Skapoullis Jon

From: Planning Support
Subject: FW: Comment Received from Public Access

Application Reference No. : HGY/2015/0727
Site Address: 22 Coleraine Road London N8 0QL
Comments by: Mr Giovanni & Mrs Rita Ferdenzi
From:
24
Coleraine Road
Hornsey
London

N8 0QL
Phone:
Email:
Submission: Objection
Comments: As we stated previously, we object to 2.9 metre extension from bay window, which was mysteriously added to plans only today. If this had been submitted with original application, we would have voiced our objections earlier.

Please note that the "Right to Light" Act states that in effect, the owner of a building with windows that have received natural daylight for 20 years or more is entitled to forbid any construction or other obstruction that would deprive him or her of that illumination. Neighbours cannot build anything that would block the light without permission

Also, the ¿45 degree rule¿ (that is an assumed right to have natural sunlight, striking a window at more than 45 degrees from the vertical). The 45 degree involves drawing a line from the mid-point of the sill of a window which is potentially affected by a neighbour¿s extension, at an angle of 45 degree towards the extension. If the proposed extension crosses that line it is unlikely to be acceptable

We have checked, and this 2.9 metre extension WOULD infringe the ¿45 degree rule¿ for our rear, ground floor bay window, facing No. 22.

It also states, "If the developer or neighbour, has not taken your right to light into consideration, you may have a case for compensation, or for negotiating changes to that development."

We would ask that someone from Haringey Council comes round asap, as foundations have already started to be dug for this extension, to make sure that the planned 2.9 metre extension from their bay window is lawful.

We await your reply.