

Mr Samuel Levine & Ms Hayley Harding
40 Seymour Road
Haringey
London
N8 0BE

28 April 2024

Development Management
Haringey Council
225 High Road
London
N22 8HQ

Subject: Objection to HGY/2024/0506

To whom it may concern,

We wish to submit our **objection** to the development proposal referenced below. Please see an overview of key policy issues overleaf.

Case Reference: HGY/2024/0506

Location: 42 Seymour Road, Hornsey London, N8 0BE

Proposal: Erection of a rear single storey extension, erection of an L-shaped rear dormer spanning the rear main roof and rear outrigger, insertions of 2x front, 2xside and 1x rear facing rooflights, formation of 4x rear facing Juliet Balconies, removal of rear outrigger chimneys.

Kind regards,
Mr Samuel Levine and Ms Hayley Harding

Summary

Our objection to the development proposal HGY/2024/0506 has been set out below. In addition, several errors have been identified within the plans, elevations and sections. This results in submission drawings which are misleading and could potentially impact on the understanding and assessment of the submitted application. These errors have been listed within this objection alongside supporting marked up drawings.

Policies referenced as a part of this objections include:

- **Policy DM1: High Quality Design** - Haringey's Development Management Plan DPD (2017)
- **Policy DM12: Housing Design and Quality** - Haringey's Development Management Plan DPD (2017)
- **Policy D3** - The London Plan (2021)

Character and Appearance

Bulk, scale and massing:

- **Haringey Development Management Plan DPD Policy DM1 (part B)**
- **London Plan (2021) Policy D3**

In the main, the terrace properties on Seymour Road are typical of 'The Ladder' roads with two storeys, consisting of existing outrigger extensions to the rear. However, the neighbouring properties to the proposal at 38 and 40 are atypical, in that it is at the end of the terrace with smaller back gardens and forms a pair of terraces which don't have outrigger extensions. Number 42 Seymour Road is the last dwelling on the street with an outrigger extension and forms part of a row of 6 terraces where the outrigger was built with a sloping roof. This reduces the prominence as it transitions to 38 and 40 Seymour Road. Figures 1 and 2 (overleaf) show the existing context with development proposal location outlined in red.

The proposed dormer extension extends along the full depth of the outrigger and across the full width of the roof, with no proposed set back. There is no precedent for this in the area for this type of proposal. This would make a uniquely large dormer extension, incongruous and out of keeping with the urban grain of the area. This relates to **Part B of Policy DM1(b)** of the Haringey Development Management DPD (2017).

Privacy and Amenity

Policy DM1 (High Quality Design), Privacy and amenity (Part D) of Haringey's Development Management DPD (2017) states that development proposals must ensure a high standard of privacy and amenity for neighbours. This development proposal should not be supported as the scale, massing and height will negatively impact upon the privacy and amenity of the neighbouring properties and will also have a negative impact on the daylight and sunlight of the neighbouring properties. Further details on these points have been set out below.

Right to light

The submitted proposed drawings **have not** accurately surveyed the window location and width to the habitable room at first floor level of the adjacent property (40 Seymour Road) and actively misleads in the assessment of the proposals impact on habitable rooms. This proposal would result in the inappropriate loss of daylight and sunlight to the adjacent property relating to **Part D(a)** of

Policy DM1 of Haringey's Development Management DPD (2017). Please see note 2 on the supporting marked up drawings, showing corrections to the submitted plans and correct location of the 45-degree line.

Juliet balconies

The development proposal seeks to replace 3 existing windows on the south elevation, at first and second floor with Juliet balconies and install a fourth Juliet balcony as a part of the outrigger roof extension that would be read at second floor level.

The Juliet balconies would result in an overly dominant design that would be detrimental to the appearance of the rear elevation, not in keeping with the existing locality. There is no precedent within the locality where a property has changed multiple (in this case all) rear elevation windows to Juliet balconies.

The Juliet balconies would lead to significant overlooking and loss of privacy, impacting negatively on the amenity to the neighbouring properties. This relates to **Part D (b) of Policy DM1** or **Part A(a) of Policy DM12** of Haringey's Development Management DPD (2017), which states that residential extensions must take account of the privacy and amenity of neighbouring uses.

Housing Design and Quality

Policy DM12 (Part B) of Haringey's Development Management DPD (2017) and the supporting explanatory notes, paragraphs 3.13 and 3.16 sets out that extensions to the roof should be restricted in size and location, and the design should be such that it appears subordinate to the roof.

L-shaped rear dormer spanning the rear main roof and rear outrigger

Sections of the proposed dormer are not set back from the existing roof line and will require an increase in height to the existing external south facing wall (see note 3, 4 and 8 of marked up drawings) and therefore the L-shaped dormer is not subordinate to the existing roof.

Submitted drawing inaccuracies

Several inaccuracies have been identified with the submitted drawings that cover the existing and proposed drawings. This objection includes a full set of marked up drawings, identifying issues with existing and proposed drawings submitted by the applicant.

- The adjacent property window at 40 Seymour Road (see note 2 of marked up drawings) has been shown by the applicant as significantly wider than the window measures. This results in the 45-degree line incorrectly set on the plans submitted by the applicant and will be misleading when assessing the impact of the outrigger extension on habitable rooms under **Part D(a) of Policy DM1** of Haringey's Development Management DPD (2017).
- The raised eave in the proposed south elevation has not been labelled to indicate the type of materials that will be used to raise the height of this external wall. (See note 6 of marked up drawings)
- The gable end, which includes the chimney breast shared with 40 Seymour Road, has been incorrectly drawn on the existing drawings showing massing that does not exist (see marked up existing North-east, North-west elevations), this should also be labelled up as new brickwork on all the proposed drawings (See marked up North-east, North-west elevations). See Figure 3 (overleaf) showing the actual built form and note 6 of marked up drawings.
- There are discrepancies/inconsistencies in the setback dimensions of the outrigger roof extensions (see note 8 of marked up drawings)
- The new Velux window located on the pinnacle, shows the Velux window sitting above the ridge line of the existing roof. It should be situated below the ridgeline and subordinate to the roof (see note 9 of marked up drawings).
- The labelling of bedrooms on the second floor are duplicated with two bedrooms labelled as bedroom 5. This objection letter will refer to the proposed bedroom within the outrigger roof extension as bedroom 5 and the proposed bedroom within the existing roof to the front of the dwelling as bedroom 6 for clarity.
- The proposed Northwest elevation labels the adjacent property as 44 Seymour Road, this is incorrect and should be labelled 40 Seymour Road.
- The existing and proposed north and south elevations, show the ridge height of 42 Seymour Road (development proposal) as the same level as 40 Seymour Road. This is incorrect, the ridge height of 40 Seymour Road is set higher. The ridge height of 42 Seymour Road does align with the ridge height of 44 Seymour Road; this is shown correctly in the drawings (see figure 5, overleaf).
- The applicant has not submitted a roof plan, it is not immediately obvious from the individual drawings but when the existing and proposed south elevations are overlaid, you can see the eaves height is raised to the left of the dormer which means there must be a small section of flat roof.

Other matters:

While reviewing the plans and elevations submitted by the applicant other matters have been identified, raising concerns over the quality of the design. The points raised below have been marked up on the drawings of the submitted plans by the applicant and will be submitted as a part of this objection.

- The submitted drawings have drawn the new external walls too thin to meet current building regulations. This gives a misleading impression of the set back and will impact on the internal space of bedroom 5. (See note 4 of marked up drawings)
- The new ensuite bathroom of the master bedroom does not have enough clear space in front of the toilet to meet *minimum* requirements for Part M of building regulations. (See note 5 of marked up drawings)
- The new bedroom (bedroom 6 in marked up plans) within the main roof of the dwelling will not be a habitable space due to ceiling heights being too low (see note 3). The applicant submitted drawings which did not show the depth of the insulation which is labelled on the floor plans and required for to make the loft a habitable room under building regulations (see note 7 of marked up drawing). This will reduce the head height in this space even further. This room will also have no external window with natural light only provided through rooflights (See proposed third floor plan and proposed internal section of marked up drawings).

Reference Images:



Fig 1. View looking North-east from rear of development proposal.



Fig 2. Aerial view looking south-west from Seymour Road



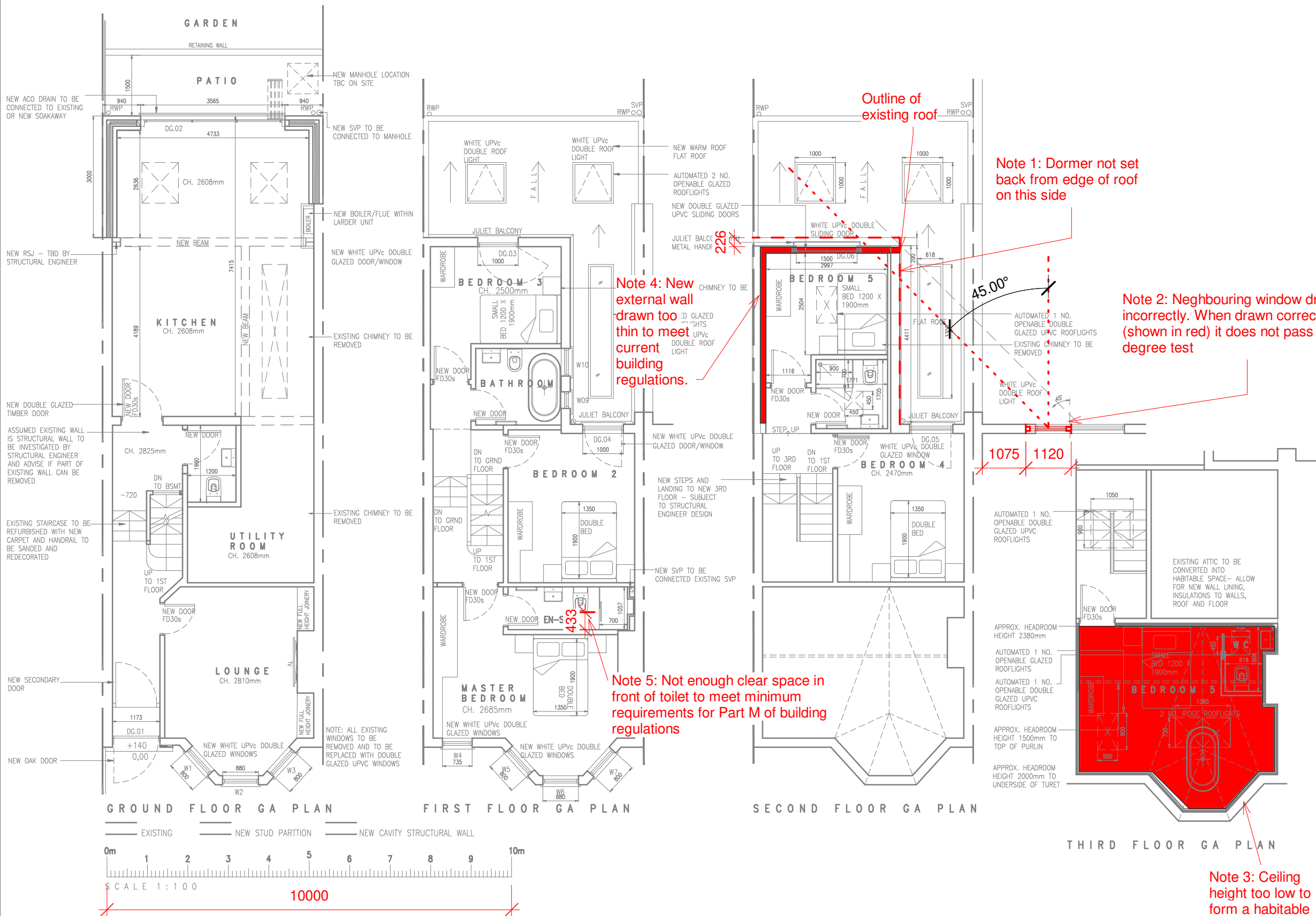
Fig 4. Street view of 42 Seymour Road (red property) showing ridge height of number 42 is lower than number 40 Seymour Road



Fig 3. Photo of existing chimney breast



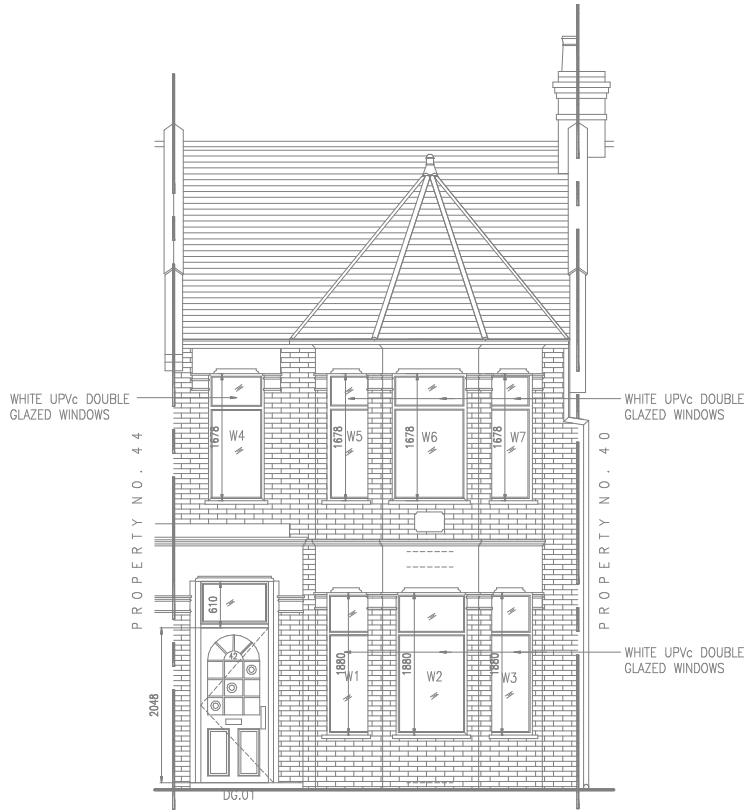
Fig 5. Photo of existing rendering along party wall (refer to note 10)



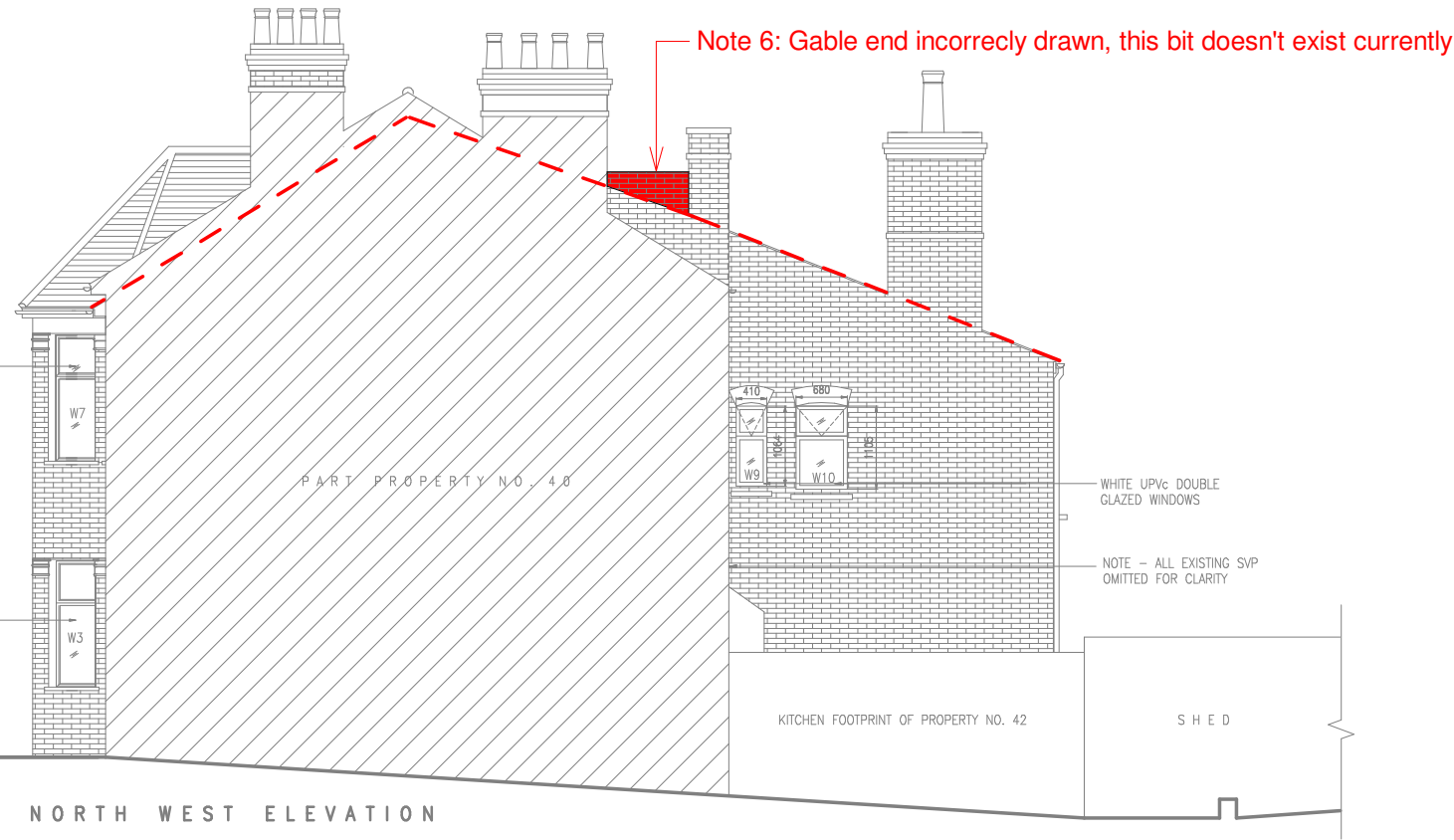
CONSULTATION
RESPONSE: MARK-UP
OF SUBMITTED
DRAWINGS
28/04/24

B	23/03/24	ISSUED TO CLIENT FOR COMMENTS	VP
A	27/10/23	ISSUED TO CLIENT FOR COMMENTS	VP
REV.	DATE	PURPOSE	DRAWN
CLIENT	Mr SANJ BUNDHOO		
PROJECT	SIDE AND REAR EXTENSION		
TITLE	PROPOSED GENERAL ARRANGEMENT PLANS		
REVISION	DWG No.	FP/103	SCALE 1:100@ A3
B	DATE	OCT '23	DRAWN VP

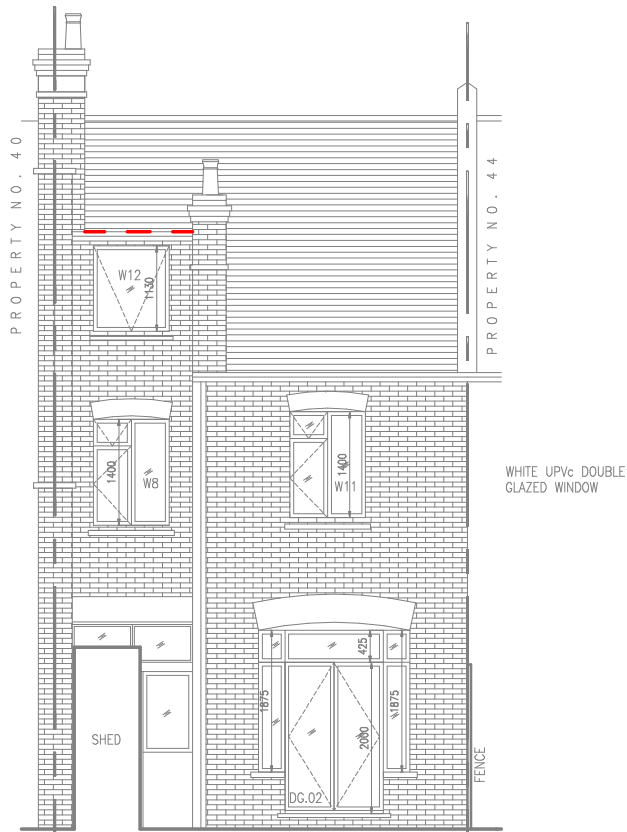
42 SEYMOUR ROAD
N8 0BG
LONDON



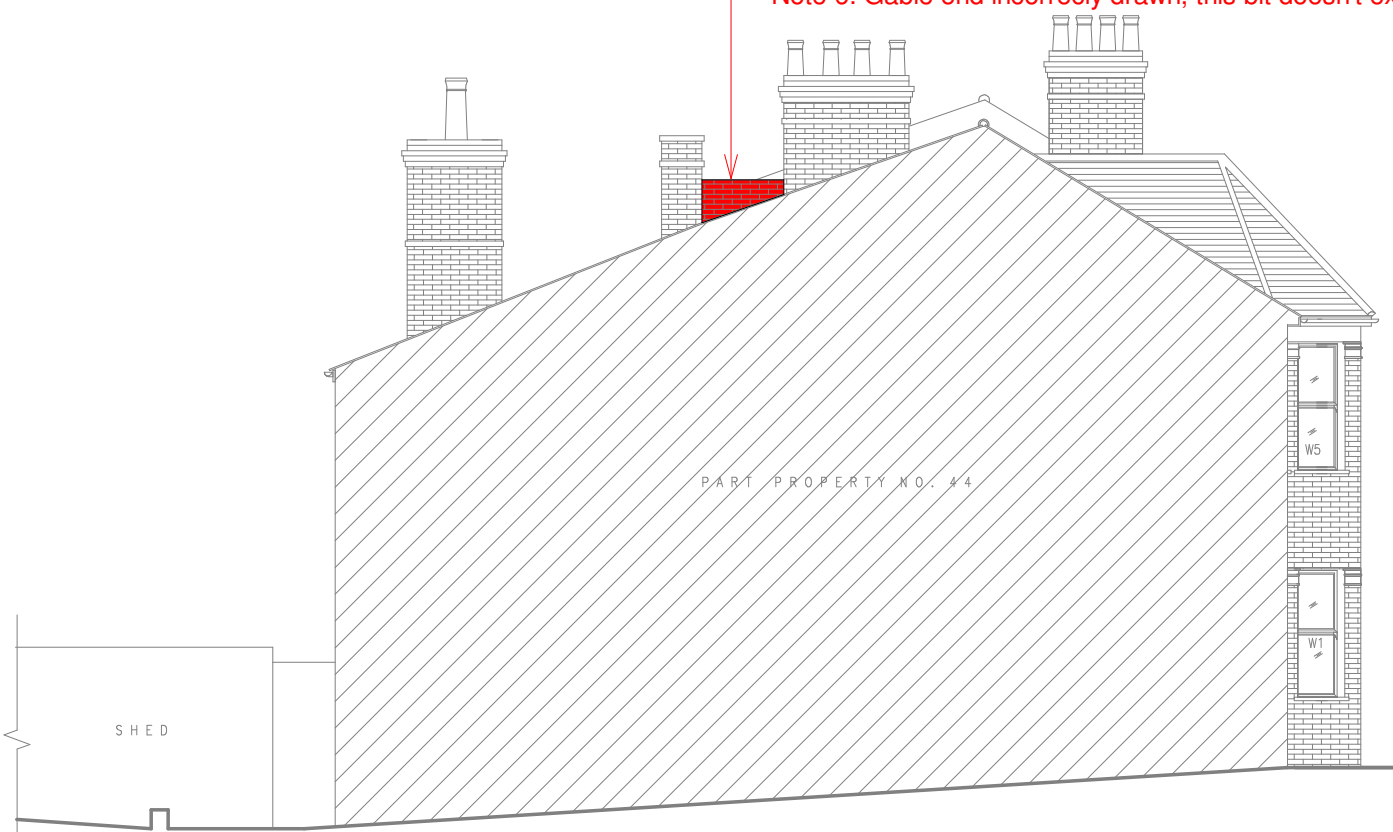
NORTH ELEVATION



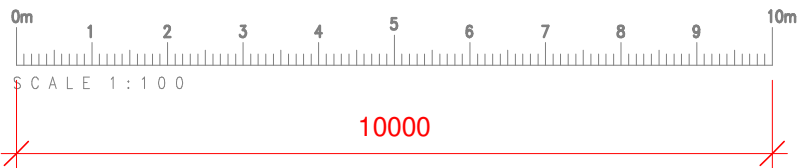
NORTH WEST ELEVATION



SOUTH ELEVATION



NORTH EAST ELEVATION



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REV.	DATE	PURPOSE	DRAWN

CLIENT Mr SANJ BUNDHOO
PROJECT SIDE AND REAR EXTENSION
TITLE EXISTING EXTERNAL ELEVATIONS

REVISION	DWG No.	FP/102	SCALE	1:100@ A3
B	DATE	OCT '23	DRAWN	VP

42 SEYMOUR ROAD
N8 0BG
LONDON

NOTES

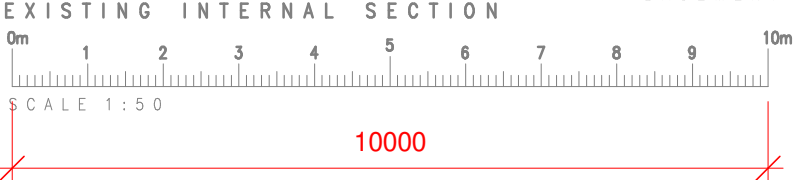
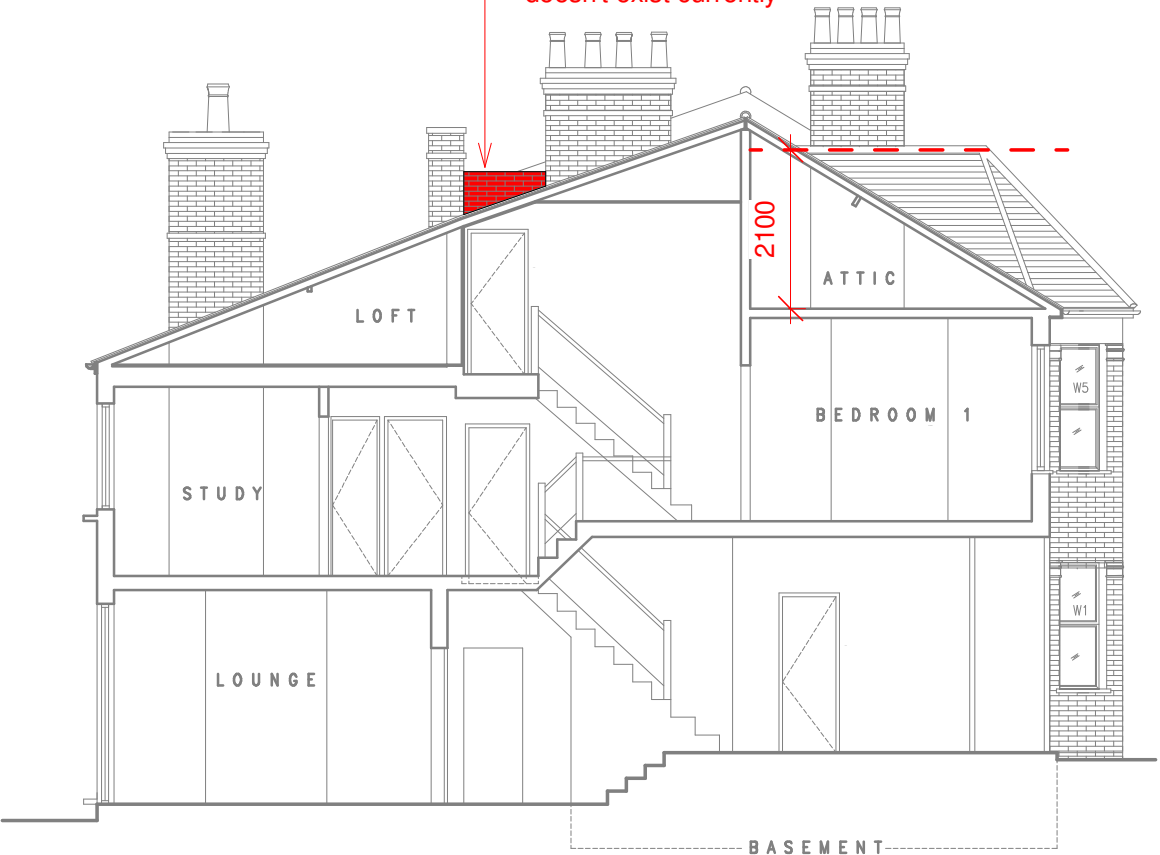
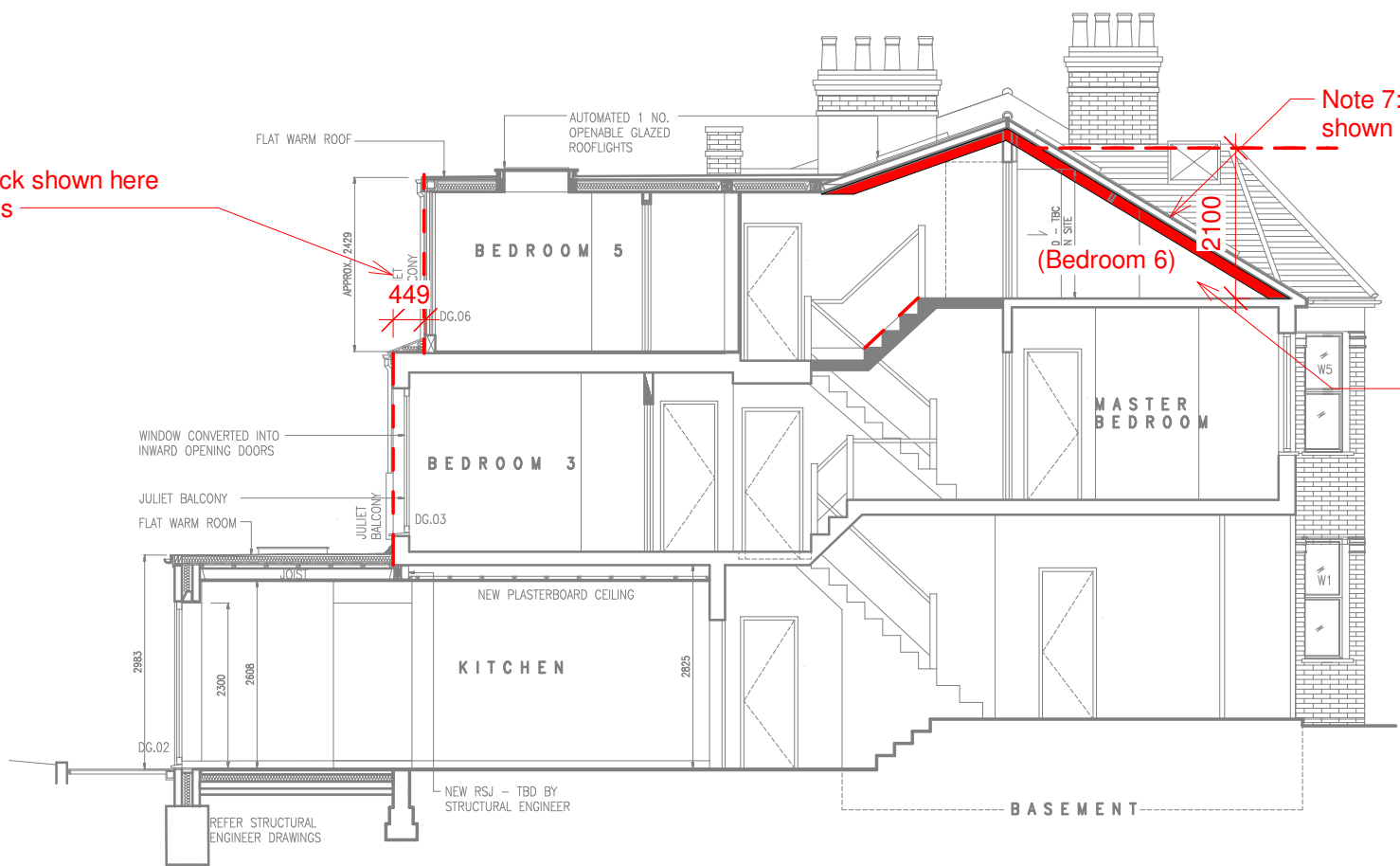


Note 8: Bigger set-back shown here than on other drawings

Note 7: Insulation to make loft space habitable not shown in section as labelled on plan.

Note 3: Ceiling height already too low to make a habitable room

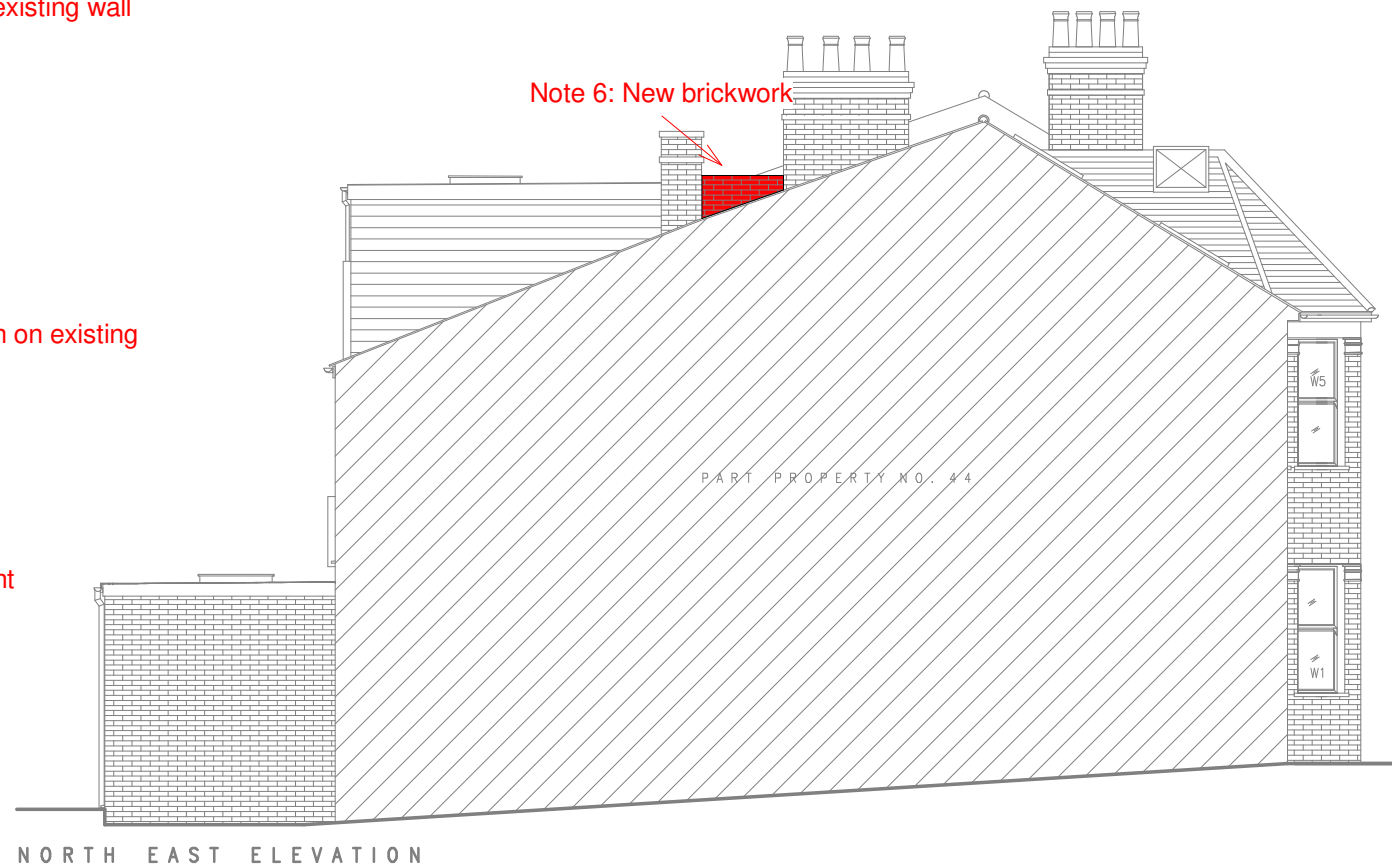
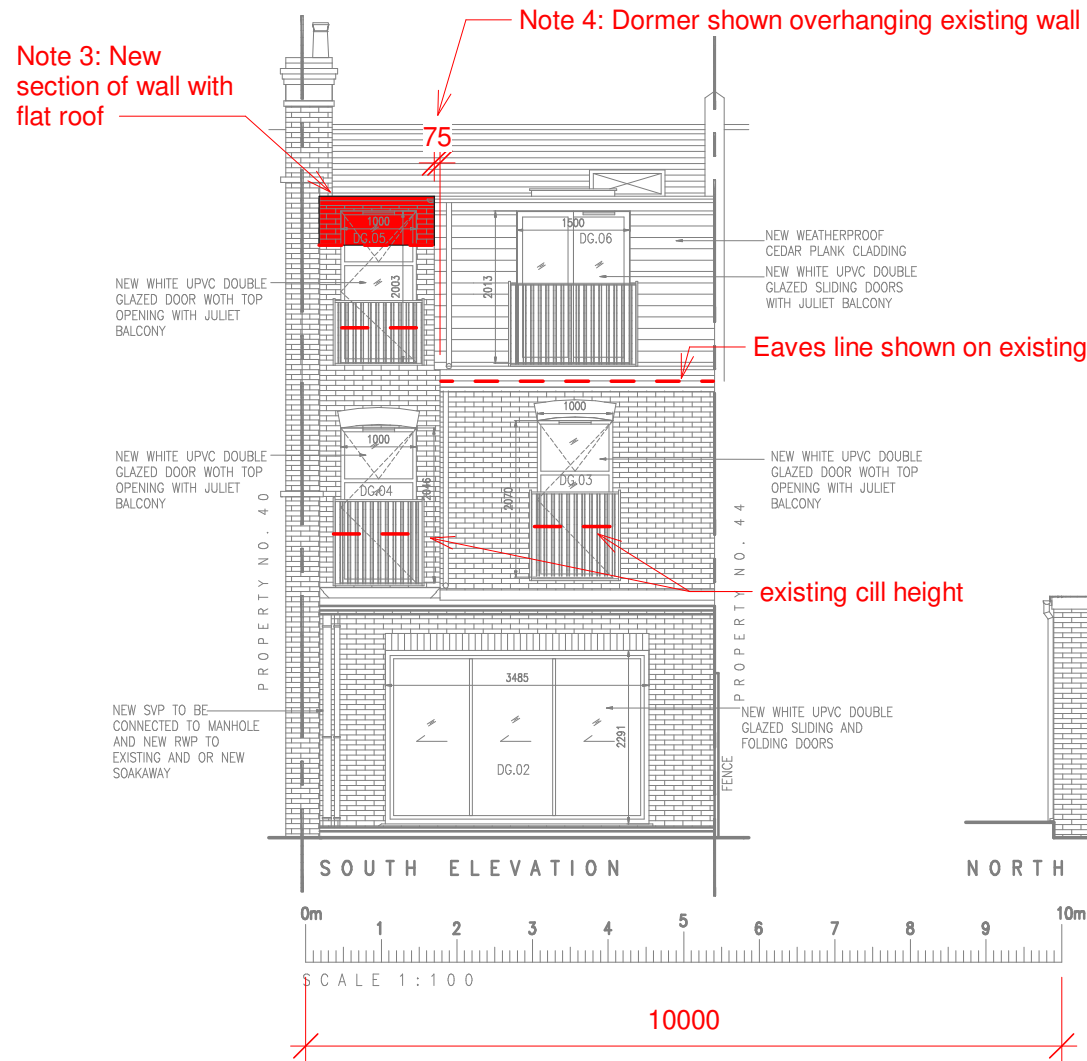
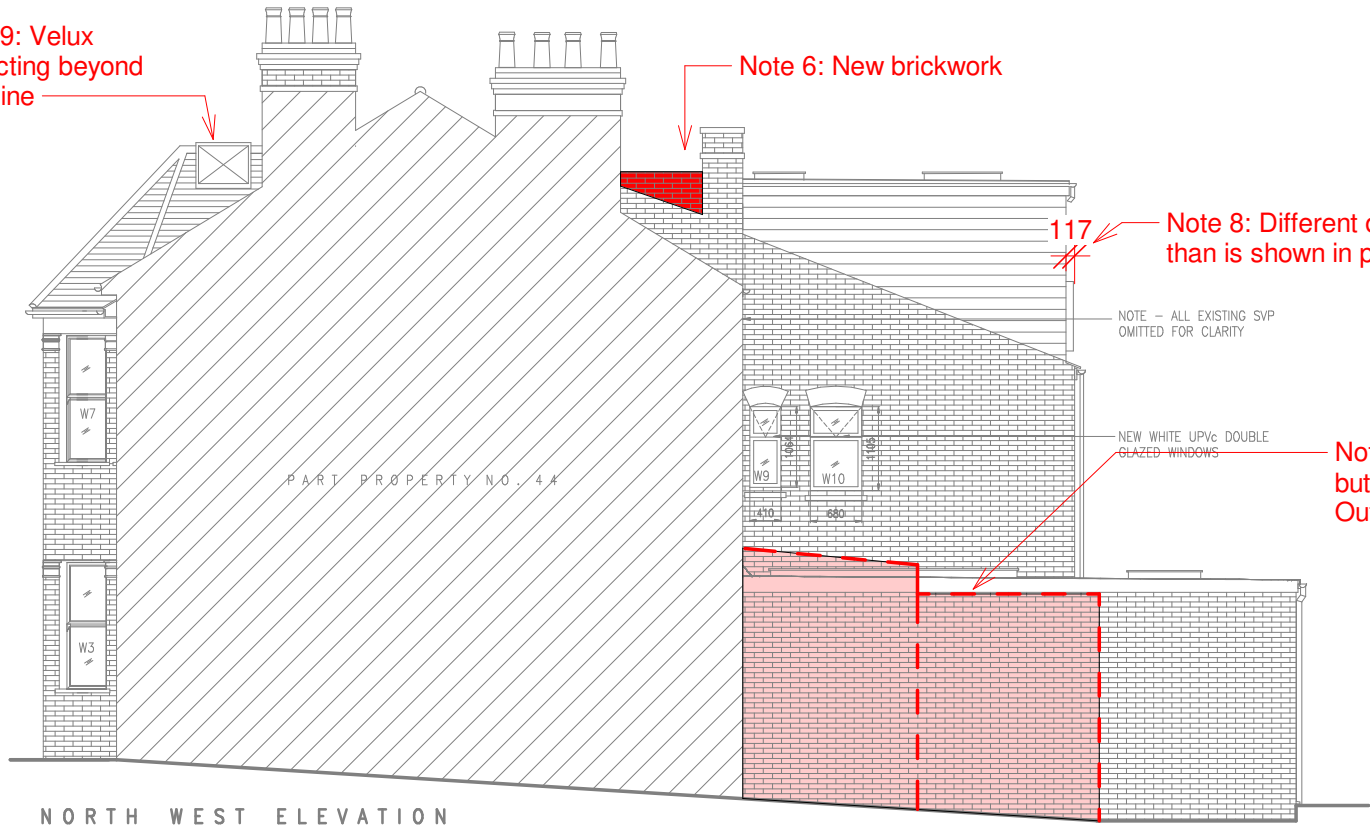
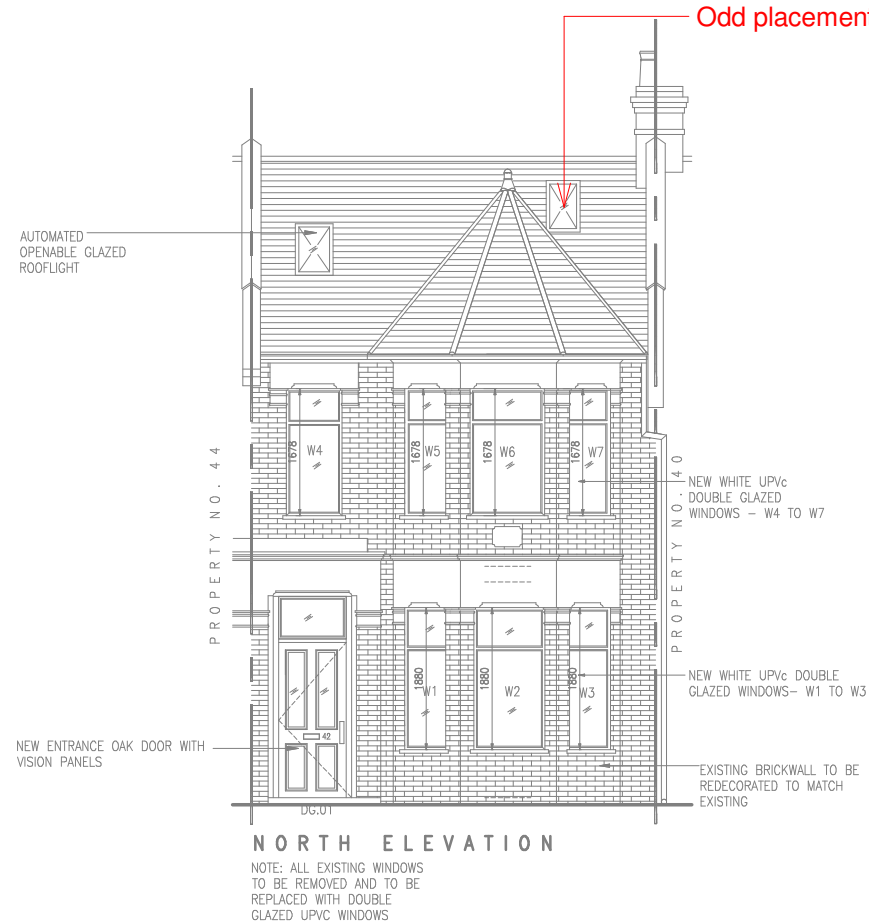
Note 6: Gable end incorrectly drawn, this bit doesn't exist currently



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REV.	DATE	PURPOSE	DRAWN
CLIENT Mr SANJ BUNDHOO			
PROJECT SIDE AND REAR EXTENSION			
TITLE EXISTING AND PROPOSED INTERNAL SECTIONS			
REVISION	DWG No.	FP/104	SCALE 1:100@ A3
B	DATE	OCT '23	DRAWN VP

42 SEYMOUR ROAD
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REV.	DATE	PURPOSE	DRAWN
CLIENT Mr SANJ BUNDHOO			
PROJECT SIDE AND REAR EXTENSION			
TITLE PROPOSED EXTERNAL ELEVATIONS			
REVISION B	DWG No. FP/105	SCALE 1:50@ A3	
	DATE OCT '23	DRAWN VP	

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