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7 February 2024

**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/2023/3235
Location 37 Clifton Gardens, Tottenham, London, N15 6AP
Proposal The construction of a first-floor rear extension at No. 35 and retention of first-floor rear extension with minor alterations at No. 37 and 39 Clifton Gardens
Received 5 December 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
PR-EX_set.pdf	Additional plans	5 December 2023
EX-AB_set.pdf	Additional plans	5 December 2023
101 Location Plan A3.pdf	The location plan	5 December 2023
PR_set.pdf	Detail Drawing	5 December 2023
102 Block Plan A3.pdf	Block plan of the site	5 December 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1 The proposed first floor level extensions to the rear of these properties would, by reason of their design, excessive width, and massing appear overly bulky, awkward and incongruous additions to the rear of the houses, out of keeping with rest of the terrace in which they are located and with the terrace to the rear to the harming the character and appearance of the area and detrimental to neighbouring visual amenities. As such, the proposal would be contrary to Policies D3 and D4 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017, Policy DM1 and DM12 of The Development Management DPD 2017 and the advice contained within the House Extensions in South Tottenham Supplementary Planning Document adopted in 2013.

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