Seumas Moran
30 Riverway
London
United Kingdom
N13 5LJ

16 November 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/2026/0164**
Location	**62 Turnpike Lane, Wood Green, London, N8 0PR**
Proposal	**Construction of new 1-bed studio dwelling in rear storage yard.**
Received	**20 January 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
62 P Statement		21 September 2026
N8 0PR(2)	800- 807	22 September 2026

Head of Development Management and Planning Enforcement
Planning Service

Planning Service
5th Floor, Alexandra House,
10 Station Road, Wood Green,
London, N22 7TY
T 020 8489 5504
www.haringey.gov.uk

Refusal Reasons: (5)

1 The proposed development would rely either on access across land outside the applicant's ownership and control, over which no legal right of access has been demonstrated, or on a long, constrained and indirect route through the communal hallway serving 62 Turnpike Lane. In the absence of a satisfactory access arrangement, it has not been demonstrated that future occupiers, servicing arrangements, refuse collection operatives and emergency services would be able to safely, conveniently and inclusively access the site. Accordingly, the proposal would fail to provide an acceptable standard of access and would conflict with Policies D5 and D12 of the London Plan (2021) and Policies DM2, DM4 and DM7 of the Haringey Development Management DPD (2017).

2 The height, bulk, siting and cramped relationship of the proposed two-storey dwelling to the site boundaries and neighbouring buildings, together with the use of incongruous materials, would result in a poor-quality and visually intrusive form of development. In particular, the proposal would appear prominent and out of keeping in views from Burghley Road and would fail to respond positively to the established character, appearance and pattern of development within the surrounding area. The proposal is therefore contrary to Policies D3 and D4 of the London Plan (2021), Policy SP11 of the Haringey Local Plan (2017), and Policies DM1 and DM7 of the Development Management DPD (2017).

3 The constrained backland location of the site, together with the limited outlook and access to natural daylight available to the principal living accommodation, the overlooking of the proposed private amenity space, and the unsatisfactory access arrangements, would result in a poor standard of accommodation for future occupiers. Furthermore, the submitted information does not clearly demonstrate compliance with the minimum internal space standards. The proposal is therefore contrary to Policy D6 of the London Plan (2021) and Policies DM1 and DM12 of the Development Management DPD (2017).

4 The proposed first-floor terrace, by reason of its location, siting and proximity to the rear elevation of 62 Turnpike Lane, would result in direct overlooking, loss of privacy, and increased noise and disturbance to the occupiers of the existing residential units at No. 62. The proposal would therefore cause unacceptable harm to neighbouring residential amenity and would be contrary to Policies D6 and D14 of the London Plan (2021) and Policy DM1 of the Development Management DPD (2017).

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5 No Energy Statement has been submitted to demonstrate that the proposed development would adequately reduce carbon emissions, minimise energy use, or comply with the energy hierarchy as required for new residential development. In the absence of this information, it has not been demonstrated that the proposal would achieve the required environmental performance or meet zero-carbon and sustainability objectives. The development is therefore contrary to Policy SP4 of the Haringey Local Plan Strategic Policies (2017) and Policy DM21 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

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