

Sachin Parmar
One
Colmore Square
United Kingdom
B4 6AA

15 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/2023/3384
Location	Shop, 74 Turnpike Lane, Wood Green, London, N8 0PR
Proposal	Remove ground floor temporary structure; construct 3 storey rear extension to extend kitchen for existing restaurant (ground floor) and facilitate change of use from HMO bedrooms (Use Class C4) into Class C3 dwellings comprising 1 no. two bed unit (first floor) and 2 no. one bed units (second floor & third floor), install replacement ventilation equipment & external flue to the rear
Received	21 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
Site Location Plan.pdf	The location plan	21 December 2023
Existing Floor Plans.pdf	Floor Plan - Existing	21 December 2023
Existing Elevations and Sections.pdf	Elevation (Front) - Existing	21 December 2023
Proposed Block Plan.pdf	Block plan of the site	21 December 2023
Proposed Elevations and Sections.pdf	Elevation (Front) - Proposed	21 December 2023
Existing Block Plan.pdf	Site/Block Plan - Existing	21 December 2023
Proposed Floor Plans.pdf	Floor plan	21 December 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1** The excessive bulk, height, scale and massing of the proposed rear extensions would be visually overbearing in appearance, result in an unacceptable impact on neighbouring amenity in terms of overshadowing, loss of light when viewed from the rear gardens and windows of neighbouring properties and create an increased sense of enclosure. The proposal is therefore contrary to policies DM1 of the Development Management DPD 2017 and D6 of the London Plan 2021.

- 2** The proposed development would result in the provision of units with poor floorspace provision and lack of private amenity space, resulting in a poor living environment for future occupiers. As such, the proposal would be contrary to Policies D6 of the London Plan (2021), policies SP2 and SP11 of the Haringey Local Plan (2017), the Mayor of London's Housing SPG, the Nationally Described Space Standards and policies DM1, DM11 and DM12 of Development Management 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