

Mr Paul Gunning
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9 October 2023

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

Case Reference HGY/2023/1557
Location First Floor Flat, 30 Keston Road, Tottenham, London, N17 6PN
Proposal Erection of rear dormer, roof extension and rear roof terrace.
Insertion of 2x side elevation windows, 1x front rooflight and 3 x
windows installed within front turret.
Received 13 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
KR/LC/PA-04 – Existing Roof Plan & Rear Elevation		13 June 2023
KR/LC/PA-05 – Proposed Floor & Roof Plans & Section		13 June 2023
KR/LC/PA-06 – Proposed Elevations and Section		13 June 2023
KR/LC/PA-02 – Existing Floor Plans		13 June 2023
KR/LC/PA-03 – Existing Elevations & Sections		13 June 2023
KR/LC/PA-01 – Block Plan		13 June 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1 The outrigger extension by reason of its size, bulk and massing would result in an over dominant, incongruous and discordant addition to the property, detracting from its appearance and harming the streetscene, contrary to Policy D6 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policies DM1 and DM12 of the Haringey Development Management, Development Plan Document 2017.
- 2 The rear roof terrace by reason of its size,. siting and design would create an intrusive form of overlooking of the adjoining residential properties both opposite and below, to the detriment of the privacy and residential amenities of the occupiers, contrary to Policy D6 of The London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policies DM1 of the Haringey Development Management, Development Plan Document 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.