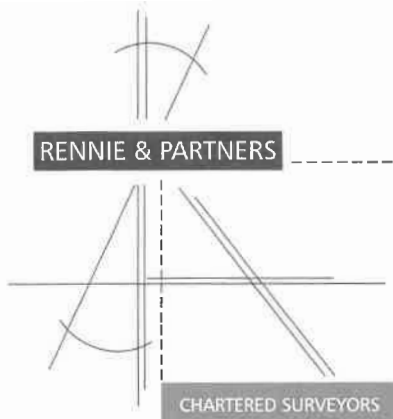




RENNIE & PARTNERS

26 High Road East Finchley London N2 9PJ Telephone 020 8444 7191 Facsimile 020 8444 4330

E-mail: surveyors@renniepartners.co.uk

Website: www.renniepartners.co.uk

Our ref: IAR/AK/5917

17th July 2023

Planning Service
London Borough of Haringey
6th floor
River Park House
225 High Road
Wood Green
London N22 8HQ

(E-mail: planningsupport@haringey.gov.uk)

Dear Sir/Madam

Case Reference: HGY/2023/1694
Location: 82 Woodside Avenue, Hornsey, London N10 3HY
Proposal: Replacement side extension, replacement ground floor rear extension/part first floor extension. Landscaping to the rear garden.

We act for Mrs Elaine Harrison who is the owner occupier of the neighbouring property 80 Woodside Avenue, London N10 3HY.

We inspected 80 Woodside Avenue on the 10th July 2023 and noted the elevations, plans and sections submitted with the planning application for no.82.

Brief Description

82 Woodside Avenue is part of the development of new town houses constructed approximately 30 years ago. The development comprises No.82 to No.88 Woodside Avenue at the front and the houses continue round into Holt Close which is a cul-de-sac. No.78 and 80 Woodside Avenue are older houses constructed circa 1920.

Woodside Avenue, in this area, runs from north-east to south-west. Each individual house is set back from the road in a stepped sequence to follow the line of the road. Similarly, the rear elevations are also stepped so that no.78 protrudes beyond the rear elevation of no.80 and no.80 protrudes beyond the rear elevation of no.82, no.82 protrudes beyond the rear elevation of no.84.

In order to provide privacy and obviate overlooking, the stepping arrangement at the rear follows the stepping arrangement at the front.

2. Re: HGY/2023/1694 – 82 Woodside Avenue, Hornsey, London N10 3HY.

The front elevations of the properties face north-west and they are located on the south-east side of Woodside Avenue.

No.82 Woodside Avenue is a property which has already been substantially extended. Planning permission was granted for a second floor extension in 2000. The original roof patio was enclosed by the extension.

The gross internal floor area of the house has already been increased.

Comments on the Proposals.

The construction of an additional floor so that the single storey extension becomes a two storey extension extends the rear elevation so that it is level with the rear elevation of no.80 Woodside Avenue. The original architects detail of stepping the properties, so as to prevent overlooking, is ignored in this proposal.

No.80 Woodside Avenue has a single storey extension with a roof light. The additional first floor of the two storey extension to no.82 is provided with a side window which will look straight over into the garden of no.80 and through the rooflight into the rear room of no.80. There is substantial loss of privacy. Although the drawing provides for the side windows to be provided with obscured glazing, there should be no side window to the first floor living room.

On the existing drawings the first floor rear room comprises a large bedroom which spans from side wall to rear wall and has all its windows in the rear elevation. Because of the proposed new two storey extension this bedroom is being provided with two side windows which overlook no.80 Woodside Avenue. These windows are necessary because the original large bedroom has been divided into two and the bedroom therefore has no natural lighting or ventilation. However, this bedroom is open to the first floor rear reception and if this is the plan there is no need for the side windows which overlook no.80 Woodside Avenue. There is no guarantee that the obscured glazing could not be replaced at some time in the future with clear glazing.

No.82 Woodside Avenue is a substantial house with accommodation on four floors. The plans for the lower ground floor and second floor are not included in the application but from the section drawings one can assume the following existing accommodation:-

Lower Ground Floor: Garage, two rooms, bathroom/WC.

Ground Floor: Entrance hall, reception room, dining room, kitchen, cloakroom/WC.

First Floor: Landing, two bedrooms, two bathrooms/WC's.

Second Floor: Landing, bedroom and study.

Conclusion.

1. The gross internal area of the house is substantial. Any further increase has a detrimental effect on the character and appearance of the original development. The proposal to build a new single storey side extension and additional storey on top of the existing single storey extension is contrary to the original design for which planning permission was granted.

3. Re: HGY/2023/1694 – 82 Woodside Avenue, Hornsey, London N10 3HY.

2. The construction of a new first floor living room with a side window will result in loss of privacy and over-looking of the rear garden of no.80 and looking into the rear reception room of no.80.
3. The construction of the two storey extension and single storey side extension will result in loss of light to the rear rooms of no.80.

For the all the above reasons, we are of the view that this planning application should be rejected.

The planning officer is invited to inspect within no.80 Woodside Avenue so that the loss of light and lack of privacy can be accurately assessed by the planning officer.

Yours faithfully

I A Rennie
Rennie & Partners

Cc: Ms E Harrison – 80 Woodside Avenue, London N10 3HY.