

6 southwood Lawn Road, London N6 5SF

Ms Mercy Oruwari
Haringey Planning Services

12th May 2023
Dear Ms. Oruwari,

RE: 8 Southwood Lawn Road, London N6 5SF - HGY/2023/0861

We are responding to this application for planning consent to alter and extend this house. As noted in our comments on the Haringey Planning website we object to this application. We are including our comments in this letter as the website does not enable diagrams or photos being attached: -

Stance - Object

Supplemental comment on our objection to the height of the proposed GF extension wall which is 4.2m high from 6SLR ground level based on current plans. The height and length of the proposed wall which would sit on the boundary as a new party wall will breach the 45 degree rule in BR209 "Site Layout Planning for Daylight & Sunlight - a guide to good practice" (2022 edition), also known as the BRE Guide.

This BRE Guide is available as part of Haringey Supplemental Planning Guidance and referenced in the Haringey Development Management DPD (adopted July 2017). Please see sections copied below, and particularly 2.2.17.

We have sitting room windows approximately 20 cm from the boundary wall that would lose all daylight under this proposal. I request that the planning officer comes to site at 6 SLR to see the impact of the proposals.





The height of the extension should be lowered to 3m (from 6 SLR boundary) which would also accord with the recommendations set out in Class A1 (i) of the Technical Guidance - Permitted Development rights for Householders 2019. This amendment in height, together with a sloping roof, would reduce the unreasonable Overshadowing represented in the current application.

Haringey Development Management DPD (adopted July 2017)

The *Haringey Development Management DPD (2017)* contains the following relevant policy:

Policy DM1: Delivering High Quality Design

D Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that:

a Provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land;

The supporting text states:

2.9 The Council recognises that amenity can be compromised in a number of ways through development such as detrimental loss of daylight and sunlight to existing and adjacent occupiers; loss of privacy and outlook due to the proximity and design of developments; harmful noise, odour, vibration and air pollution from existing and proposed developments (typically commercial activities and other activities such as rail); developments with the potential to endanger highway safety; and cause detrimental micro-climate effects. Buildings should therefore be compatible with their local environment and conditions.

2.10 The design and layout of buildings must enable sufficient sunlight and daylight to penetrate into and between buildings, and ensure that adjoining land or properties are protected from unacceptable overshadowing. The Building Research Establishment (BRE) provides guidance on site layout planning to achieve good sun-lighting and day-lighting (BRE Site Layout Planning for Daylight and Sunlight: a guide to good practice).

'Site Layout Planning for Daylight and Sunlight: A guide to good practice' (BR209, 2022 edition) - "the BRE guide"

2.2.1 In designing a new development or extension to a building, it is important to safeguard the daylight to nearby buildings. A badly planned development may make adjoining properties gloomy and unattractive.

...

2.2.15 However, as a general rule the aim should be to minimise the impact to the existing property. This is particularly important where successive extensions are planned to the same building. In this case the total impact on skylight due to all the extensions needs to be calculated and compared with the guidance above.

2.2.16 For domestic extensions that adjoin the front or rear of a house, a quick method can be used to assess the diffuse skylight impact on the house next door. It only applies where the nearest side of the extension is perpendicular to the window (Figure 16); it is not valid for windows which directly face the extension, or for buildings opposite. For these cases the guidelines above should be used.

2.2.17 Figure 17 illustrates the application of the method, the '45° approach'. Take the elevation of the window wall and draw diagonally down at an angle of 45° away from the near top corner of the extension (Figure 17). If the extension has a pitched roof then the top of the extension can be taken as the height of its roof halfway along the slope (Figure 18). Then take the plan and draw diagonally back at an angle of 45° towards the window wall from the end of the extension (note that the section perpendicular to the window is not used here). If the centre of a main window of the next-door property lies on the extension side of both these 45° lines then the

extension may well cause a significant reduction in the skylight received by the window. (In the case of a floor-to-ceiling window such as a patio door, a point 1.6 m above the ground on the centre line of the window may be used.)

2.2.18 Like most rules of thumb, this one needs to be interpreted flexibly. For example, if the extension has another extension, or a much larger building, behind it then the daylight from that direction may be blocked anyway. Special care needs to be taken in cases where an extension already exists on the other side of the window, to avoid a 'tunnel effect' (Figure 19). A VSC calculation (see Sections 2.2.5 and 2.2.6) can be used to quantify the loss of light, if required.

2.2.19 Finally, as with the other guidelines in this section, the 45° approach deals with diffuse skylight only. Additional checks will need to be made for the sunlight which may be blocked (see Section 3.2).



Figure 16: To assess the impact of the new extension, the 45° approach may be used for window A but not for windows B and C which directly face it

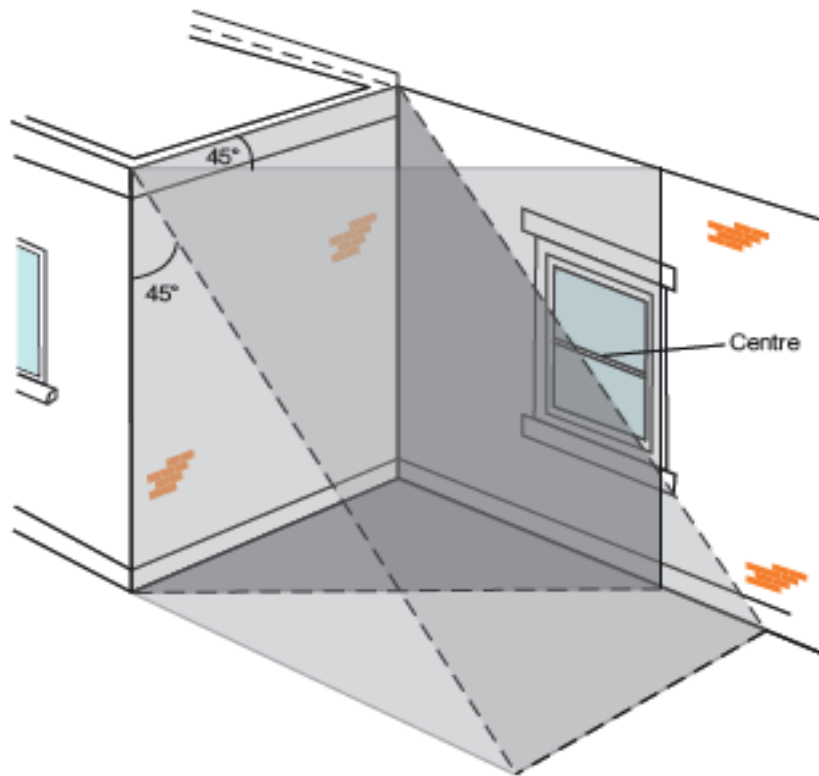
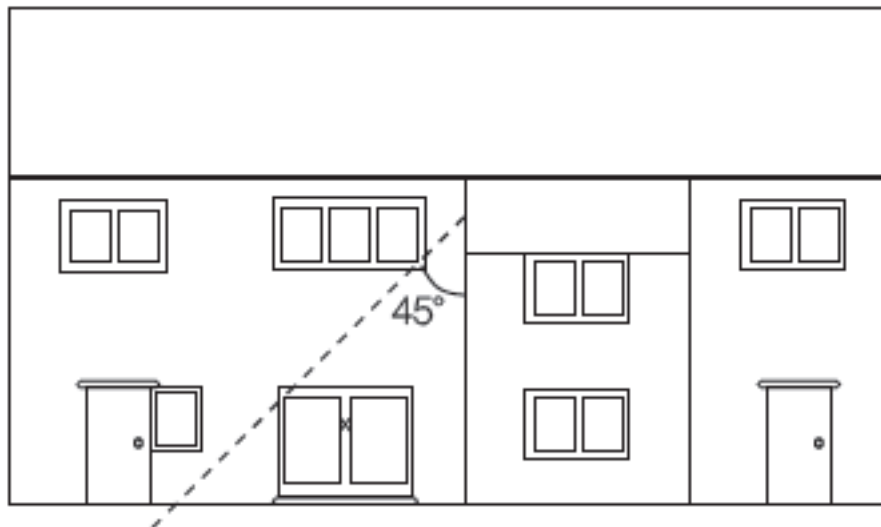


Figure 17: Application of the 45° approach to a domestic extension. A significant amount of light is likely to be blocked if the centre of the window lies within the 45° angle on both plan and elevation. Here the centre of the window lies outside the 45° angle on elevation, so the impact of the extension is likely to be small.

Section



Plan

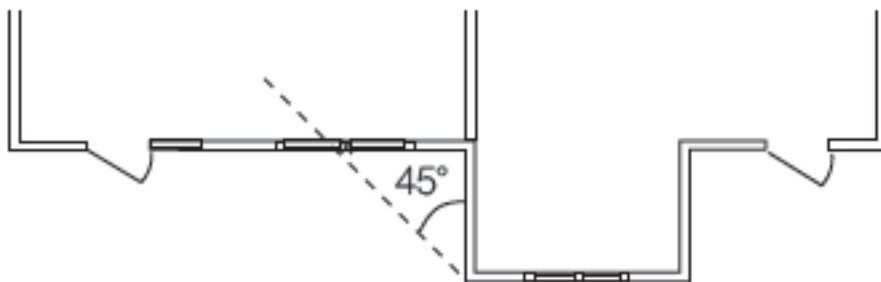


Figure 18: Here the extension has a pitched roof, so a point halfway along the roof slope is used as the start of the 45° line on the elevation. The affected window is a patio door, so a point 1.6 m above the ground has been taken. This point is within the 45° angles on both plan and elevation, so a significant reduction of light is likely.