

Mr Donald Shearer
Unit 4
Scholars' House
Shottery Brook Office Park
Timothy's Bridge Rd
Stratford-upon-Avon
CV37 9NR

26 August 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/2026/1880
Location Flat 2, 78 Raleigh Road, Hornsey, London, N8 0JA
Proposal Extension to outrigger
Received 6 July 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
1795-BA-104 - Existing Section B-B.pdf	Section - Existing	6 July 2026
1795-BA-112 - Proposed South Elevation.pdf	Elevation (Rear) - Proposed	6 July 2026
1795-BA-108 - Existing West Elevation.pdf	Elevation (Side) - Existing	6 July 2026
1795-BA-105 - Existing South Elevation.pdf	Elevation (Rear) - Existing	6 July 2026
1795-BA-100 - Site Location Plan.pdf	The location plan	6 July 2026
1795-BA-101 - Block Plan.pdf	Block plan of the site	6 July 2026
1795-BA-102 - Existing Floor Plans.pdf	Floor Plan - Existing	6 July 2026
1795-BA-106 - Existing North Elevation.pdf	Elevation (Front) - Existing	6 July 2026
1795-BA-111 - Proposed Section B-B.pdf	Section - Proposed	6 July 2026
1795BA001 - Design and Access Statement.pdf	Design and access statement	6 July 2026
1795-BA-107 - Existing East Elevation.pdf	Elevation (Side) - Existing	6 July 2026
1795-BA-114 - Proposed East Elevation.pdf	Elevation (Side) - Proposed	6 July 2026
1795-BA-115 - Proposed West Elevation.pdf	Elevation (Side) - Proposed	6 July 2026
1795-BA-103 - Existing Section A-A.pdf	Section - Existing	6 July 2026

1795-BA-109 - Proposed Floor Plans.pdf
1795-BA-110 - Proposed Section A-A.pdf

Additional plans 6 July 2026
Section - Proposed 6 July 2026

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

Refusal Reasons: (2)

- 1** The proposed outrigger extension, by reason of its excessive additional depth, would constitute a disproportionate, bulky and overly dominant form of development which will be harmful to the character and appearance of the host building and wider streetscene. As such the proposed development is considered to be contrary to policy D6 of the London Plan (2021), policies SP11 of the Haringey Local Plan (2017) and policies DM1 and DM12 of the Haringey Development Management Plan (2017).

- 2** The proposed outrigger extension, by reason of its excessive additional depth and projection would create an overbearing form of development causing a loss of outlook to no.80 Raleigh Road, London, N8 0JA and create a generally overbearing presence when viewed from the adjacent room and terrace of that neighbour contrary to DPD Policies DM1 and DM12 and London Plan Policy D6.

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