

To

S Ives
24 The Walk Potters Bar
Herts EN6 1QE

On behalf of

A Meehan & M Meade
The Oaks Blagdens Lane
London N14

Planning Application Reference No. **HGY/1998/1663**

TOWN AND COUNTRY PLANNING ACT 1990**TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1995 (AS AMENDED)****NOTICE OF REFUSAL OF PLANNING PERMISSION**

Location: **41 Pellatt Grove N22 5NP**

Proposal: **Alteration and extension to residential care home to form 9 studio units.**

In pursuance of their powers under the above Act, the London Borough of Haringey as local planning authority hereby **REFUSE** for the above development in accordance with the application dated 11/12/1998 and drawings nos. 7298/A, B & C.

SEE SCHEDULE OF REASONS

Anne Doherty
Borough Planning Officer

02/02/1999

- NOTE:
1. Attention is particularly drawn to the schedule AP1 attached to the notice which sets out the rights of Applicants who are aggrieved by the decisions of the Local Planning Authority.
 2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations 1991, any byelaws or any enactment other than the Town and Country Planning Act 1990.

The following conditions have been applied to this consent and these conditions must be complied with

We require the further fee of 1140.00 to process your application

(7 x 190.00 = 1330.00 - 190.00 = 1140.00)

The proposed development represents overdevelopment in relation to the area of the site and the properties in the locality contrary to Policy DES 1.8 Overdevelopment of the Haringey Unitary Development Plan by reason of the overall size and bulk, the number of units and habitable rooms within the site, the creation of unnecessary problems of overlooking and loss of privacy to adjacent properties and poor relationship to the existing pattern of development thereby causing Harm.

The proposed extension, by reason of its size and scale, would be out of keeping with the design and character of the existing dwelling, and would have an adverse effect on the appearance of the property and the visual amenity of the area as a whole.

The proposal involves the excessive use of the property to the detriment of future occupiers by reason of inadequate communal and private facilities contrary to Policy HSG 2.20 "Extensions To Residential Care & Nursing Homes (C2) which states that the scale of the hostel use proposed, in particular the number of occupants, must be appropriate to the size of the property.

The proposed development would be contrary to Policy HSG 2.20

Extensions to existing residential care and nursing homes (Class C2)
which states that the Council will normally refuse extensions to existing
residential care homes where this would harm the amenities of adjacent
residents are would lead to an excessive intensification of the use on
the site.

Anne Doherty
Borough Planning Officer **02/02/1999**
Planning, Environmental Policy and Performance