

FAO Sarah Madondo
Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London
N22 8HQ

02.05.2023

Application Ref: HGY/2023/0636

Site Address: Flat 1, 41 Endymion Road, Hornsey N4 1EQ

Proposal: Erection of a single dwelling house with a basement floor

Dear Planning Applications Team,

On behalf of Emily Walters, the owner and occupier of Flat A, 42 Endymion Road, I hereby submit an objection to the proposed development.

I also submitted an objection to the previous application (HGY/2022/0900) which was formally withdrawn.

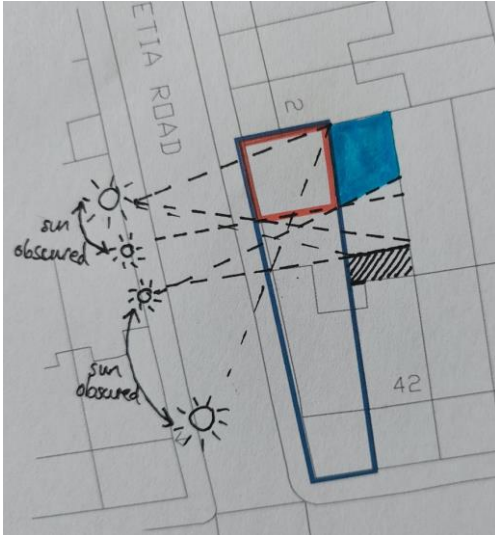
The current application would have the same overshadowing and overbearing effect on my client's property and rear garden as the previous application, and therefore the reasons for objecting are the same as before and I have added additional information below.

My client's property covers the lower ground floor and rear garden of 42 Endymion Road, which adjoins the eastern boundary of the site and sits approximately 1 metre below the ground level of the site.

The proposed development would add two full storeys onto the existing raised parking area, would be built on the boundary with my client's property and would extend along much of my client's rear garden at a height of approximately 7.5 metres.

It is again requested that the applicant commissions a proper overshadowing analysis of the proposed dwelling and its impact on my client's property and garden, and should extend to the gardens beyond (at nos. 43, 44 and 45). The sunlight assessment submitted with this application only assesses the amount of light that would be received within the new dwelling, and not what overshadowing impact the new dwelling would have on neighbouring properties. The potential impact on the light and outlook of neighbouring land and properties should be a major aspect of designing a development, and it is completely missing from the lengthy design statement submitted with the application.

In the absence of a professional study, I have sketched up a diagram of the likely overshadowing effect below. This demonstrates that more than 50% of my client's garden (the area coloured blue) will be completely overshadowed by the proposed development and the rest of the garden will receive significantly less sunlight.



Most of the garden currently receives sunlight from about midday until about 5.30pm (5.5 hours) and in mid-summer from late morning until late evening (approximately 9 hours). The proposed dwelling would block the afternoon sun and result in only a small area of garden receiving sunlight for a short amount of time (approximately 3 to 4pm depending on the time of year). The garden would therefore no longer be a pleasant place to be in, with only approximately 1 hour of sunlight per day in a small section of the garden, and a 7.5m high wall along much of the boundary.

The end of the garden (coloured blue) is currently the part of the garden where my client receives the most amount of sunlight and therefore this is where the seating area is positioned and where the most time is spent in the garden. This area would be completely overshadowed by the development which would also put all the trees and shrubs into shadow. There are a number of trees close to the proposed dwelling that would also suffer from significant root damage and would likely not survive.

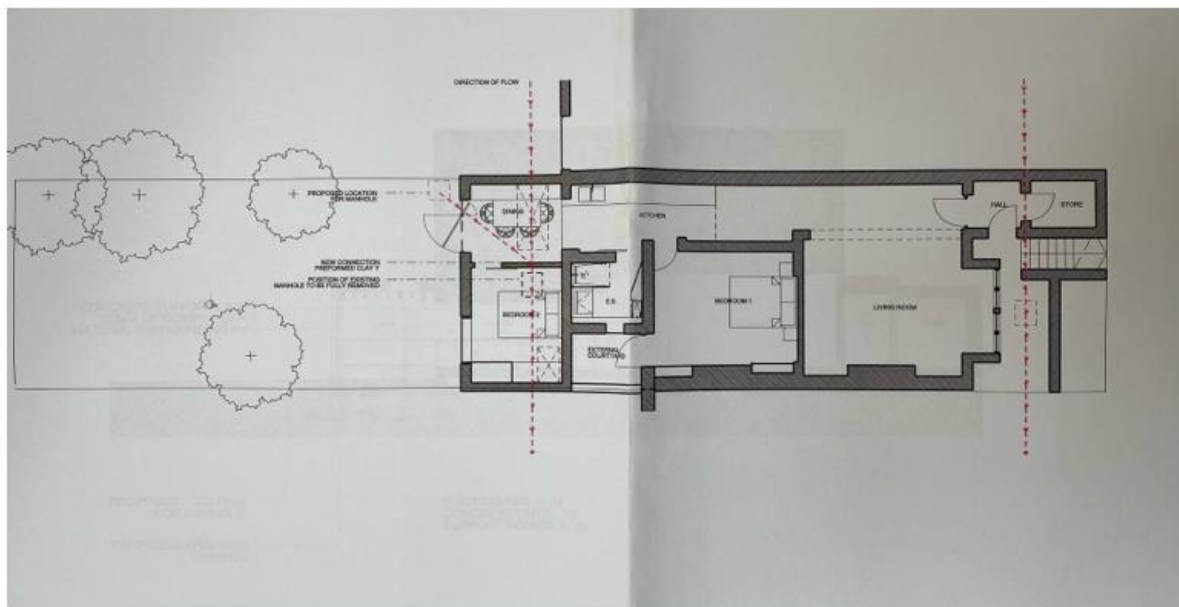
The height of the dwelling would be 2 storeys plus the 1 metre height difference already existing. It would feel very overbearing from both the rear garden and from within my client's home, and significantly affect the outlook from my client's home and garden.

In summary, the development is likely to cause the following issues at my client's property:

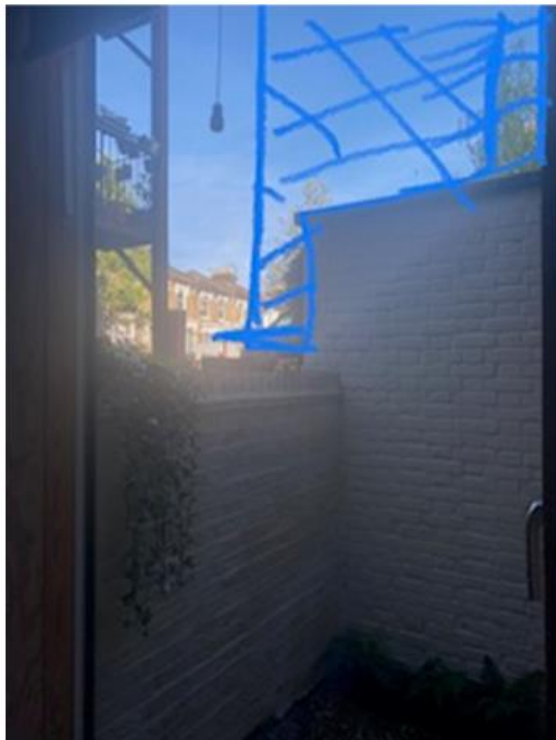
1. Significant overshadowing of the external amenity area, in particular the main seating area which is located towards the end of the garden, immediately adjacent to the

proposed dwelling. This part of the garden receives sunlight in the afternoon/evening and would be likely to get no sun at all if the development is built.

2. There are a number of trees and shrubs in the rear garden of my client's property which would be significantly affected by overshadowing from the proposed development, and direct damage to their roots and canopies due to the position of the proposed development on the boundary (see photos below). It is likely that a number of existing trees and shrubs would die or struggle to survive and there would be difficulties with growing replacement trees or other planting due to overshadowing from the proposed new development.
3. There would be significant loss of daylight and outlook to the main bedroom, the 2nd bedroom, and the dining room of my client's property as a result of the proposed development (see the floor plan and photos of my client's property below). These rooms are single aspect rooms and at lower ground floor height, therefore they already have limited light and outlook. This will have a significant impact on my client's property because these rooms account for approximately 50% of the total floorspace, and the kitchen also relies on natural light from the dining room. The existing location plan and block plan submitted with the planning application does not show my client's property correctly (the rear extension is missing) and therefore cannot be properly assessed based on the drawings submitted. I have added the rear extension to my diagram above to but it needs to be formally added to the drawings being assessed in the application.



Floor plan of Flat A 42 Endymion Road (not to scale)



View from main bedroom
(approximate location of proposed development sketched in blue)



View from Bedroom 2



View of 42 Endymion Road from development site (position of my client's windows indicated in blue)





View of site from seating area in rear garden



View of trees in my client's garden from the site



Trees on the boundary will be significantly affected or need to be removed as a result of the proposed development

I therefore object to the application on behalf of my client, and request the following:

1. The location and site plan be amended to accurately show my client's rear extension, and
2. The applicants employ a specialist daylight/sunlight consultant to carry out a proper analysis of the potential impact of the development on my client's property and garden (and those of other neighbours), that assesses:
 - a. Loss of daylight and outlook to the flat, including section drawings and an accurate depiction of land levels and building and window heights and positions, calculation of the Vertical Sky Component (VSC), 25 degree lines

- and No Sky Line (NSL) (daylight assessment) of the rooms at the rear of the flat;
- b. Loss of sunlight to the rear garden, and
 - c. Impact on the trees.

This analysis should be based on the nationally recognised BRE guidance (Site layout planning for daylight and sunlight: a guide to good practice (BR209) by P Littlefair (2011, as amended).

Regardless of the outcome of these actions, it is my professional opinion that the proposed development would significantly undermine the quality of living at my client's property, and should therefore be refused as it is contrary to key development plan policy DM1 of Haringey's Development Management DPD (2017).

On behalf of my client I would like to invite you to visit Flat A 42 Endymion Road, which I consider is necessary in order to properly assess the likely impact the proposed development will have on my client's property and garden. This can be arranged through me:

sarah@scplanning.co.uk

07980576518

Yours Faithfully,

Sarah Collins MATP, BScHons
Director, SCPlanning