Cordell Paul

From: DM & BC Support Team
Subject: FW: Comment Received from Public Access

Application Reference No. : HGY/2015/0312
Site Address: 1A Cavendish Road London N4 1RP
Comments by: Kaylesh Somaia
From:
62
Wightman Road
Harringay

London
N4 1RW

Submission: Objection
Comments: 1A CAVENDISH ROAD, N4 1RP (HGY/2015/0312) Objection to proposed extension of the first floor.

I am writing as the agent acting on behalf of the owner of 62 Wightman Road London N4 1JW. I object on the following grounds:

Building as existing
The current building was granted a lawful certificate last year having appeared to have been used as a self-contained dwelling for over four continuous years.
From the planning application drawings that have been lodged for the current application, the property appears to be laid out as a four bedroom house, it does not benefit from any amenity space.

The proposed layout
It is proposed to extend the building by an additional floor, and thereby forming a 7-bedroom dwelling house.
The proposal would exacerbate the current situation.
The layout has not indicated any amenity (garden) space and is not compliant to the Council¿s policy.
Parking provision has been an on-going issue on the Ladder and towards Wightman Road, there is additional demand due to the lack of parking spaces along Wightman Road. The proposal does not include any off street parking spaces or area for cycles.
As there is no front garden, there has been no provision for location of refuse including recycling within the boundary of the property. Instead refuse storage has been located on the public footpath, thereby narrowing the width and making it difficult for those with prams or disabled persons on wheelchair. This is totally unacceptable and should not be allowed.

The proposed design
It is proposed to have a mansard type extension.
The front of the existing building does not align with the other buildings on the road and is set forward. The additional floor would make the building very bulky and the design is out of character to the street scene. The finishes, fenestration and roof profile would be out of context and incongruous.
The extended building would reduce the feeling of openness, daylight factor and create a narrow vista on the approach towards Wightman Road from Cavendish Road.

Impact of proposal on adjoining properties The rear will have additional windows on the first floor which will be directly overlooking adjoining properties gardens and create a loss of privacy.

As the proposal is to the north orientation of nos 62, 64 and 66 Wightman Road, there would be significant overshadowing to, and loss of outlook from the gardens which is not acceptable.
With particular regards to No 62 Wightman Road, the proposed first floor extension will be less than 3.0 metres from the rear window to the property, and this will reduce the daylight and also block the existing views towards Green Lanes. We would be left with a ¿dump¿ wall.

Conclusion.
There is an existing tree directly in front of the application site. The location of the tree, and bearing in mind the proposed location of the bins on the pavement would be hazardous to the public in navigating around the bins.
Section 7 of the planning application form has been incorrectly filled as it states that there is no tree on the property or adjoining land.
With close proximity of 3.0m from the existing kitchen window to the proposed flank wall, this will over shadow the space and reduce the view from the room.
There are too many issues regarding this application, many of which are insurmountable to overcome by modifying the design. I therefore object to the granting of Planning Permission.