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10 August 2026

Schedule 2 Part 1 Class A.1(ea) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Case Reference	HGY/2026/1816
Location	17 St Pauls Road, Tottenham, London, N17 0NB
Proposal	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 2.9m and for which the height of the eaves would be 2.9m
Received	29 June 2026

The London Borough of Haringey, as local planning authority, refuse prior approval for the proposed development at the address shown above, as described above and shown in drawings numbered:

Title	Description	Date
3451/20 - Proposed Ground Floor Plan.pdf	Layout Plan - Proposed	29 June 2026
Site Location Plan.pdf	Block plan of the site	29 June 2026
Propose Site Plan.pdf	Additional plans	29 June 2026
3451/21 - Proposed Elevations and Section.pdf	Elevation (Front) - Proposed	29 June 2026

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

Refusal Reasons: (2)

- 1** The proposed extension, by reason of its depth, siting and the orientation of the site, would result in a material loss of light and outlook and an increased sense of enclosure to the adjoining occupiers of No. 19, 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 DPD (2017).

- 2** Insufficient information has been provided to demonstrate that the property remains in use as a dwellinghouse within Use Class C3 and therefore benefits from the permitted development rights under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). In the absence of floor plans and details confirming the lawful use of the property, the Local Planning Authority cannot be satisfied that the property has not been converted to a large House in Multiple Occupation (Sui Generis), and consequently cannot conclude that the proposed development constitutes permitted development.

Note: You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent