

Rasheed Dauda
66 NORMAN ROAD
LEYTONSTONE
United Kingdom
E11 4RL

14 December 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/2023/2822
Location Harvest Lodge, 7 Orchard Place, Tottenham, London, N17 8BG
Proposal Erection of two-storey 2 bedroom pair of semi-detached dwellings at rear of site.
Received 19 October 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
7 Orchard Place - 01.pdf	Additional plans	19 October 2023
7 Orchard Place - 02.pdf	Additional plans	19 October 2023
7 Orchard Place - 03.pdf	Additional plans	19 October 2023
7 Orchard Place - 05.pdf	Block plan of the site	19 October 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (5)

- 1** The proposed development, by reason of its height, mass, depth, design, fenestration and roofscape would constitute an incongruous, discordant and visually intrusive form of development, out of keeping with and detrimental to the character and appearance of the street scene and area, and visual amenities in general. As such the proposal is contrary to Policy SP11 of the Haringey Local Plan 2017, Policy DM1 of The Development Management DPD 2017.and Policies D1, D4, and D6 of the London Plan 2021.
- 2** The proposed development would, by virtue of its height, bulk, siting and design, be out of keeping with the surrounding area and would result in cramped and obtrusive overdevelopment of this backland site which would be detrimental to visual amenity of the surrounding area. The proposed development, if approved, would seriously detract from the important character to the detriment of the vicinity contrary to Policy SP11 of the Haringey Local Plan 2017, Policy DM1 of The Development Management DPD 2017.and Policies D1, D4, and D6 of the London Plan 2021
- 3** The proposed development, by reason of its size, scale, height and proximity to the site boundaries would adversely affect the residential amenities of neighbouring properties. The proposed development would appear over dominant and overbearing when viewed from adjacent neighbouring properties and would result in overshadowing of No.7 Orchard Place and rear property to Church Road gardens. As such, the proposal is contrary to Policy SP11 of the Haringey Local Plan 2017, Policy DM1 of The Development Management DPD 2017.and Policies D1 and D6 of the London Plan 2021.
- 4** The proposed development is considered unacceptable, providing unacceptable living accommodation in relation to dwelling size and poor outlook in connection with development, contrary to living conditions requirements of policy D6 of the London Plan 2021, policies SP2 and SP11 of the Haringey Local Plan 2017 and Policy DM12 of the DPD.
- 5** The applicant has failed to submit a detailed Energy and Sustainability Assessment to allow the Local Planning Authority to assess the impact of the development regards to energy reduction measures on site. As such, the proposal is contrary to policy Saved Policy DM21 of The 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