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23<sup>rd</sup> March 2023

**Planning Application HGY/2023/0348**  
**Planning Portal Reference PP-11904339**

TO WHOM IT MAY CONCERN

We are writing to object to the above planning application submitted by our freeholder, Steve McCracken, to demolish his garage and infill the site with a three storey, 2 bedroom property, leading to a change of use with considerable impact on our neighbourhood, our property and our lives.

We have enclosed photographs to illustrate our concerns.

Our objections are:

### **PRINCIPLE**

The nature of the proposal is overbearing for such a small, awkward site. 70 Tottenham Lane has a handsome Victorian front dating back to 1892 and this proposal will seriously damage its look and feel. The foundations will be disturbed and the demolition of the garage, which has been there for decades, could easily have a damaging effect on the party wall.

### **OVERLOOKING**

At the moment, we have a private garden, which is overlooked by two neighbours, now by a third household. The planned terrace on the 2<sup>nd</sup> floor will directly overlook our garden, adding to noise and loss of privacy.

The elevations show a kitchen opening into a tiny backyard. This means that every time any future inhabitants will step into this very small outdoor space (e.g. for a

smoke or a chat), it will feel like they are standing on our patio (currently, the backyard of existing garage is fenced off and never used). We will be privy to their conversations and activities. Odours from their kitchen will reach our patio and living room, especially in the summer when windows are open. The plans do not show any adequate separation to prevent loss of privacy between the two yards. (Please refer to the pictures attached.)

### **OVERSHADOWING**

The addition of a second floor will overshadow our garden completely during the winter months. The garden and back of our property are north facing and at the moment we get no more than 2 hours of sun per day between October and March. Now we will get none. (Please refer to the pictures attached.)

### **DISTURBANCE**

At the moment the applicant uses his garage on occasion. Change of use will increase footfall and traffic in the narrow driveway at the front, which is only separated by a very low wall from our front garden (see pictures attached) and within sight of our bedroom (e.g. driving a car up and down the drive for parking).

The current external walls will turn into shared inside walls. Given the small sizes of the planned rooms, we have our doubts whether sufficient space will be allocated for damp proofing, insulation and sound proofing. We currently hear every word through the wall when the garage/workshop is in use. This would mean the new owner in their living room would be right next to our bedroom. Very disturbing.

Our bedroom also doubles up as my wife's workspace. We specifically chose 70A for its end of terrace situation and because we had learned through our research that the garage was not in constant use. My wife therefore knew she could quietly carry out her work, which requires high levels of concentration. She cannot afford an out-of-house office.

Though unrelated to planning rules, this is to say nothing of the horrendous noise during construction. Also, the site has very awkward access for building works and eventually for car parking.

As mentioned previously, the applicant (who in 2019 also bought the lease of the loft space above flats 70C and 70D from his own freehold company, which none of the leaseholders had been informed of and which we have only very recently found out) has given us no information or forewarning of this proposal.

### **OVERBEARING**

The size and more importantly height of this proposal will make the whole site feel cramped.

**OUT OF CHARACTER**

The front of the building has a characteristic Victorian feel and was built as an end of terrace house to complement the terraces to either side. This aspect will be ruined by a tacky infill shoved into an ill-fitting gap.

**PREVIOUS PLANNING APPLICATIONS**

We have learned that two previous planning applications for this site – **OLD/1988/1846** and **OLD/1985/1474** – have been turned down by Haringey Council.

**LACK OF COMMUNITY INVOLVEMENT**

Contrary to the recommendations stipulated by the Haringey Statement of Community Involvement, the applicant has given us no notice whatsoever about his plans, even though he is on site nearly every day as he runs a business from the current garage/workshop.

We have owned this property for two years and have been happy here, this application has been a complete shock and we are very surprised by it. Please consider the amount of neighbours this will affect, the damage caused to an old building and the recklessness of this planned development.

Yours sincerely,

Michael Walford

Catherine Aguilar

# Front of 70A Tottenham Lane, as per 23.03.2023



Development Site

Party Wall

Bedroom Window 70A

Very little separation between front garden and narrow driveway of development site

Basement of 70A



# Back of 70A Tottenham Lane, as per 23.03.2023



Position of sun on  
23 March 2023, 12:15.  
Lower in winter months,  
blocked by planned  
development

Planned 2nd floor terrace  
overlooking garden



Light situation on 23 March.  
Sunny patch much smaller in winter.  
Would disappear completely  
with overshadowing of planned  
development.

Entire garden area  
overlooked by rear  
of planned development.

# Back of 70A Tottenham Lane, as per 23.03.2023



Planned kitchen with door opening into yard

Living room window



Development Site

Party Wall

Planned kitchen

Planned backyard  
(behind fence)