Skapoullis Jon

From: Planning Support
Subject: FW: HGY/2016/0423

From: Tim Wild [mailto:]
Sent: 08 March 2016 14:55
To: Madondo Sarah
Subject: HGY/2016/0423

Dear Sarah,

I have just added the following comments on the Haringey Council website. However, for completeness, I thought I would send them onto you as the case officer. Any questions, please let me know.

Hackney Council has been invited to comment on the application as the site lies on the border with London Borough of Hackney. I write on behalf of the Council. I wish to raise concerns with the proposal and to state the Council's objection to the scheme – both on design and residential amenity grounds. The site lies within a terrace of largely two-storey buildings and within an area that is primarily characterised by two-storey terraces. These have relatively standard pitched roof forms, and a conventional character and appearance. It is unclear from the submitted documentation exactly what the proposal is for as the Council has only been able to access existing and proposed floor plans and existing elevations (no proposed elevations or existing/proposed sections). However, it appears that the proposal is for an additional storey at second floor level with a roof form above that would also be habitable. This appears fundamentally contrary to the established pattern of residential development and the proposal, by reason of its scale, location and appearance, is considered to be an incompatible and obtrusive feature in relation to the host building that would result in unacceptable harm and impacts on the character and appearance of the subject building and surrounding residential area. Furthermore, the proposal, by reason of its scale and location, would result in a materially significant loss of daylight/sunlight, an undue sense of bulk and dominance, and a loss of outlook to adjoining properties. For these reasons, Hackney Council submits that the application should be refused. Can you please respond to Tim Wild at to confirm safe receipt of these comments.

Regards

Tim Wild
Senior Planner
Development Management
Hackney Council
2 Hillman Street, London E8 1FB

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