

Mr. Shloime Godlewsky
Unit 4 Grosvenor Way
London
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E5 9ND

27 March 2024

Schedule 2 Part 1 Class A.1(ea) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Case Reference	HGY/2024/0537
Location	120 Wargrave Avenue, Tottenham, London, N15 6UA
Proposal	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m
Received	29 February 2024

The London Borough of Haringey, as local planning authority, refuse prior approval for the proposed development at the address shown above, as described above and shown in drawings numbered:

Title	Description	Date
P 03	Proposed Left Side Elevation	21 March 2024
E 02	Existing Front And Rear Elevations	21 March 2024
P 05	Proposed Section	21 March 2024
E 04	Existing Right Side Elevation	21 March 2024
E 03	Existing Left Side Elevation	21 March 2024
P 04	Proposed Right Side Elevation	21 March 2024
P 01	Proposed Floor Plans	21 March 2024
E 05	Existing Section	21 March 2024
P 02	Proposed Front And Rear Elevations	21 March 2024
E 00	Location Plan	21 March 2024
E 01	Existing Floor Plans	21 March 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Reason:

The proposed extension would not fall with the parameters of permitted development as set out under Schedule 2, Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, in specific the proposed eaves on the boundary between 120 and 122 Wargrave Avenue will extend higher than 3 metres.

In addition, the extension would have an adverse effect on the amenity of neighbouring residents by reason of a material loss of light and outlook and increased sense of enclosure and thereby is contrary to the amenity considerations set out Policies D3 & D6 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017, and Policies DM12 of Haringey Development Management DPD 2017.

Note: You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent