

**Ms. L. Eliahoo
31 Riverside Rd,
London, N15 6DA**

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19th of July 2023

Correspondence sent by email to:

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My Interim Objection letter to planning application HGY/2023/2092
updated 23rd August 2023

The application Address is: 29 Riverside Road, Tottenham, London, N15 6DA
The Proposal is: a first-floor extension.

In the previous application **Case Reference HGY/2023/1756**, the application was for Erection of single storey ground floor extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3m (and on the 1st floor) for which the height of the eaves would also be 3m.

Of the Visual, Bulk, Scale & disturbance of Light to our land and Property

1. I am Liora Eliahoo, the daughter of Mrs. Violet Eliahoo. Mrs. Violet Eliahoo is the registered freehold owner at the Land Registry of no. 31 Riverside Road, London N15 6DA but because of her mental condition, she is not able to administer her own affairs and therefore I look after her affairs pursuant to a lasting power of attorney entered on the register on the 19th of October 2014, as per the copy attached. I live with her at no. 31 Riverside Road, London N15 6DA.
2. Our client has no objection to the visual treatment of the rear facade. What is problematic is that it projects so far back, well behind the main rear elevation of No 31. This creates **an overbearing relationship** to No 31, which currently has an open aspect.
3. The overall problem with this extended bedroom scheme it is going to cause a

disturbance of Light to our land and Property due to the proposed bulk of the f/f addition.

4. We did not raise objection to the ground floor additional extension; however, we do point out below that it is intended to be 3m high. We also did not object to the 2 floor loft extension. We are objecting to the f/f extended bedroom, as outlined herein.
5. The effect of this is to make the scheme very long and deep. This is the worst aspect of the proposed development. An extract from the application drawings is shown below.
6. The side elevation is very large to fit extra floor area of the proposal GIA 12m² the extension will be protruding at least 4m, for the proposal to fit the space.
7. **London Plan policy 7.4** encourages a design approach that carefully responds to the whole context of a development and builds on an understanding of the place and existing building assets, and **policy 7.6** seeks high quality architecture. The proposed development fails to do this with an overlong side elevation, a rear projection that will block the light to our bedroom is too big 2.92m x 3.25m (externally measured) which does not add up to the GIA of 12m.
8. The intention is to build the bedroom out by approximately 3m² larger than outlined on the plan (at 2.92m) and applied for, as outlined above in para 6.
9. **Section 7** of the **NPPF** seeks high quality design. It does seek innovative solutions but, in being such an unattractive, bulky and overbearing massing (esp. when we will be boxed in from number 31a Riverside Roadside bulky extension, and the gable end wall of number 20 Lockmead Road and now this proposal), the following applies:

Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. {Para. 64}.

10. Also, the scheme fails the following National Guidance on scale: **Decisions on building size and mass, and the scale of open spaces around and between them, will influence the character, functioning and efficiency of an area. In general terms too much building mass compared with open space may feel overly cramped and oppressive, with access and amenity spaces being asked to do more than they feasibly can. {Paragraph: 026 Reference ID: 26-026-20140306}.**
11. Seeing as though a good part of the garden is forced to be removed due to the enlargement of the ground floor extension, the scheme and its scale must be questioned.
12. Regarding local policy, the overdevelopment proposal fails policy saved **UDP policies UD3(a) and (b)**, and does not comply with development management **policy SP11** of the **2013 Local Plan**, especially the reference to respecting local context and character, and

....the Council will not accept design that is considered inappropriate to its context, or which fails to take opportunities to improve the character and quality of an area and the way it functions. {Para 6.1.4.}.

Exhibit a1

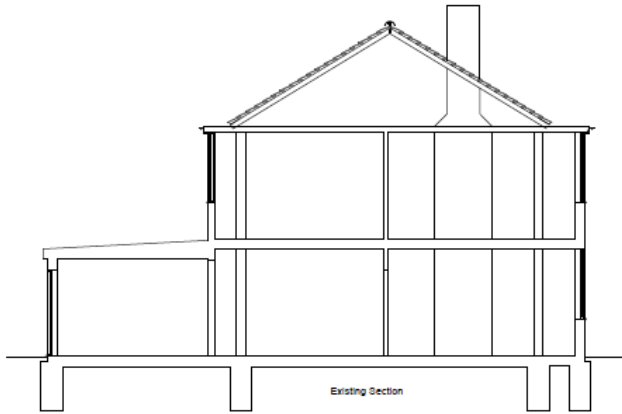


Exhibit 'a1' is the section of the existing ground floor @ 4.71 deep. the section should be the approved dimensions of **6.48m2 deep** as outlined in **Exhibit 'c'**.

Exhibit a2

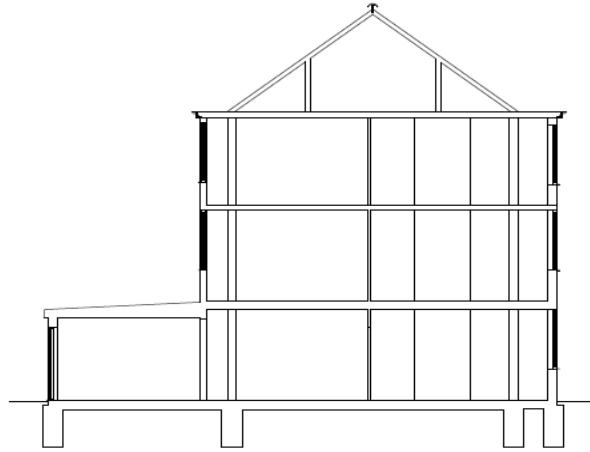


Exhibit a1 and a2 were submitted with application HGY/2023/1759. The g/f proposed extension of that application was preliminary approved on 1st August 2023. Exhibit a1 was also submitted with this application HGY/2023/2092 with the addition of the f/f extension.

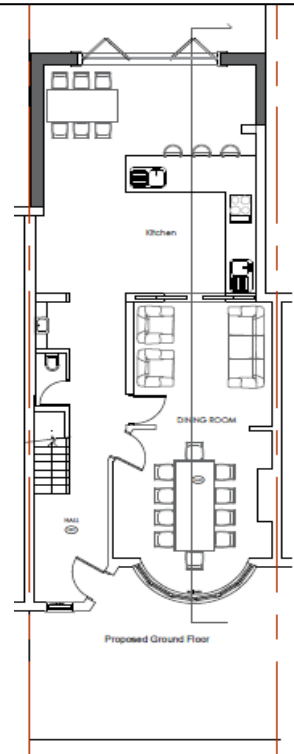
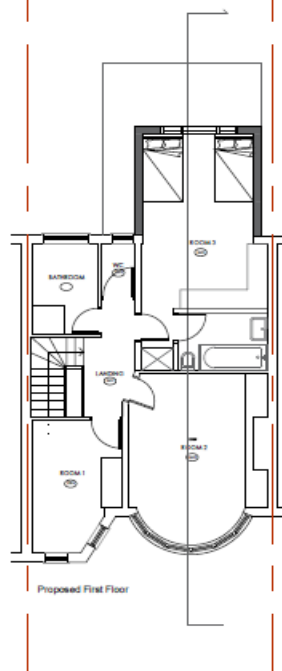
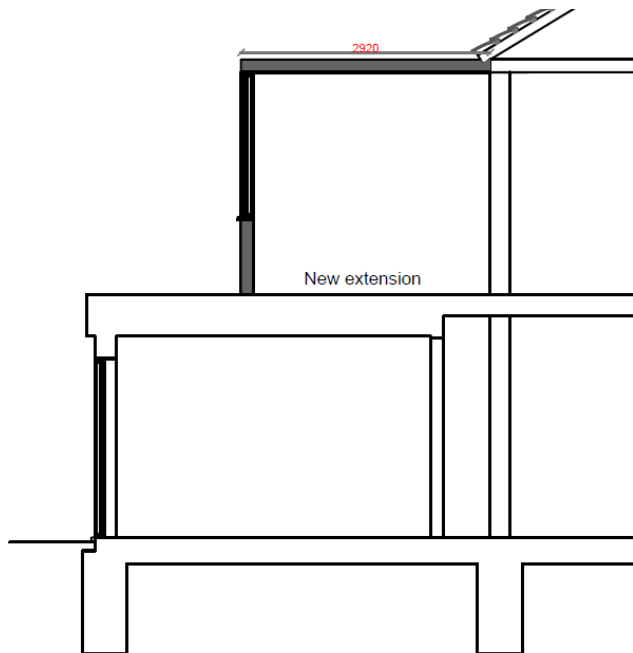


Exhibit e – proposed 1st Floor Extension section

Exhibit d - proposed 1st Floor Extension

Exhibit c - approved 4m G/F extension

Exhibit 'e' is the section of the previous existing ground floor, the section should have outlined the **Exhibit 'c'** and the proposed 1st floor as a comparison of the bulk. The hight for both g/f and f/f is proposed at 6m. existing is 5.42m high

The correct proposed f/f extension as seen in **exhibit 'd'** above should have had the approved g/f plan of the new kitchen not the existing studio room

The correct approved g/f extension is seen in **exhibit 'c'** approved in previous application HGY/2023/1759) which measures **6.48m** from the rear wall of the house should have been submitted with this application (HGY/2023/2092)

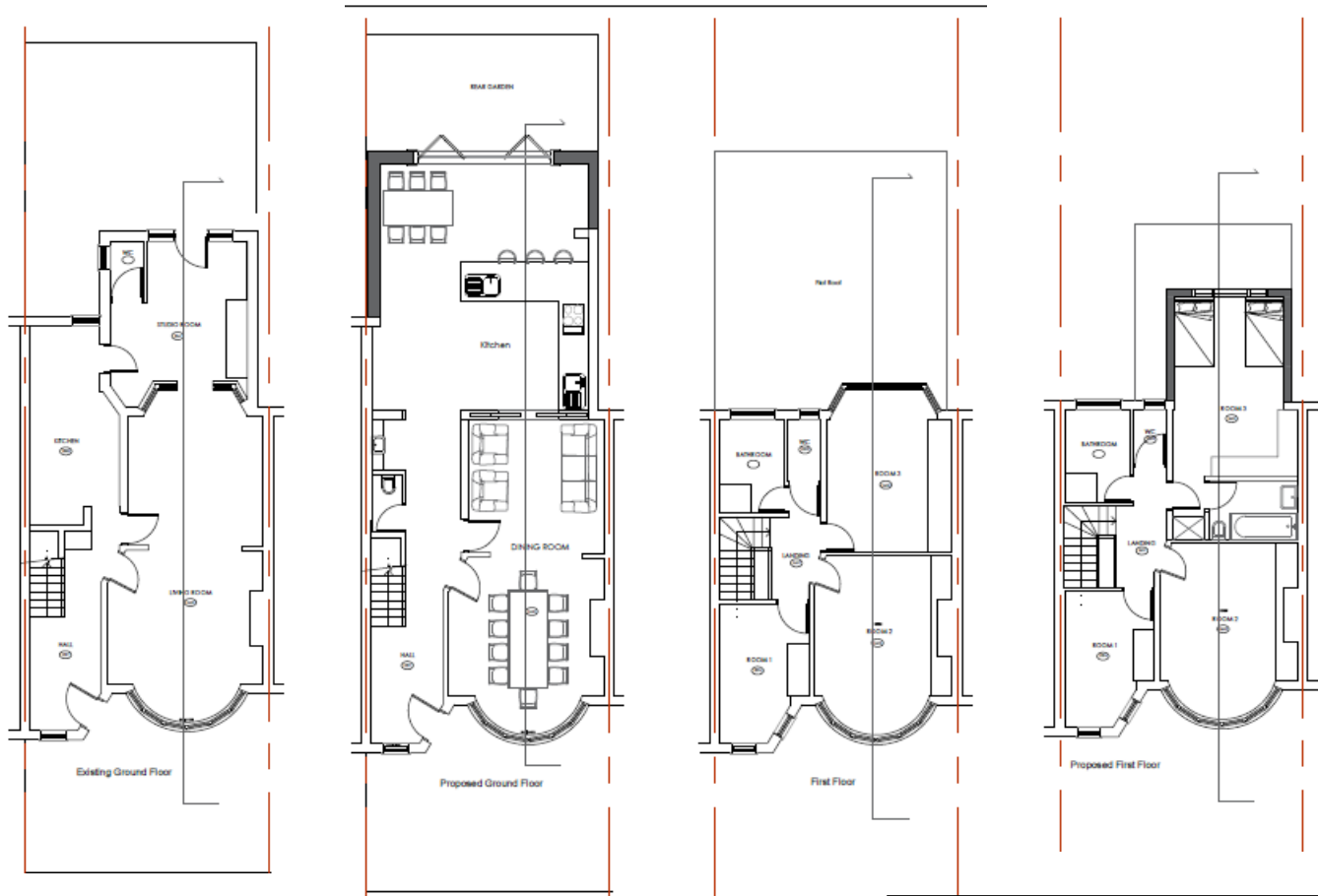


Exhibit 'a' (HGY/2023/1759 & /2092) existing ground floor extension plan @ 4.71 deep.

Exhibit 'c' ground floor approved plan is 6.48m2 deep.

Exhibit 'd' 1st floor proposed 2.92m x 3.35 out from the existing rear house wall. (Measured external = 9.78m2) to the existing bedroom according to the application the GIA is 12m2? However, the external measurements add up to 9.78m2, therefore the GIA of 12m2 is incorrect.

Exhibit a- Ex G/F layout

Exhibit c - approved 4m G/F extension

Exhibit b - Ex 1st Floor

Exhibit d - proposed 2920m 1st floor extension.

Notes on the application form and the discrepancies of the supplied drawings

- 1) The application for Exhibit 'c' states that the extension is 4m. we quote: ***"which extends beyond the rear wall of the original house by 4m"***.
- 2) Exhibit c: appears to be an additional 4m extension joined on the existing rear lean 2 kitchen, (out 2.48m from the rear wall) the new extension is highlighted in grey the longer wall on the left of the plan adjoining number 27, appears to be the additional 4m run. Totalling 6.48 liner meters.
- 3) The shorter grey wall on the right of the plan is 1.77m.
- 4) The planning application indicates that the new 4m extension we quote - ***"which extends beyond the rear wall of the original house by 4m"***.

Re Exhibit 'c' the approved 4m g/f extension in comparison with exhibit 'd' the 1st floor proposed 2920mm bedroom extension.

- a) The advised GIA of the additional 4m kitchen is **GIA 14m** larger than the existing retained area?
- b) The advised GIA of the additional 1st floor extension 2.92m deep x 3.35 wide (**measured external = 9.78m²**) to the existing bedroom according to the application the **GIA is 12m?** this does not add up.
- c) The visual 1st floor plan (**exhibit 'd'**) 2.92m deep compared with the existing g/f studio room (**exhibit 'a'**) which measures **4.71m the rear wall of the original house**. The outline indicated for the g/f in (**exhibit 'd'**) is the existing extension (studio room) this would indicate that from the end of the proposed 1st floor extension to the rear boundary fence there would be approximately 5.950m
- d) The 1st floor extension would cast shadow and cause loss of light in the first-floor adjacent bedroom.

The approved g/f additional extension.

- e) It is noted that the width of the existing external garden is **6.16m x 4.16m** the depth of the existing garden area after the 4.71m existing extension = **25.63m² at the rear garden**.
- f) The additional 4m rear extension will reduce the rear garden area by 1.77m in depth to the g/f extension (the 1.77m will need to be taken off the **25.63m²** garden) as the total length of the g/f extension will be 6.48m from **the rear wall of the original house**.
- g) The **4.16m** existing garden depth will now be reduced by a further -1.77 therefore the remainder of the garden will be **2.39m deep nothing left of the garden**.
- h) The remaining rear garden would equate to **6.16m wide x 2.39m deep thus, there will be a total of 14.72m² rear garden for such a large now bulky house?**
- i) **Is the rear right of way going to be claimed as an addition to the garden?**

Where is the original wall measured from? Where is the wall "which extends beyond the rear wall of the original house by 4m"?

- j) Is it from the rear wall of the existing kitchen (which is out 2.48m from the rear wall)?

- k) Or is it from the back wall as shown in plan the existing 1st floor of **exhibit 'b'**?
- l) As it appears that the proposed 4m extension is in addition to the existing kitchen of 2.48m, **which extends beyond the rear wall of the original house.**
- m) This would equate to a g/f rear existing extension of 2.48 deep + a 4m addition outlined in grey = a total of **6.48m** g/f rear existing **which is longer than that was applied for to a maximum of 6m** extension.
- n) According to the actual measurements, this would leave a **14.72m² rear garden?**

The plans that have been submitted along with this application (HGY/2023/2092) may not have been accurate or correct at the time of submission!

- 5) The issue is that the submitted **existing g/f extension plan** (HGY/2023/2092. **exhibit 'a'** is existing **4.71m** from the rear wall of the house) and this is not the correct g/f plan that should have been submitted! In our opinion Exhibit 'c' should have been submitted.
- 6) The correct approved g/f extension is seen in **exhibit 'c'** approved in previous application HGY/2023/1759) which measures **6.48m** from the rear wall of the house this should have been submitted with this application (HGY/2023/2092).
- 7) **exhibit 'a'** (HGY/2023/1759) **is the existing g/f extension** that was submitted with application.
- 8) Why has **exhibit 'a'** been resubmitted with this new application and outlined as the Existing ground floor, when the application (HGY/2023/1759) has been pre-approved, and is a larger extension than indicated in this application?
- 9) We must conclude that it is infact an additional extension of 4m that is joined to the existing g/f extension, and that the existing rear wall will be removed!
 - a. **Now the new scheme is proposing to turn the site in to an ugly, out of character with the immediate surroundings, over barring, bulky, elongated and claustrophobic building that is clearly unsustainable. That will also block the light to the rooms on the f/f.**

This section deals with the Objection to the aspects:

Of the Visual, Bulk, Scale & disturbance of Light to our land and Property

THE DIFFERENT SCHEME ELEMENTS

- 10) All new proposed development projects have a series of elements. That are not, aspects that make the best possible planning decision. This certainly applies to the proposed bedroom extension. The house has been applied for the maximum g/f extension in depth and height higher than the existing extension and higher than ours. Which have in some respects

disbenefits, this is outlined in sections herein at length. We go through these different elements, and give a conclusion on the scheme, with reference to the relevant policies.

THE SIDE ELIVATION

- 11) Subsidiary in scale is important, so that the prevailing local character is not spoilt or harmed. In our view, the rear elevation, with a 3m high wall, looks strange and out of place. Neither is this extension in character with the immediate surrounding properties. The problem with this elevation is that it does not sit low enough and, in our opinion, it will be 4m not as proposed 2.92m (as the GIA for the proposal measured externally is only **9.78m²** [this includes the external walls therefore it is not considered GIA]) and is therefore net **subsidiary**, the elevation is going to be higher to the eaves of No. 31, by 0.58m. This is unacceptable. The building on the front side should not exceed a single story as this would overshadow and dampen the current supply of light enjoyed within the premises of 31 Riverside Road.
- 12) **The g/f and 1st/f** proposed height is 6m at number 29 Riverside Road, the total existing height to the top of the gutter fascia eaves at number 31 / is 5.42m. therefore the proposal will be higher than the existing by 0.58m, this is overbearing.

LOSS OF LIGHT

- 13) The bay window of our property is a habitable bedroom window, it does play a vital role in lighting up the space from 3 angles the proposed upstand wall will If this were to be passed, the proposal must ensure that we do not suffer any loss of light as we currently enjoy.



The proposed wall of the extension is in line with the stepped-up roof where the air conditioning pipes are and air vent is situated. This will completely block the light to the side window. Note how close the window is to the wall.

Note there is a g/f skylight that light will be blocked by the proposed wall. See the picture below and note where the **2.92m** ends up on the roof for the rear wall of the f/f proposed extension it is NOT with a GIA of **12m²**. The external GIA measures **9.78m²**.

window of our bay.

- 15) It will also block light to our skylight of our g/f extension.



Note where the proposed 2.92-meter wall ends, also see the skylight for our ground floor extension, our extension was built before number 29. Note that we were restricted in height with our extension it is 2.60 high. No. 29 has proposed a new height for their g/f to be 3m, 0.4m higher this will also impede the height of the f/f as it will be 3.4m higher than our extension.

- 16) The rear of our house faces the gable end wall of number 20 Lockmead Road, at the bottom of our garden. The gardens are in the west.

- 17) The scheme and its scale must be questioned.

- 18) Regarding local policy, the overdevelopment proposal fails policy saved UDP policies UD3 (a) and (b) and does not comply with development management policy SPII of the 2013 Local Plan, especially in reference to respecting local context and character, and:

...the Council will not accept a design that is considered inappropriate to its context, or which fails to take opportunities to improve the character and quality of an area and the way it functions. (Paragraph 6.1.4.).

CONCLUSION, of this section of the Objection

- 19) The scheme represents an overdevelopment of a small site. The f/f side elevation will be oppressive. The remaining garden is much too small. Taking these matters into consideration, it must be contended, that the scheme fails the stated policies and therefore planning permission should be refused.

Yours sincerely

Liora Eliahoo

(As attorney for my mother, Mrs. Violet Eliahoo, the owner of 31 Riverside Road,
London, N15 6D)

Eliahoo Objection letter HGY/2023/2092