

Objections to planning application 6/2023/2089/HOUSE 41 Northaw Road East

By 48 Theobalds Road.

We wish to object to the proposal based on the following:

This property already has a loft conversion (two dormers) and will be increasing their roof height further to over a metre high, will have a detrimental effect to my property and is out of keeping with the area. All other bungalows have added dormers to the existing roof line, which is in keeping with the area. This proposal will be overbearing and out of character with existing dwellings in the vicinity. This property already has a dormer extension which has been lived in like that for many years, so therefore, the height of the existing dormer extension is habitable. Increasing the roof line to over a metre not only has a detrimental effect on the visual impact from neighbouring properties, including myself, but the foundations to take the extra weight of the additional brickwork will possibly not be strong enough considering the year the property was built.

The plans for the loft conversion also include an opening, unobscured window to the back part of the enlarged side dormer extension. Windows are usually added to the **side** of a **side dormer extension**, but never to the back of a side dormer extension! This window will be directly looking into my living room and my children's privacy will be compromised. This window needs to be removed completely as the plans already include several windows to the side and to the roof.

The plans for the loft conversion also include a full length double doored Juliet balcony to the room in the roof space. Due to the plans to increase the height of the roof space, and my property which slopes down adjacent to theirs, this Juliet balcony will be very intrusive into my living room and our privacy (including my children) will be compromised. We will be severely overlooked. This Juliet balcony needs to be removed.

From the very vague plans with lots of grey areas, I can see the plans include building over the side extension and garage which will set a precedent for future developments, which nobody has been allowed to do in the vicinity.

Been directly opposite this property from the back, and the fact that our property slopes down from theirs, any increases to the size, height and additional features (windows and Juliet balconies) into the roof space will be overbearing and intrusive to us and our privacy will be forever compromised.