

Dear Ms Madondo,

Further to Mr Piccininno's reply to our objection (HGY/2023/1644 Comments to Objections.pdf), I just wanted to comment on rear conversions on Victoria Road that were cited as examples of similar loft conversions (No 82, 88, 96, 98 and 102). We have looked at all of these and would highlight that they have a pitched roof over the rear projection / outrigger so the situation is completely different (the existing relationships, the impacts and the permitted development rules). For this reason, they are also dormers (rather than a box element / third storey).

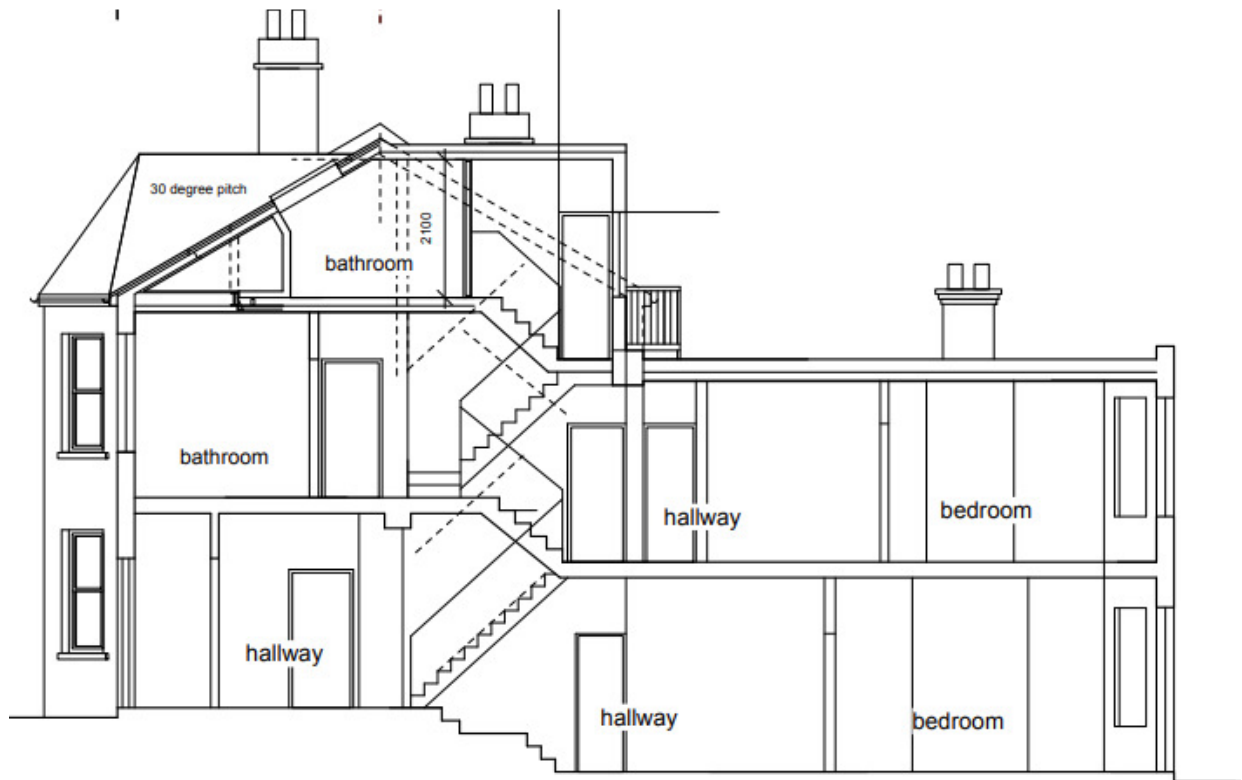
Taking all of the above into account it is clear that they are not 'precedents' for the Application at no. 166 as argued in Mr Piccininno's document.

Going through each property in more detail, I cannot speak to the legality of the outrigger parts of the loft conversions and I assume some were allowed under permitted development rules (as building control records exist) but, as far as we can see, none of the properties mentioned have received planning permission for the outriggers shown in the photo.

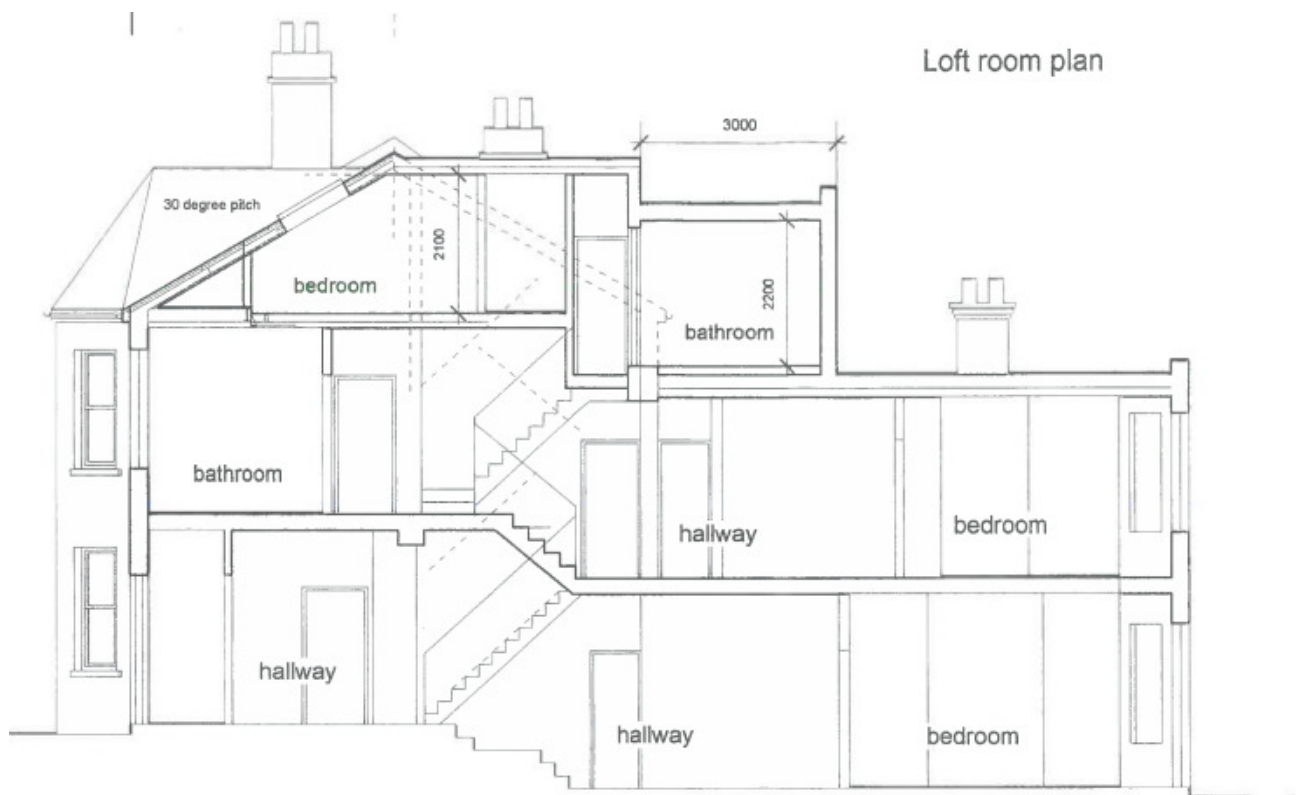
After looking at the public records it turns out that none are applicable in this case. Please see the details below:

House Number (Victoria Road)	Comment
82	There was no planning application. Assumed permitted development.
88	Planning for this loft conversion was actually refused. I can see no approvals on public record for this loft conversion with rear outrigger (Ref HGY/2018/3447). Assumed permitted development.
96	There was no planning application. Assumed permitted development.
98	Permitted development (Ref: HGY/2010/0032)
102	The initial application was done under permitted development (Ref: HGY/2020/1682), there was a subsequent planning application that was refused (Ref: HGY/2021/0574).

We did however find an applicable planning permission from 2016 for number 198 Victoria Road. Initially planning was approved for this structure (Ref: HGY/2016/1262). This is equivalent to what we would find acceptable.



Then a subsequent planning application for 198 Victoria Road (Ref: HGY/2016/0164) with this structure was applied for (similar to the current application we are objecting to):



This planning application was refused. Interestingly the comments from the Planning Officer mirror our objections exactly as to why this planning application should not go ahead in its current form:

excessive outrigger and loss of privacy for the neighbours. Below are the reasons for refusal, copied from Officer Report (Date: 10/3/2016 Ref: HGY/2016/0164):

Reasons for Refusal:

1) The proposed rear dormer, by reason of its excessive scale on the outrigger, would be an incongruous and discordant addition, detrimental to the character and appearance of the host building and the terraced row; contrary to policies 7.4 and 7.6 and of the London Plan 2015, Saved Policy UD3 of the Haringey Unitary Development Plan 2006, policy SP11 of the Haringey Local Plan 2013, and draft policies DM1 and DM12 of Haringey's Development Management DPD.

2) The proposed rear roof terrace, by reason of its excessive depth and location, would have a detrimental impact on the privacy of neighbouring occupiers, contrary to policy 7.6 and of the London Plan 2015, Saved Policy UD3 of the Haringey Unitary Development Plan 2006, and draft policies DM1 and DM12 of Haringey's Development Management DPD.

We hope our research will support even more our objection,

Kindest regards,

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