

HGY/2023/0704

We are writing to object to the development proposal with this reference, described as “Erection of a first side extension over existing garage”. What this proposal description does not adequately explain is the impact on our property, 8 Broadlands Road. The loss of privacy will be significant in that the large new windows in the new development will face directly into our bedroom, and other rear facing rooms. Such a loss of privacy is completely unacceptable and cannot be mitigated by any planning condition.

We endorse all the points set out in the objections that have been submitted already, and highlight those raised by the Highgate Conservation Area Advisory Committee where they observe that prior planning permissions (HGY/2008/0051 and HGY/2008/0052) were subject to conditions (7, 8 and 9) that specifically ruled out additional windows being added, the flat roof above the garage being developed and future development of the site.

The aim of our objection is to point out that this development proposal is not in accordance with numerous policies contained in Haringey’s development plan and should be refused.

We are taking this opportunity to add these comments as it is evident that this development proposal, not least because of the significant impact on our property, cannot be said to be in line with the Haringey’s development plan.

Apart from the detrimental impact on the amenity of the neighbouring property and the street scene as a whole, the existing building is located in the Highgate Conservation Area. It is therefore in conflict with Haringey’s Local Plan at Development Management Policy DPD Policy DM1 in that it fails to preserve and enhance the quality of the conservation area.

As a further consequence of the conservation area location, the development proposal also conflicts with the policy dealing with Management of the Historic Environment DM9, firstly at parts C, and D, in that the proposed development is not compatible with / does not complement the special characteristics and significance of the area. In addition, it is in conflict with part E as it does not complement the areas and is overbearing because of its scale and its proportions in relation to the host building and its extensions.

It is also in conflict with Policy DM12. This policy sets out that residential extensions should be well designed “whilst protecting the amenity of adjoining neighbours and the integrity of the local residential character.” By contrast, the development proposal will have a significant detrimental impact on the privacy and amenity of our property.

Haringey Development Management DPD Policy DM9 C b sets out that when considering the impact of proposals, the Council will have regard to character appraisals or other guidance as available.

In relation to this development proposal the Highgate Conservation Area Advisory Committee has submitted an objection, accompanied by relevant photos. It is specifically pointed out in this submission that the adverse amenity to our property will be significant.

Beginning with a comprehensive review of the planning history of the site, the HCAAC has provided a thorough and considered objection to the development. It provides details about the ways in which this development proposal is not in accordance with the Highgate Conservation Area Character Appraisal. From our own perspective on the impact of the

proposed development on our own property, we completely endorse the objection of the HCAAC.

The HCAAC is also critical of the lack of evidence of the sustainability of this development proposal. The Highgate Neighbourhood Plan, Adopted Version 2017(“HNP”) also forms part of the development plan. One of the challenges that the NP seeks to address is the “threat from creeping development.” Particular emphasis is placed on the character and heritage within conservation areas and their protection. It deplores development that has “undermined the integrity and coherence of conservation areas” through “alterations and extensions that detract from the character of individual buildings, and cumulatively of the streetscape” (see Core Objective 5, II).

With regard to side extensions, Policy DH4 of the HNP explicitly sets out that side extensions “should not harm the amenity of adjacent properties.” The development proposal in question clearly does not comply with this policy. The justification for the policy is that “The gaps between dwellings ... contribute positively to the conservation area,” but it is precisely this characteristic of the area that the development proposal will seriously erode. The comparison with the Core Objectives and the Policies of the HNP shows that the proposal is not compliant with the development plan.

The current property has already been extended considerably. The agent refers to this in the Design and Access statement. It is fair to say that the property currently covers approximately 70 – 85% of the plot and therefore any further extension is unsustainable and is detrimental to the special character of the conservation area.

Based on all of the above, the applicant’s agent’s claim that the proposal is “in line with conservation design policies within Haringey’s Core Strategy” is misleading.

No new housing opportunities are foreseen with this development. Instead, it is a project to enlarge a bedroom and provide a walk-in wardrobe and enhanced ensuite bathroom facilities. No material considerations are offered to offset the detrimental effect on the amenity of our property and the character of the conservation area as a whole.

This development proposal shows numerous areas of conflict with the development plan, including DPD policies, Neighbourhood Plan policies and the character appraisal of the conservation area. There are no material considerations that indicate that the development plan should not be followed. To conclude, therefore, in accordance with the National Planning Policy Framework para 12, this development proposal should be refused.

We have included photographs below to support our objection. They are taken from our bedroom and hopefully demonstrate the massive loss of privacy that the proposed development represents.

Ben & Rachel Rogoff

8 Broadlands Road, N6 4AN

Current view from our bedroom window



View from our master bedroom

The proposed extension will fill the circled area and will substantially extend the roof at the existing height. The proposal includes a double window (with dressing table) looking directly into our master bedroom, ensuite bathroom and office.

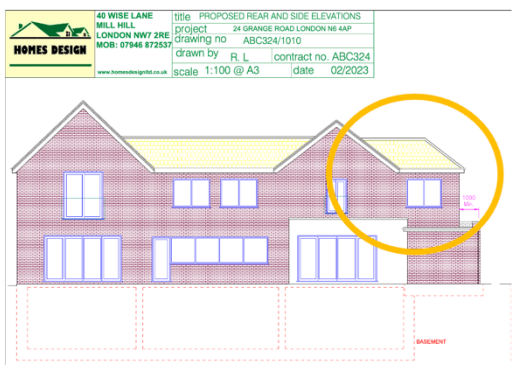


Proposed development



Alternative view from our master bedroom

Proposed rear elevation



As the proposals show, the side extension will significantly increase the roof while the side extension brings our houses ever closer. It also imagines a double window twice the size of the one shown in this photograph.

This will be no more than a few meters from our bedroom window and will directly overlook our master bedroom, ensuite bathroom and office as well as potentially our kitchen resulting in a significant loss of privacy and amenity.