Haringey Council

ANNING

Sarah Madondo

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Your ref: HGY/2016/0691
Our ref: SW/AD08/DL/001

Date 10 April 2016

Dear Ms Madondo

120 North View Road, London, N8 7LP – Application from Mr N Thompson
Erection of single storey rear flat roof extension (App Ref. HGY/2016/0691)

We are instructed by the occupiers at 118 North View Road to object to the application by Mr N Thompson for the "Erection of single storey rear flat roof extension" at number 120 North View Road, immediately t the west of our clients property.

The application is for a full width rear extension, of 3 metres in height, upto and abutting the boundary with No. 118 North View Road. The form of the extension is shown on an extract rom the submitted plan:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan, unless material considerations indicate otherwise.

The NPPF requires that planning should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings."

It also requires *"The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."*

With regard to consultation, paragraph 66 provides that:

"Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably."

The development plan for the site comprises the London Plan, Haringey's Strategic Policies Local Plan and Saved Policies of the UDP. In addition, adopted SPD/ SPG and the emerging development plan require consideration.

Due to the small scale nature of the proposals, there are no policies within the Core Strategy that are directly relevant

Saved Policies of the UDP
Paragraph 2.6 of the Haringey UDP Saved Policies March 2013 sets out that *There are certain criteria that will apply to all development proposals such as good design, residential amenity, local character and parking standards. The policies*

in this chapter will apply to all developments and therefore planning permission will be decided on whether applications comply with these policies and all other relevant policies in the rest of the plan."

Policy UD3: General Principles states:

"The Council will require development proposals to demonstrate that:
a) there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking, aspect ...
b) the proposal complements the character of the local area and is of a nature and scale that is sensitive to the surrounding area;
e) opportunities for soft landscaping, including appropriate tree retention and tree planting, have been taken into account. "

SPG1A Design Guidance

Policy F2 sets out that:

"Extensions or alterations to buildings should be subordinate in scale to the original building and should respect its architectural character Thus the alteration or extension should either fit in to the character of the house, or if in contrasting design, should by its independence and smallness of scale not undermine the architectural effect of the whole. The development should not undermine existing uniformity of the building or row, and should not over balance

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rear of the house and should remain at least one storey below eaves level. In terms of depth of rear extension the should not normally extend beyond 3 metres (10 ft.) for terraced houses and 4 metres (13 ft.) for semi-detached or detached houses from the rear wall of the house." (Our emphasis)

Emerging Development Management DPD

Within the emerging Development Management DPD, Policy DM12 part A states that:

"A All new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses (See Policy DM1) and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor's Housing SPG "

Further the supporting text to the policy provide that (paragraph 3.13) *"The Council expects that residential extensions and alterations are well designed to create a good quality living environment, whilst protecting the amenity of adjoining neighbours and the integrity of the local residential character"*

Paragraph 3.15 reiterates the policy of the adopted SPD that:

"Full width rear extensions are not normally considered acceptable and they should be lower than the ridge height of the host building. Depth of the rear extension should be such that the resulting footprint is subordinate to the main house and does not have a negative impact on the amenity of neighbouring properties, ensuring no overlooking or inappropriate loss of daylight and sunlight."

Part B Design Standards - Character of development of Policy DM1 'Delivering High Quality Design' requires that:

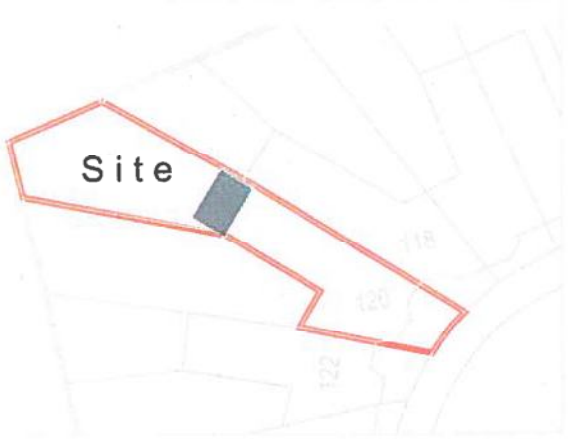
"Development proposals should relate positively to their locality, having regard to:
a Building heights;
b Form, scale & massing prevailing around the site;"

Further, Part D Privacy and amenity of the same policy requires that:

"D Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that:

a Provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land;"

The extension proposed extends full width of the property, abutting the boundary of 118 North View Road, is 3 metres in depth and is over 3 metres in height, as shown in extracts of the submitted plans below.





The proposal therefore fails to accord with adopted SPD policy F2, nor with emerging policy DM1 of the DMP DPD or the supporting text clearly set out therein.

Further, as the proposals extend the construction of building to over 3 metres right on the boundary, which is currently just 1.2 metres in height, this presents a serious, material adverse impact on the amenity of the occupiers at o. 118. This serious adverse impact is demonstrated in the photographs provided by the occupiers of 118, who have modelled the proposal on their boundary:



The garden area immediately adjacent to the house is the most important and most used area of external space. As the extension extends to over 3 metres, it will materially affect the outlook from within the property, and also adversely impact of the daylight and sunlight received within the property and in this most important area of private amenity space.

The proposals therefore clearly fail to accord with the adopted (UDP policy UD3 and SPG1A policy F2) and emerging development plan policies DM1 and DM12.

Further, we note that the applicant has begun bu lding the extension undertaking significant construction works prior to securing planning perm ssion and therefore demonstrating they clearly have no concern for due process or the amenity impacts they will cause the neighbours at No 118. Photographic evidence sowing the unlawful works are provided below.





Conclusion

- The proposals are contrary to adopted and emerging development plan policy, which sets out clearly that the Council will not support development of full width extensions, nor proposals that have an adverse impact on neighbouring residential amenity, or that adversely affect outlook, loss of sunlight or daylight.
- The proposals clearly contravene each of these criteria. They are therefore contrary to the development plan.
- It is also quite clearly contrary to the advice in the NPPF.
- The Applicant's failed to undertake any consultation with neighbours and therefore took no steps to ascertain views, consider the adverse impact of the proposals o evolve the siting, scale or design of the proposals.
- The applicant's decision to carry out the works unlawfully clearly demonstrates they have no respect for the LPA, the planning process or the material adverse impact these proposals will have on the residential amenity of the neighbours
- There are therefore no material considerations that support the application proposals,.

Development plan policy indicates clearly that the a lication should be refused.

If you have any queries, please do not hesitate to contact me at this office.
Yours sincerely

Steve Walters
Managing Director