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Response to planning application HGY/2023/0489

To whom it may concern,

I am the freeholder owner of Flat 2, 50 Coolhurst Road, N8 8EU and I am writing to provide my feedback and rejection of the retrospective planning application HGY/2023/0489 as detailed below:

- I currently live overseas and my property is occupied by a tenant. It is my intention to move back to the property with my young children.
- Flat 2 is a garden flat which I have owned since May 2015 and in this time no one on the first floor has used the balcony, stood or sat there, or overlooked my property.
- Local precedence examples from the retrospective planning request do not stand scrutiny. I have looked on Google Earth and of the 3 examples, 2 of the balconies are not yet built and may never be. In all 3 cases a building sits between balcony and garden below offering privacy. Unlike the 100% overlooking of both my garden and Flat 1's garden from flat 3.
- I have been told Flat 4 above me also wants to build a balcony. That would mean my garden would be 100% overlooked from flat 3 and flat 4 above, and also I already have partial viewing from 48 Coolhurst Road balcony to my right. This would take away all privacy currently enjoyed in my patio area and garden.
- The safety concerns from Flat 3 as per the HGY/2023/0489 can be covered by a Juliette balcony. That is how flats that extremely overlook gardens below handle this issue.
- The current balcony is dangerous from a physical safety perspective to people below as objects from above can accidentally be dropped on other people and property below. All other local balconies have building between their balcony and gardens below, avoiding this issue.
- The owner of Flat 3 did not at any time request my permission or obtained my approval for a balcony, even though Flat 3's owner knows my email address and is a fellow freeholder and landlord. Flat 3's balcony overlooks my garden just as much as it does to Flat 1.

I request that the planning authority consider that the current balcony of Flat 3 is extreme on overlooking my garden and invasive of my and my family's privacy, as well as raising serious safety concerns. It will give approval for flat 4 to also build a balcony to do the same. This retrospective planning submission can surely not be approved and I appreciate you taking my objections into account when making a decision.

Best regards,

Sharanjit