

Comments Re: application HGY/2022/4449

Location: Flat B, 118 Inderwick Road, Hornsey London, N89JY

Proposal: Enlargement of existing rear dormer including the relocation of 1x rooflight, formation of roof terrace with 1x rooflight and creation of Juliet Balcony

From: 120 Inderwick Road, London N8 9JY (Miss Victoria Nunn and Mr Imad Fattuhi)

Dear Ms Oruwari,

I write in connection with the above planning application. I have examined the plans and am the owner of the adjoining house to the property of the proposed works (which is the upstairs flat).

Unlike the applicants, who are residents of the first floor we own the entire freehold and are impacted on all 3 floors of our house due to the proposal made. I wish to object strongly to the roof terrace element of the plans.

Principle: The proposed rear roof terrace raises concern of potential overlooking and disturbance, and the applicants attempts to mitigate the impact through provision of a very large frosted balustrade which would in turn create issues of overbearing impact, increasing sense of enclosure and potentially impact on daylight and outlook.

- Currently there is no access to the roof and as such this is significant change of use of the space which impacts our property
- The proposed roof terrace would have a bedroom window approximately 2 metres from my daughter's bedroom window
 - The roof terrace will look directly into our rear bedroom (in which our young daughter sleeps) and loft bedroom, creating a loss of privacy and overlooking.
- The height or closeness of the roof terrace and height of the balustrade is overbearing and would be such that unreasonable overshadowing would occur.
- Activity on the roof terrace could also be loud and cause noise and disturbance to both bedrooms
- The roof terrace will also be unsightly from the loft room and change the outlook significantly
- The extremely high glass balustrade will create a sense of enclosure from the rear bedrooms and also the bay in our kitchen, potentially impacting on daylight, especially with reference to the first floor rear bedroom (photographs attached)
- Whilst applications should also be considered on their individual merits, as the first of its kind along the terrace, it could also start a concerning precedent if approved and in our opinion is out of scale and character with the other properties on the street.
- I would also like to reference, the Local Plan Development Management DPD
 - Of particular relevance is Policy DM1 part D (Privacy and amenity) Development; proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. Development should provide an appropriate amount of privacy to their residents and neighbouring properties to avoid

overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development

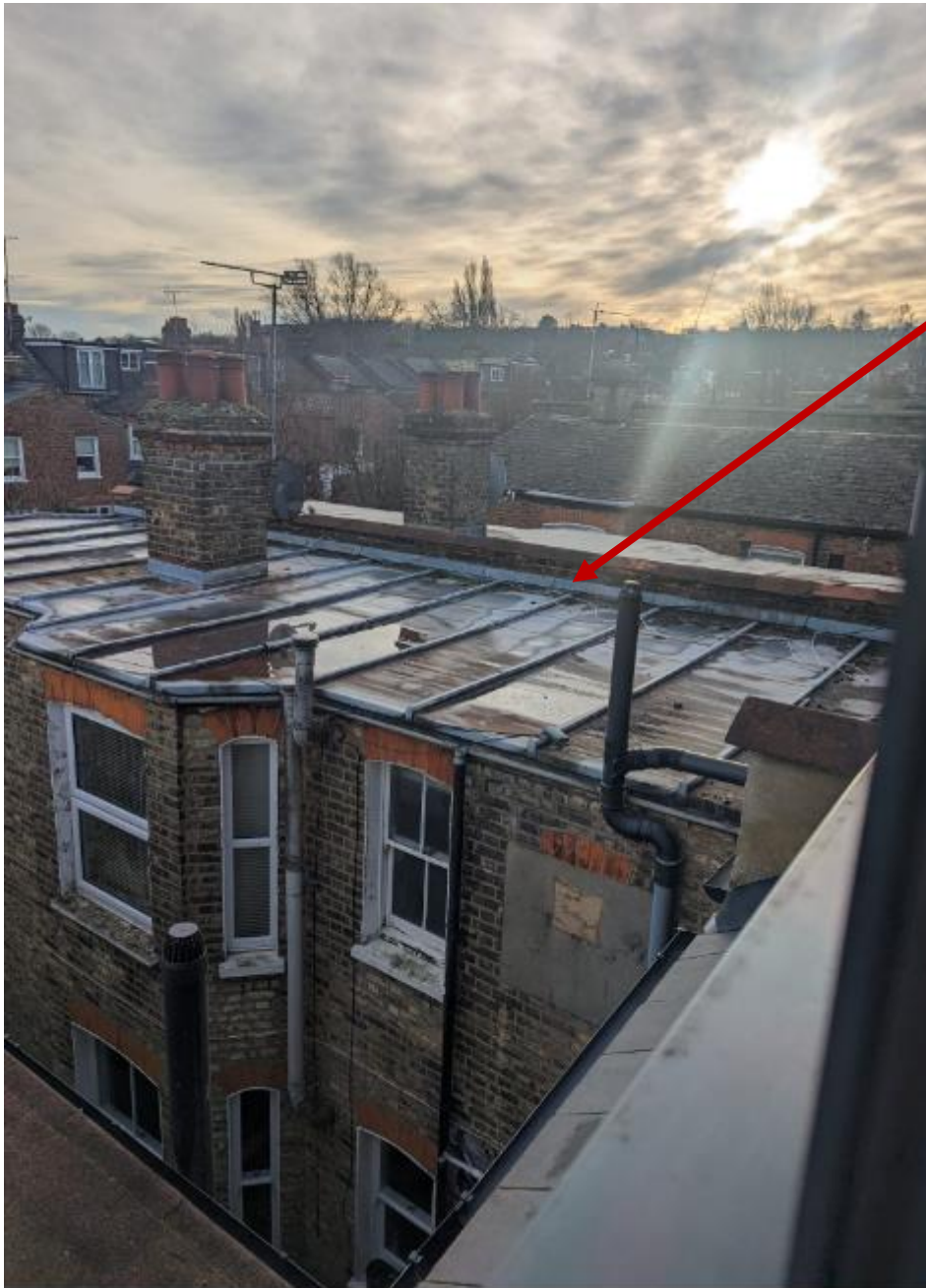
- The policies on design standards recognise that design includes both aesthetics and functionality. The massing, bulk, scale, and height of buildings and extension, and the spaces between them, are significant components. The consideration of these components and how a proposed development will relate to existing buildings, including any impacts on neighbouring occupiers, will ensure development is responsive to its local context.
- The proposed development, due to its disregard to the established context, and its relationship with our adjacent windows does not achieve the required standard, failing to meet design standards.

I therefore request that the planning application for the roof terrace element is refused.

Yours sincerely

Attached:

Pictures 1 -5: Views from loft bedroom of proposed location of roof terrace, to demonstrate how the roof terrace would have significant implication on privacy, line of sight, overbearing nature and noise (arrows noting location of roof terrace)









Picture 6-7: View from first floor bedroom, demonstrating implication on privacy and overbearing nature





Picture 8: View from kitchen diner – illustrating location of roof terrace and high balustrade and how this will be overbearing

