

Mr Ian Bolt
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26 September 2023

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

Case Reference HGY/2023/0914
Location 156 West Green Road, Tottenham, London, N15 5AE
Proposal First floor rear and side extensions, new roof over existing flat roof with dormers and creation of 3no. self contained studios (AMENDED DESCRIPTION)
Received 30 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 for the reason(s) listed in the attached schedule.

Title	Description	Date
WGR.01.07 A – Proposed Floor Plans		30 March 2023
WGR.01.09 – Existing & Proposed Sections		30 May 2023
WGR.01.08 B – Proposed Elevations	Updated	11 August 2023
WGR.01.02 A – Existing Elevations	Updated	11 August 2023

Robbie McNaugher

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Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (3)

- 1** The proposed dormers, roof extension and alterations, by virtue of their siting, form, overall size and bulk would have a discordant and prominent appearance, failing to respect the pattern and character of development of the immediate area, to the detriment of the Clyde Circus character and appearance of the conservation area, contrary to Policy SP11 and SP12 of the Haringey Local Plan (2017), Policies DM1, DM9 and DM12 of The Development Management DPD (2017) and, London Plan 2021 Policies D6 and HC1 and relevant policies of the NPPF.
- 2** 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 to 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).
- 3** The proposed conversion, by reason of its inadequate unit sizes and insufficient cycle storage would result in sub-standard accommodation contrary to Policies SP7 and SP11 of the Haringey Local Plan 2017, Policy DM1 of the Development Management DPD 2017 and London Plan Policies D5 and D6.

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>

Notes:

You can find advice in regard to your rights of appeal at: <https://www.gov.uk/appeal-planning-decision>.

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.

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.

For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone at 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol