
Proposal Erection of ground floor addition to existing rear extension of
2.2m with an eaves height of 3m and a maximum height of 3.7m.
Received 23 June 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
PL04 - Proposed Floor & Roof Plans		22 August 2023
PL05 - Proposed Front & Rear Elevations		22 August 2023
PL07 - Proposed Sections		22 August 2023
PL06 - Proposed Side Elevation		22 August 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1 The proposed development, by virtue of its scale and massing, in conjunction with existing extensions to the property would result in an excessive coverage of the e property's original rear garden, giving the site a cramped and overdeveloped appearance to the detriment of local visual amenity contrary to Policy SP11 of Haringey's Local Plan (Strategic Policies) DPD (2017) and Policy DM1 & DM12 of Haringey's Development Management DPD (2017).
- 2 The proposed development, by virtue of its scale and massing, in conjunction with existing extensions to the property would create an overly bulky structure along the boundary with the neighbouring property, resulting in an overbearing form of development and increased sense of enclosure that would be detrimental to neighbouring residential amenity contrary to Policy SP11 of Haringey's Local Plan (Strategic Policies) DPD (2017) and Policy DM1 & 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.