

Mr Richard Domenech
69 Wades Hill
London
United Kingdom
N21 1AU

25 April 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/2024/0587
Location	Land at rear garden of 17 Sirdar Road, Wood Green, London, N22 6QP
Proposal	Sub-division of site, demolition of the existing garage and construction of a new dwelling containing 4 × 1-bed flats, comprising of a basement level and 3 above-ground levels, with associated cycle and bin storage.
Received	4 March 2024

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
1-Rev C; 2-Rev B; 3-Rev B; 4-Rev C; 5-Rev C; 6-Rev C; 7-Rev C; 8-REv C & 9-Rev C – Proposed Plans, Elevations & 3D Visualisation		4 March 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (4)

- 1** The proposed cycle storage location at basement level, is inadequate in terms of siting and ease of access, contrary to policy DM35 of Haringey's Development Management DPD 2017 and policies D6 and T5 of the London Plan 2021.
- 2** The proposed lightwell in the front garden by reason of its size and siting would appear an incongruous feature in the street scene, out of character with the form and appearance of the adjoining terrace, to the detriment of local visual amenity and contrary to Policy SP11 of the Haringey Local Plan 2017, Policy DM1 of The Development Management DPD 2017 Policies D3 and D4 of the London Plan 2021.
- 3** The proposal would result in a an overconcentration of 1-bed units which does not contribute well to the overall housing mix of the site and the surrounding area. As such the proposal is contrary to policy DM11 of Haringey's Development Management DPD 2017.
- 4** The proposed development involves the over-intensive sub-division of the site resulting in sub-standard accommodation by reason of lack of external amenity space, and inadequate space for refuse and bicycle storage contrary to contrary to Policies D3 and D6 of the London Plan 2021, Policy SP2 of Haringey's Strategic Policies DPD 2017, Policies DM16 and DM12 of Haringey's 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.

Planning, Building Standards & Sustainability Service



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