

Mr Sheridan Shaw
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9 May 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/2024/0704
Location Flat 14, Fenman Court, Shelbourne Road, Tottenham, London,
N17 0JY
Proposal Erection of new garage structure with vehicle crossover
Received 14 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
A01 - Existing Elevations & Section		14 March 2024
A02 - Proposed Elevations & Section		14 March 2024
A00 - Location Plan & Existing & Proposed Site Plan		14 March 2024
A03 - Proposed Dropped Kerb Details		14 March 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1** The garage structure by reason of its excessive depth and width, would dominate the host property and be out of character with the application site and the prevailing pattern of development. Furthermore, given its excessive bulk and depth along the boundary line with Flat 13, the extension would adversely affect neighbouring amenity, in terms of light and outlook, as well as being overbearing, contrary to DPD Policies DM1 and DM2, and London Plan Policy D6.

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