

Giuseppe Nicastro
60 Southbury Road
60 Southbury Road
Enfield
United Kingdom
EN1 1YB

19 February 2024

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

Case Reference HGY/2023/2775
Location Land at 2 Coniston Road, Tottenham, London, N17 0EX
Proposal Outline application for removal of existing storage container granted a lawful development certificate under HGY/2022/4532, for the subdivision of the rear garden at 2 Coniston Road for the erection of 1 x two-storey 1-bedroom dwellinghouse, with associated amenity space, cycle and bin storage, boundary treatment, re-instatement of kerb on Grange Road to provide 1 x on-street car parking space (matters of appearance reserved).
Received 16 October 2023

In pursuance of their powers under the above Act, the London Borough of Haringey as local planning authority hereby REFUSE the above development in accordance with the application dated above.

Title	Description	Date
LocationPlan.pdf	The location plan	16 October 2023
PH/01, PH/02, PH/03, PH/04, PH/05 Proposed drawings.pdf	Proposed drawings PH/01 Site Plan PH/02 Elevations PH/03 Ground, First, and Roof Floor Plans PH/04 Section, Ground and First Floor Plans PH/05 Street Scene Elevation (Grange Road)	16 October 2023
Location Plan.pdf	Block plan of the site	16 October 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (3)

- 1 The proposed development would not relate positively to the locality and the surrounding area contrary to Policy SP11 of the Haringey Local Plan 2017, Policy DM1 of The Development Management DPD 2017, and Policy D3 of the London Plan 2021.
- 2 The proposed development would constitute an unsatisfactory form of backland development which is out of character with the existing form of development in the area. This would give rise to an unacceptable relationship between the existing pattern of development and the proposed development to the detriment of adjacent properties particularly and the amenity of the area generally contrary to Policy D3 and D6 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM7 of the Development Management DPD 2017.
- 3 The minimum floor to ceiling height of the proposed development bedroom would not be 2.5m for at least 75 per cent of the Gross Internal Area of the dwelling therefore does not meet the minimum internal space standard for a bedroom contrary with Policy D6 of the London Plan 2021, and Policies DM1 and DM12 of The Development Management DPD 2017.

Informatives:

The applicant is advised that they should engage with the LPA via the pre-application service prior to re-submitting a full application.

- 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.