

Mr Ibi Ekineh
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LONDON
N145PY

6 February 2024

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF PLANNING PERMISSION**

Case Reference HGY/2023/2947
Location 31 Priory Avenue, Hornsey, London, N8 7RP
Proposal Second floor rear extension to outrigger roof
Received 1 November 2023

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby REFUSE the above development received on the above date.

Title	Description	Date
LocationPlan.pdf	The location plan	1 November 2023
SiteLocation.geojson	Site Location GeoJson	1 November 2023
31 PRIORY AVENUE SK01 LOCATION MAP		20 November 2023
31 PRIORY AVENUE PP01 EXISTING FIRST FLOOR AND LOFT PLANS		20 November 2023
31 PRIORY AVENUE PP03 PROPOSED FIRST FLOOR AND LOFT PLANS		20 November 2023
31 PRIORY AVENUE PP02 EXISTING FRONT, REAR ELEVATION AND SECTION		20 November 2023
31 PRIORY AVENUE PP04 PROPOSED FRONT, REAR ELEVATION AND SECTION		20 November 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1 The proposed extension by reason of its inappropriate siting and bulk would fail to respect the appearance of this property, the pattern of development and rhythm to the row of properties within this terrace, overall being harmful to the character and visual amenities of the area, contrary to policy SP11 of the Haringey Local Plan (2017) and policies DM1 and D12 of the Haringey Development Management Plan (2017).

- 2 The proposed extension due to its size and siting would be detrimental to the residential amenity of the neighbouring properties No 29 and 33 in terms of loss of light and outlook from its rear facing windows and have an overbearing effect contrary to DPD Policies DM1 and DM2, and London Plan Policy D6.

- 1 You can find advice in regard to your rights of appeal at:
<https://www.gov.uk/appeal-householder-planning-decision>
- 2 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.
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.
- 3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.