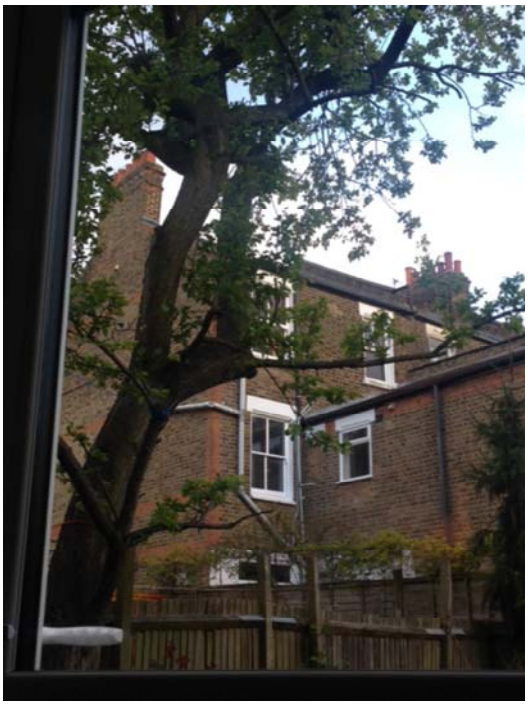
Dear Mr Lau

Further to our conversation last week I write to object to application HGY/2015/0837 on Flat 140C Carlingford Road. This application follows the refusal of an almost identical application at the end of last year from the same applicant (HGY/2014/1623). Historically a dormer window application has been refused a further 2 times from previous owners of Flat 140C. Our objections to the current application are the same as logged for the last application and will be listed below. However, to start we would like to point out some extra issues that arise from this current application.

1. Privacy – The new application has a greater number of windows and a larger area of glazing than previously proposed, therefore forming more of an issue than before.
2. Incorrect statements – Drawing BR/140CR/001 (issued with this application) is clearly a photocopy with some amendments of drawing 13/51/01 (issued with the last application) with a few amendments. The new drawing states that the amendments to the design are: *"Following consultation with the planning department, this application now shows;* **(A)** *reduced dormer front,* **(B)** *larger window/glass expanse,* **(C)** *reduced dormer height, and is* **(D)** *set back from the eaves by more than 1m. All these factors make the proposed dormer subordinate to the main roof"*
Our objections to points **A,B, C & D** are as follows:
(A) The reduced width of dormer is obviously in attempt to make the dormer 'subordinate to the main roof', this has been attempted by setting the right hand side in by 500mm from 142 Carlingford Road. The result is that the proposed stair case no longer wide enough to function and will not meet building regulations. Although internal arrangement are not necessarily a planning application requirement, surely planning permission cannot be granted to a set of drawings that are clearly not feasible and clearly just a cynical rehash of the same flawed design?
The main planning issue really in question is the appropriateness of the design in terms of size, bulk and massing. We object to the proximity of the dormer to the end of the terrace. Although this side is labelled as 500mm offset (as it was on the previous application) this will not be enough to stop the proposed the dormer from being dominant and imposing feature that will be seen from Carlingford Road and therefore the principle elevation. The proximity of the dormer to this edge will remove light and amenity from numbers 34 and 36 Stanmore Road that face this flank wall.



The appearance of the dormer will unbalance the end of the terrace and the harmonious form of this very complete street scene. Although Carlingford, Langham and Stanmore Roads are not within a conservation area, poorly designed additions to building within them should not be allowed to sully these excellent examples of Victorian terraces.
(B) Our original objection was that privacy to primary living space (living room) which will be affected by the new dormers. The new application now proposes 4 windows instead of the 3 that were refused in 2014. Although the dormer is set back more than 1m from the eaves **(D)**, we still maintain that the dormer will have clear views into our primary living space and garden. See attached image taken from our sofa.

(C) The reduced dormer height is not shown in the new drawing, it is clearly the same as the previous application. These inaccuracies just go to highlight how little this application has been considered in its preparation and execution. No attempt has been made to address the concerns of the 6 neighbours who objected to the last application.

Recent legislation has allowed dormers such as this one to be installed without planning under 'permitted development' when the owner owns the entire freehold. Planning law is in place for multiple occupancy homes so that persons cannot unilaterally inflict changes upon the other owners. In this case the owner of flat 140c is a leaseholder but has not sort the approval or thoughts of the two freeholders. The applicant lives outside of London and rents the flat in question. No consultation has been made with the two other flat owners (and freeholders of the entire property) regarding this application. Haringey Council is obligated to safeguard owner-occupiers against such buy to let landlords who push profit over neighbourliness and respect of others amenity. The council should be protecting our amenity and right to privacy and this application is clearly is disregard to that. Please see attached our representation of what the proposal may look like in terms of size and mass and window orientation. It is clear that this roof addition will be total invasion of our privacy both inside and outside our home and significantly reduce our amenity.

Haringey has recently identified zones where homes cannot be subdivided such as the near by ladder area. The councils UDP states that "majority of properties have been converted into flats and are now experiencing problems of extreme parking pressure and a significant adverse effect on residential amenity. Any additional increase in on street parking would be detrimental to the effective operation of bus services. Therefore conversions will usually be resisted in these areas as they have already reached their capacity for conversions. The restricted conversion areas are identified in SPG3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes".



Number 140 is already split into 3 flats, a 1bed on the ground floor with large garden, a 1 bed on the second floor that is rented out as a 2 bed and 1 bed on the top floor. The further extension of Flat 140C will be a over-intensive sub-division of the site, contrary to the guidance within the Council's SPG on Density and Dwelling Mix and will again add to parking problems in the area.

For the benefit of doubt, the main planning objection we are fielding is that the proposed roof extension would introduce a discordant feature to the elevations of the

building detracting from the visual appearance of the property and is therefore detrimental to the visual amenity of the area by reason of excessive width in relation to depth, overall bulk and scale in relation to the property contrary to Policies UD3 'General Principles', UD4 'Quality Design', SPG 1a 'Design Guidance and Design Statements. We also appeal to Haringey to safeguard our person privacy to our primary living area and garden. We accept that we live in a terrace and have many existing windows overlooking our home (including those of 140c) but we feel a greater impinging of our privacy by a landlord, looking to increase their rentable area is unfair and worthy of the councils attention and refusal planning permission.