

Mr Steven Seary
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4 September 2024

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF PLANNING PERMISSION**

Case Reference	HGY/2024/0911
Location	31 Burgoyne Road, Hornsey, London, N4 1AA
Proposal	Alterations to front elevation, installation of balcony to rear raised ground floor rear elevation and new external door and windows. Landscaping works to rear garden.
Received	2 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 received on the above date.

Title	Description	Date
15-12-01.pdf	Additional plans	1 April 2024
15-11-01.pdf	Floor plan	1 April 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1 The proposed terrace at ground floor would appear as a visually prominent bulky and incongruous addition to the rear of the building, overall appearing uncharacteristically bulky to the detriment of the character and appearance of the building, as such contrary to policies DM1 and DM12 of the Development Management, Development Plan Document (adopted 2017), Policy SP11 of the Haringey Local Plan 2017 and Policy D6 of the London Plan (2021).

- 2 The proposed terrace by virtue of its elevated position would result in an increase in the perception of overlooking to neighbouring residential properties resulting in loss of privacy to neighbouring occupants, contrary to policies DM1 and DM12 of the Development Management, Development Plan Document (adopted 2017), Policy SP11 of the Haringey Local Plan 2017 and Policy D6 of the London Plan (2021).

- 1 You can find advice in regard to your rights of appeal at:
<https://www.gov.uk/appeal-householder-planning-decision>
- 2 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.
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.
- 3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.