

Mr. Aleksandar Pantazis
Unit 4 Grosvenor Way
London
United Kingdom
E5 9ND

17 June 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/2024/1126
Location	10 Brampton Park Road, Wood Green, London, N22 6BG
Proposal	Erection of single storey rear extension with internal alterations to facilitate the increase of an existing 8-bed HMO to 11 rooms (11 people) inc. associated cycle and refuse storage.
Received	22 April 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
E00; E01; E02; E03; E04; E05; P01; P02; P03; P04; P05; P06; P07 & P08 – Existing & Proposed Plans, Elevations & Sections..pdf	E00 - Location Plan and Block Plan - Scale 1:1250 and 1:500 @ A4 E01 - Existing Floor Plans - Scale 1:100 @ A3 E02 - Existing Front and Rear Elevations - Scale 1:100 @ A3 E03 - Existing Right Side Elevation - Scale 1:100 @ A3 E04 - Existing Left ...	22 April 2024

Robbie McNaugher

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HGY/2024/1126

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Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
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Refusal Reasons: (2)

- 1 The proposed increase in occupancy of this property caused by the proposed ground floor infill extension would result in an unacceptable impact on neighbouring residential amenity in terms of the increased refuse and recycling storage requirement, noise impacts, and additional coming and goings, contrary to Policies DM1, DM4, DM12 and DM17 of Haringey Development Management Plan DPD (2017) (DPD).

- 2 The proposed rear extension by reason of its size and location would appear an over dominant, awkward and uncomplimentary form of development, failing to achieve the necessary level of subordination, disrupting the symmetry of the semi-detached pair, and appearing out of keeping and harmful to local visual amenity, contrary to Policy D6 of the London Plan (2021), Policy SP11 of Haringey's Local Plan (2017), Policies DM1 and DM12 of the Haringey 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.

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