Newell Gerzie

From: development.control@haringey.gov.uk
Sent: 07 May 2016 13:26
To: Planning Support
Subject: Comment Received from Public Access

Application Reference No. : HGY/2016/1103
Site Address: 13 Donovan Avenue London N10 2JU
Comments by: Kelly and Jason Carter
From:
11 Donovan Avenue
Muswell Hill

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London
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Phone:
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Submission: Objection
Comments: I write in connection with the above planning application and wish to object to the extension planned at 13 Donovan Avenue which is our neighbouring property in the Muswell Hill Conservation area.

13 Donovan Avenue is an end of terraced property and not a semi-detached property as detailed in the Design, Access and Heritage Statement. Our property, 11 Donovan Avenue, is terraced.

Please note that we firstly received one full set of plans from our neighbours as posted on the Haringey Planning Portal. We later received, directly from our neighbours, a revised elevation. I (Kelly Carter) met with the Planning Officer, Laurence Ackrill, on Wednesday 27th April 2016 at our home, 11 Donovan Avenue. He advised me at that stage to await further plans and said he would contact me on Tuesday 3rd May 2016, however this didn¿t happen. I understand now that he is on annual leave and with the deadline of 7th May 2016 looming and in the absence of a full set of revised plans we will base our objections on the only full set of plans we have received i.e. those originally posted on the Haringey Planning Portal.

On Donovan Avenue there are six Edwardian terraced house built at the same time (circa 1906) and in the same style. A couple have small extensions however they only extend from one side of the rear and do not wrap around the entire back of the house. The proposed extension at number 13 will extend 5.35m from the back of our neighbour¿s house right up the boundary of our property and is planned to be 4m in height. This is unprecedented for this style of house on our road. The extension will dominate and extend beyond the line of the existing houses (even those with extensions) and will take up a third of the garden. The extension will therefore be completely out of character in terms of appearance compared with existing houses and would have an adverse effect on the visual amenity of the area as a whole.

We wish to object to the plans due to the following reasons:
¿ Loss of daylight and overshadowing
¿ Loss of amenity
¿ Overbearing impact and perceived sense of enclosure
¿ Negative impact on the conservation area

Loss of daylight and overshadowing
The depth of the extension on the side relevant to our property, number 11, will be 5.35m and the height on the lower side of the pitch roof will be 3m. The height of the wall of the extension will be circa 75cm higher than the current fence and foliage. This means

that we will lose significant amounts of natural daylight and sunlight in our dining room - a room where we spend the majority of our time.

Loss of amenity
Currently the outlook from the rear of our dining room window is sky and a fence abundant in foliage from well-established winter jasmines, clematis, various ivies and climbing roses. Indeed one of the main considerations when we bought our house nearly 3 years ago was the garden as we have two young children and love gardening. A 3m height extension and the removal of the fence and foliage would result in the loss of existing views and amenity and indeed it would take years to grow such foliage again from scratch. In essence our current view of sky and greenery would be replaced by a 5.35m by 4m overbearing brick wall.

Overbearing impact and perceived sense of enclosure The proposed extension by reason of its size, siting and design would represent an unneighbourly form of development, detrimental to our amenities, particularly by reason of the overbearing effect. We feel we would be hemmed in given the close proximity and height of the extension and it would be visually overbearing.

Negative impact on the conservation area
The extension does not retain the staggered shape of the original house and has little regard for the existing architectural style. Indeed the design is incompatible with the existing highly decorative Edwardian style of properties of the Muswell Hill conservation area and unsympathetic to the local environment. It would also detract from the symmetry of our terraced properties. The beautiful Edwardian stained glass windows would be obscured from view by the extension and the new powder coated aluminium bi-fold doors would not be in keeping with the character of the house. Furthermore the forticrete tiles for the roof extension, while in keeping with the property, are not in keeping with the adjoining properties.

The extension is unprecedented and excessive in terms of size. It is out of scale and will dominant in terms of bulk, scale and design. The extension looks too dominant and overbearing in terms of the host building and will have a poor relationship with our adjoining property.