

Mr Philip Dunphy
86-90 Paul Street
London
United Kingdom
EC2A 4NE

16 October 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/2023/2263
Location	Ground Floor Flat, 8 Alexandra Road, Wood Green, London, N8 0PP
Proposal	Replacement and expansion of existing single storey rear extension and minor reconfiguration of ground floor layout within main building to allow for retention of existing two-bedroom apartment and the delivery of a new one-bedroom apartment with associated amenity space, cycle storage and resurfacing of the hardstanding area to the front of the property.
Received	21 August 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
026_220 - Proposed Sections A and B.pdf	Section - Proposed	21 August 2023
230816 - 8a Alexandra Road - Planning Statement.pdf	Planning statement	21 August 2023
026_250 - Proposed East and West Elevations.pdf	Elevation (Front) - Proposed	21 August 2023
026_200 - Proposed Ground Floor Plan.pdf	Block plan of the site	21 August 2023
026_201 - Proposed Roof Plan.pdf	Roof Plan - Proposed	21 August 2023
026_121 - Existing and Proposed South Elevation.pdf	Elevation (Side) - Existing	21 August 2023
8a Alexandra Road - 026_Design and Access Statement.pdf	Design and access statement	21 August 2023
026_001 - Site Location Plan.pdf	The location plan	21 August 2023
026_100 - Existing Ground Floor Plan.pdf	Floor Plan - Existing	21 August 2023
026_101 - Existing Roof Plan.pdf	Roof Plan -	21 August 2023

026_110 - Existing Site Plan.pdf

026_150 - Existing East and West Elevations.pdf

026_151 - Existing North and South Elevations.pdf

026_221 - Proposed Sections C and D.pdf

026_251 - Proposed North and South Elevations.pdf

230819 - 8a Alexandra Rd - Completed CIL form.pdf

230820 - 8a Alexandra Road - Application Cover Letter.pdf

026_120 - Existing Section A.pdf

Existing

Additional plans 21 August 2023

Elevation (Front) - Existing 21 August 2023

Elevation (Side) - Existing 21 August 2023

Section - Proposed 21 August 2023

Elevation (Side) - Proposed 21 August 2023

Community Infrastructure Levy - Completed form 21 August 2023

Covering letter 21 August 2023

Section - Existing 21 August 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1** The proposed extension would be an overly large and incongruous addition to this original property, representing a significant loss of garden land and amenity space, at odds with the established pattern of development and harmful and injurious to residential amenity to this area, contrary to Policies DM1, DM17 and DM12 of the Haringey Development Management DPD (2017), Policy SP11 of the Haringey Local Plan (2017) and Policies H2 and D3 of the London Plan (2021).

- 2** The proposed new flat and adapted flat would afford unsatisfactory living conditions in terms of outlook, light, amenity space and means of access, contrary to Policies DM1, DM17 and DM12 of the Haringey Development Management DPD (2017), Policy SP11 of the Haringey Local Plan (2017) and Policy D6 of the London Plan (2021).

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