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United Kingdom
N10 3TH

28 April 2026

**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/2026/0607
Location	Land to the rear of 28 Sidney Road, Shropshire Road, London, N22 8LS
Proposal	Demolition of existing garages, partial excavation and construction of a new two-storey residential dwelling, with refuse and secure cycle storage
Received	4 March 2026

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
Location Plan		4 March 2026
Energy Statement by Build Energy V1 24/02/2026		4 March 2026
2025-395/010 Rev B, 2025-395/020 Rev B, 2025-395/100 Rev B, 2025-395/110 Rev B, 2025-395/120 Rev B, 2025-395/130 Rev B, 2025-395/140 Rev B, 2025-395/150 Rev B, 2025-395/160 Rev B, 2025-395/170 Rev B, 2025-395/180 Rev B		4 March 2026
2025-395/.11 Rev C - Refuse and Bike Storage		7 April 2026
2025-395/140 Rev C - Front Elevation		7 April 2026
2025-395/110 Rev C - Proposed Ground Floor		7 April 2026

**Head of Development Management and Planning Enforcement
Planning Service**

Refusal Reasons: (3)

- 1** The proposed development, by virtue of its bulk, scale, massing and design, notably with the inclusion of a 2-storey element, would result in a cramped, visually unsympathetic development that is detrimental to the spatial relationship with surrounding buildings and the character and appearance of the streetscene and wider locality, contrary to Policy D3 of the London Plan 2021, Policy SP11 of Haringey's Local Plan Strategic Policies (2017) and Policies DM1 and DM7 of the Haringey Development Management DPD (2017).

- 2** The bulk, scale, massing and design of the proposed development would result in an unacceptable sense of enclosure and a visually overbearing and overshadowing impact on the occupants of neighbouring properties. The development is therefore contrary to policy D6 of the London Plan 2021 and policies DM1 and DM7 of the Haringey Development Management DPD 2017.

- 3** The design of the proposed dwelling would not provide a satisfactory quality of residential accommodation, by virtue of the absence of a level or step free access into the property and the lack of outdoor amenity space, contrary to policies D5 and D6 of the London Plan 2021 and policies DM1, DM2, DM7 and DM12 of the Haringey Development Management DPD 2017.

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