

Mr Dobson
45 Mons Avenue
Baldock
S76JX

30 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/2023/3340
Location 49 Park View Road, Tottenham, London, N17 9AU
Proposal Erection of single-storey dwelling with bin and bike store.
Received 18 December 2023

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
DR-A-012 (Proposed block plan)		15 December 2023
DR-A-101 (proposed plans)		15 December 2023
DR-A-002 (Existing block plan)		15 December 2023
Design & Access Statement November 2023		15 December 2023
DR-A-103 (Proposed elevations)		15 December 2023
DR-A-001 (Location plan)		15 December 2023
DR-A-104		9 February 2024
DR-A-003 (Existing plans & elevations)		9 February 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (4)

- 1** The proposed development, by virtue of its excessive bulk, scale, massing and footprint, within a small original corner plot in close proximity to the back of No 49 Park View Road, would appear visually dominant, incongruous and at odds with the original layout and design of the street, contrary to Policies D3 of the London Plan (2021), Policy SP11 of Haringey's Local Plan Strategic Policies (2017), Policies DM1, DM7 & DM12 of the Development Management DPD (2017).
- 2** The proposed development by reason of its limited plot size, insufficient floorspace, close proximity to boundary enclosures would fail to provide an acceptable quality of accommodation for future occupiers, in terms of floorspace provision, light, outlook and privacy, contrary to Policy D6 of the London Plan (2021), Policy SP11 of Haringey's Local Plan Strategic Policies (2017) and Policies DM1 and DM7 of the Haringey Development Management DPD (2017).
- 3** The proposed development by reason of its siting and limited separation distances in relation to neighbouring windows and gardens would appear visually overbearing and harmful to privacy and residential amenity, contrary to Policies DM1, DM7 and DM12 of the Haringey Development Management DPD (2017) and Policy D6 of the London Plan (2021).
- 4** In the absence of an energy report outlining details for the reduction of energy use and carbon emissions during design, construction and occupation of such a dwelling, the proposal fails to satisfy the requirements of Policy DM21 of the Haringey Development Management DPD (2017) and Policy SP4 of the London Plan (2021).

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