

Mr D Black
Bernadette Avenue
Anlaby Common
United Kingdom

12 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/2023/3342
Location	Ground Floor Flat, 74 Palace Gates Road, Wood Green, London, N22 7BL
Proposal	Creation of dropped curb to create vehicular access into front garden, with replacement hardstanding.
Received	18 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
BLOCK--74-Palace-Gates-Road-Wood-Green-London-Haringey-N22-7BL (1).pdf	Block plan of the site	18 December 2023
LOCATION-74-Palace-Gates-Road-Wood-Green-London-Haringey-N22-7BL (2).pdf	The location plan	18 December 2023
74 Palace Gates Rd 001 planning.pdf	Additional plans	18 December 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1** The proposed development, by virtue of the insufficient depth of off-street parking area, and the resultant loss of a designated on-street parking bay within a Controlled Parking Zone, would give rise to an adverse impact on highway/pedestrian safety and parking conditions within the locality, contrary to policy DM33 of the Haringey Development Management Plan DPD (2017).

- 2** The proposed development, by virtue of the absence of any soft landscaping provision, in conjunction with the introduction of off-street parking in the front garden, would result in an unacceptable impact on the character and appearance of the locality, contrary to policies SP11 of the Local Plan and policies DM1 and DM34 of the Haringey Development Management Plan 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