

MR BRYAN CONNOR
THE COTTAGE
2 TREGARON AVENUE
LONDON
United Kingdom
N89EY

8 June 2026

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

Case Reference	HGY/2026/0783
Location	2 Tregaron Avenue, Hornsey, London, N8 9EY
Proposal	Erection of a glass conservatory extension of the first floor level.
Received	19 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 received on the above date.

Title	Description	Date
SK01 A4 LOCATION PLAN.pdf	The location plan	19 March 2026
2 DESIGN STATEMENT 3.pdf	Design and access statement	19 March 2026
1303 25 EXISTING PROPOSED SIDE ELEVATION.pdf	Elevation (Front) - Proposed	19 March 2026
1303 23 EXISTING PROPOSED PLANS.pdf	Floor plan	19 March 2026
1303 26 EXISTING PROPOSED VIEWS.pdf	Projection - Proposed	19 March 2026
SK02 A4 BLOCK PLAN.pdf	Block plan of the site	19 March 2026
1303 24 EXISTING PROPOSED NORTH ELEVATION.pdf	Additional plans	19 March 2026

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

Refusal Reasons: (2)

- 1 The proposed first floor rear extension by reason of its size, scale, massing and glazed design, would result in an incongruous addition that would be visually dominant on the host building and neighbouring properties. The proposed design thus does not satisfy Policy SP11 of the Haringey Local Plan 2017 and Policies DM1 and DM12 of the Haringey Development Management Development Plan Document 2017.

- 2 The proposed first floor rear extension by reason of its size, scale, massing and glazed design, would result in an unacceptable loss of amenity for neighbouring properties through its overbearing impact and privacy impact, contrary to Policy SP11 of the Haringey Local Plan 2017 and Policies DM1 and DM12 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.