

We object to the proposed roof terrace on a number of grounds.

1. Overlooking/loss of privacy

Our loft bathroom is directly adjacent to the proposed terrace. The bathroom has a large full-width window facing the back garden (see photo). A moderately-tall adult standing on the terrace would have a close-range uninterrupted view into the shower and toilet area. This is completely unacceptable.

The terrace would also overlook the gardens below.

2. Overshadowing

The proposed 1.8 metre high balustrade would dominate the outlook from our loft bathroom. It would significantly reduce natural light coming into the bathroom, and completely block the view to the north.

The existing new loft development at 24 already extends approximately 0.3 metres beyond our loft bathroom (see photo with red marking). A further 1.5 metre development would therefore be approaching 2 metres beyond our loft bathroom.

3. Previous planning refusal

A previous application by ourselves to build a deeper loft extension was refused (ref HGY/2021/1049), and we were subsequently given permission (ref HGY/2021/2085) to build to the same rear extent as our neighbours on the other side at 28 Harvey Road. We expect that the number 24 loft extension would be subject to the same rules as 26 and 28.

When designing our loft extension, we reasonably assumed that the bathroom window would not be adjacent to a roof terrace.

4. Out-of-character

There are no roof terraces on the even side of Harvey Road, and this would therefore be out-of-character with the rest of the houses on the road.





