

Mr Mike Kennedy
14 Portland Road
Kingston
United Kingdom
KT1 2SG

14 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/2023/2061
Location	Ground Floor Flat, 236 Victoria Road, Wood Green, London, N22 7XQ
Proposal	Proposed ground floor rear extension and internal alterations to existing ground floor flat.
Received	28 July 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
236 Victoria Rd - Existing & Proposed Planning Drawings plan no. 01 - Dec 2023 - Rev 0		4 January 2024
236 Victoria Rd - Existing & Proposed Planning plan no. 01 - BlockPlans - Dec 2023 - Rev 0		4 January 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1** The proposed rear extension, by reason of its excessive bulk, massing and design, would result in a visually over-dominant, incongruous and discordant addition, to the detriment of the character and appearance of the host building and wider locality, contrary to Policy SP11 of the Haringey Local Plan 2017 and Policies DM1 and DM12 of the Haringey Development Management Development Plan Document 2017.

- 2** The proposed rear extension, by reason of its excessive depth, bulk, height and massing, would result in an unacceptable impact on outlook, light and would be visually overbearing in appearance, to the detriment of the amenities of the occupants of neighbouring nos. 234 and 238 Victoria Road, contrary to Policies DM1 and DM12 of the Haringey Development Management Development Plan Document 2017.

Informatives:

The applicant is advised that the alterations to the positioning/scale of the outbuilding were not included within the description on the submitted planning application form and was not shown on the elevations, and therefore did not form part of the assessment for this planning application. Full planning permission for any alteration to the siting/scale of the outbuilding would be required for a flat.

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

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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