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1 March 2024

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

Case Reference	HGY/2023/3093
Location	42 Cavell Road, Tottenham, London, N17 7BJ
Proposal	Formation of a vehicle crossover to facilitate parking on site.
Received	17 November 2023

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby REFUSE the above development received on the above date.

Title	Description	Date
DK-01 – Existing & Proposed Site Plan		17 November 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1 The proposal would result in a marked loss of on street car parking capacity within a Controlled Parking Zone (CPZ) as such the proposal is contrary to Haringey's DPD Policy DM33: 'Crossovers, Vehicular Access, and Adopting Roads', which states that 'the Council will only support proposals for a crossover or new vehicular access where it is demonstrated that the proposal does not result in a reduction in pedestrian or highway safety or a reduction of on-street parking capacity.
- 2 The proposal does not provide sufficient soft landscaping and does not utilise permeable paving and as such is contrary to Haringey's DPD Policy DM33: 'Driveways & Front Gardens' which states that, where planning permission is required, the Council will only permit parking on front gardens where a minimum of 50% of existing soft landscaping area is being retained. All proposals must appropriately manage flood risk in line with other plan policies. Any hard standing should incorporate the use of a permeable material.

- 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.