29A Coniston Rd
London N10 2BL
July 25th 2016

Sarah Madondo
Planning Service
Haringey Council

Dear Sarah Madondo,

REF: HGY/2016/2164 Flat B, 29 Coniston Rd London N10 2BL

I am writing as the neighbour in Flat A, 29 Coniston Road, to strongly object to this proposed development. My flat is situated directly above Flat B and my kitchen windows overlook the area of the proposed extension.
My objections are as follows:

Overall, I feel that the plans:

- Represent a clear example of overdevelopment
- Include the addition of a pitched roof on the extension making maintenance above impossible or at the very least hazardous
- Do not address the impact on existing rain and wastewater drainage and
- Raise serious environmental concerns regarding loss of green space and the associated risk of flooding.

The plans are therefore counter to Policy UD3 of the Haringey Unitary Development Plan 2006 as there is significant adverse impact on residential amenity and the proposals do not complement the character of the local area nor are of a nature or scale that is sensitive to the surrounding area.

Overdevelopment

I believe that this development is out of scale when compared to both the original footprint of the flat and to other properties in the vicinity.
As the proposed extension combined with the garden studio will constitute approx 50% of what is already a very small garden, this development can best be described as 'garden grabbing' and sets a very dangerous precedent for further loss of vital green space in Haringey. The scale of the extension itself is disproportionate to the flat even before the addition of the pitched roof and extends further than other extensions in the vicinity. Such an overbearing development is counter to Policy 7.4 within the London Plan whereby buildings should improve an area's visual connection with natural features.

Extension - Pitched Roof

The addition of a pitched roof on the extension is out of character with existing extensions in the vicinity and with the ridge reaching as far as my windows makes it oppressive in scale.
This type of roof makes all routine, general maintenance such as window cleaning, painting and repair of my windows above virtually impossible. In addition, maintenance of pipework from my washing machine, kitchen sink, dishwasher and bathroom sink cannot be carried out nor will there be access to my boiler flue.
In terms of general house maintenance, which is shared between all three flats, there will no access for maintaining / replacing two sets of guttering on the back and side wall of the house nor for maintaining facia boards.
In short, a pitched roof situated on the ground floor of a house divided into flats is completely impractical and any maintenance would constitute serious health and safety concerns.
Having such a restriction on general maintenance would permanently diminish my quiet enjoyment of my property and make me unable to fulfil my obligations as a freeholder.

Extension Roof Lights - Light Pollution, Privacy and Noise Pollution.

As stated, there is very little detail included within the plans but I can only assume that the rear section of the roof, within centimetres of my windows, will be glazed.
As such, I will be subject to firstly, light pollution from both artificial light within the extension and glare reflecting off these roof lights as well as from those situated at the front of the extension.

Secondly, I will suffer a loss of privacy resulting from having large roof lights directly below my window and vice versa I will be able to look directly into the extension.
Lastly, the incidence of windows next to my windows will result in noise pollution.

Extension - Lack of detail

The extension will necessitate a change of routing to both an existing rain water pipe and waste water pipe, the latter running directly below my window. It is imperative that this detail is agreed upon by all affected parties and included within the plans.

Garden Studio - Loss of Privacy

As the studio will be situated directly facing my upstairs flat and include a large panel of glazing to the front, this garden studio will severely affect my privacy as both my kitchen and child's bedroom will be overlooked and again I will be able to directly look into the studio.

Garden Studio – Overdevelopment

Creating permanent garden rooms of this magnitude, i.e. full garden width plus pitched roof, creates oppressive buildings in gardens that are too small to house them. In addition, it would appear from the plans that even more of the green space will be lost to paving to the front of the studio and the creation of a path to the studio wet room.

Garden Studio - Unspecified Use/ Noise Pollution/Light Pollution

No detail is included as to the intended use of this space and I am concerned that the building could be used to create a two bed flat or for commercial reasons. Either of these options would give rise to noise and disturbance.
In addition, I will be subject to significant light pollution emanating from the large glazed front and roof lights.

Garden Studio - Lack of detail

Again no detail is included vis a vis rainwater drainage from the pitched roof. This area is prone to high water levels, as a result of underground rivers, and this garden has been flooded within the last 10 years. Given such a history, a soak away would be insufficient and further building on this green space would constitute a flooding hazard and would not fulfil policy 7.6 of the London Plan 2015 to commit to Climate Change mitigation.

For the above reasons I wish to object to this proposal and would be grateful to the council for taking these views into account. I would welcome the opportunity to meet with a representative to discuss my concerns.

Lastly, in addition to this proposed development receiving strong objections from the immediate neighbours, the development has not been granted permission by the freehold company of 29 Coniston Road.

Yours sincerely,
Vanessa Wilkinson