

MR Costin Parkins
30 Conway Road
Tottenham
Haringey
London
United Kingdom
N15 3BA

28 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/2023/0851
Location	30 Conway Road, Tottenham, London, N15 3BA
Proposal	Erection of an L-shaped roof extension with flat roof, installation of solar panels, erection of rear ground floor excretion, new external fire escape stairs, insertion of additional windows and new balconies,
Received	27 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
A133 – Proposed 3D View		27 March 2023
A132 – Proposed Elevations		27 March 2023
Location Plan		27 March 2023
A115 – Existing Elevations & 3D View		27 March 2023
A3 – Existing Floor & Roof Plan		27 March 2023
A131 – Proposed Floor & Roof Plans		27 March 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (3)

- 1 The proposed L-shape dormer extension and associated external stairs, balconies and additional windows, by reason of their size and siting would give rise to additional overlooking of adjoining properties' rear windows and gardens and additional noise and general disturbance, and due to the size, height and massing of the extensions and external stairs would appear an overbearing and unneighbourly form of development. As such the proposal is considered to be detrimental to the residential amenity of neighbouring occupiers and contrary to policies DM1 & DM12 of the Development Management DPD 2017 and Policy D6 and D14 of the London Plan 2021.
- 2 The accumulative effect of the additional extensions would result in an awkward and uncomplimentary form of development, failing to achieve the necessary level of subordination and resulting in an unacceptable overdevelopment of the site contrary to Policy D6 of the London Plan (2021), Policy SP11 of Haringey's Local Plan (2017), Policies DM1 and DM12 of the Haringey Development Management DPD (2017).
- 3 The proposed new ground floor flat due to its inadequate floor area, single aspect layout, and poor levels of daylight and outlook to would result in substandard form of housing contrary to policy D6 of the London Plan (2021) and policy DM12 of Haringey's 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.