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24 November 2023

**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/2023/2455
Location 113 Coppetts Road, Hornsey, London, N10 1JH
Proposal Erection of two-storey, three-bedroom dwelling with associated car parking space.
Received 13 September 2023

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
LandRearOf113CoppettsRdProposedBlockPlanV3.pdf	Block plan of the site	13 September 2023
LandRearOf113CoppettsRdProposedElevationsV3.pdf	Elevation (Front) - Proposed	13 September 2023
LandRearOf113CoppettsRdProposedPlansV3.pdf	Floor plan	13 September 2023
LandRearOf113CoppettsRdRoofPlansV3.pdf	Roof Plan - Existing	13 September 2023
Design and Access Statement 113 Coppetts Road N10 1JH.pdf	Design and access statement	13 September 2023

Robbie McNaugher

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Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (3)

- 1** The proposed development, by virtue of its inappropriate size, siting, form and design would appear dominant and incongruous and at odds with the original urban layout and aesthetic of this estate and the streetscene, contrary to Policies D3 of the London Plan (2021), Policy SP11 of Haringey's Local Plan Strategic Policies (2017), Policies DM1, DM7 & DM12 of the Development Management DPD (2017).
- 2** The proposed development by reason of its siting and scale would appear overbearing and visually intrusive and harmful to the visual and residential amenities in relation to adjoining properties and associated rear garden, contrary to Policies DM1 and DM12 of the Haringey Development Management DPD (2017) and Policy D6 of the London Plan (2021).
- 3** In the absence of an energy report outlining details for the reduction of energy use and carbon emissions during design, construction and occupation of such a dwelling, the proposal fails to satisfy the requirements of Policy DM21 of the Haringey Development Management DPD (2017) and Policy SP4 of the London Plan (2021).

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