

Russell Barnes & Zoe Hassid
8 Glasslyn Road
London N8 8RH

26th May 2023

Josh Parker
Planning Department
London Borough of Haringey
6th Floor River Park House
Wood Green
London
N22 8HG

Dear Mr Parker

Letter of Objection on behalf of occupier of property at 8Glasslyn Road, Hornsey

APPLICATION NO : HGY/2023/0776 (non-material amendment) and HGY/2023/0273 erection of a two-storey, four-bedroom dwelling house with associated works including landscaping and boundary treatments.

LOCATION : 62 Wolseley Road, Hornsey, N8 8RP

We are writing as the occupiers of no8 Glasslyn Road, Hornsey – to state our objection to the proposed amendments to planning approval submitted under **HGY/2020/0423**.and the revised full application under HGY/2023/0273.

Objection 1 – overlooking and privacy of adjoining properties.

The proposed new design and layout will result in a loss of privacy to the properties from no.2 – no.8 Glasslyn Road and much has changed on the ground since 2020 during the building works, including removal of boundary trees, which make this problem worse.

The applicants claim on the plan that there is a 29m distance from the proposed first floor patio window to the rear walls of the properties in Glasslyn Road but the applicants have failed to give overlooking distances from the proposed terrace and stairwell. We estimate a much lesser distance of approximately 17m – 20m between the terrace and the rear walls of the adjoining properties on Glasslyn Road.

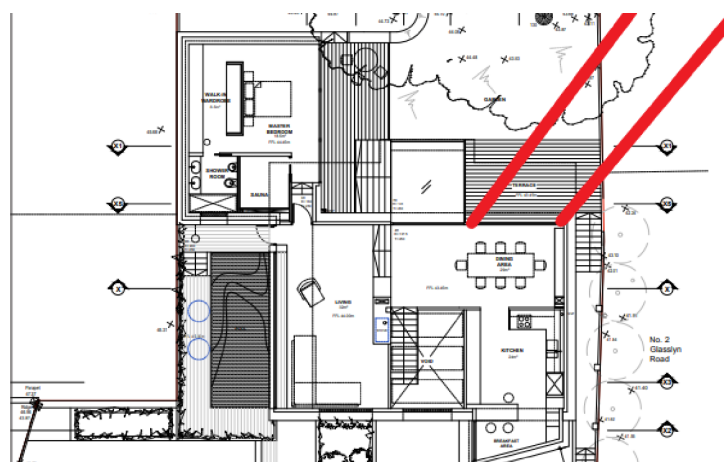


Because a terrace is now proposed, there will be considerable overlooking. The building site is set on land which is significantly higher than the properties on Glasslyn Road, so in real terms the terrace proposed will be at a similar level to the first floor bedroom windows of properties on Glasslyn Road and will result in a loss of privacy to those who reside, in 2, 4, 6, 8 Glasslyn Road.

Below is a picture taken from the first floor bedroom window of 8 Glasslyn Road. Currently there is summer foliage but you can clearly see the proposed terrace area is level of higher with no.8's first floor. Nos.2, 4 and 6 are situated even lower than no.8.



In addition a large amount of glazing is proposed for the west elevation at first floor level which will lead to further overlooking of the properties at 6 and 8 Glasslyn Road. This is also exacerbated by the difference in levels between the properties. The diagram below demonstrates the corridor for potential overlooking emanating from the kitchen and dining area of the proposed dwelling.



We note that a large oak tree has been retained as part of the planning. While this mitigates the issue somewhat for now, there is a danger that the tree may become diseased or damaged by building works and its removal would make the problem even worse.

Overall the overlooking set out by the application results in an unreasonable relationship between the future and existing occupiers, which is ultimately to the detriment of the occupiers on Glasslyn Road, as such the application should be refused on this basis as it is contrary to Local Plan: Development Management DPD policy DM1,

“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:

b Provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development; and

Objection 2 - HGY/2023/0776 cannot be considered a non-material amendment.

We consider this amendment is highly material because it proposes the building of an extra wing of the proposed dwelling and the construction of a terrace that backs onto the rear of several Glasslyn Road properties.

In a condition set out in the original application for this dwelling HGY/2020/0423 for a number of procedural and material reasons, the use of a terrace was specifically ruled out by the council:

6. No part of the ground/upper floor roof of the development hereby granted shall be used as a roof terrace or balcony. Reason: In order to protect the amenity of occupants of the adjoining residential properties consistent with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017

The NMA application specifies a terrace and so undermines the council’s condition 6. The condition was put in place to protect the amenity of adjoining occupiers, this being a material consideration at the time of 2020 determination. Revising the plans now in 2023 is clearly then a material change.

In conclusion, we maintain that planning application HGY/2023/0273 should be **refused** because it fails to provide “an appropriate amount of privacy” for neighbouring occupiers. The revised submission results in conditions that are detrimental to the residential amenity currently afforded to occupiers of properties on Glasslyn Road this is contrary to policy DM1 D, B Local Plan: Development Management DPD adopted Sept 2021.

We also believe that application HGY/2023/0776 (NMA) cannot be considered a non-material amendment to an approved scheme and should be **refused** on this basis too.

Yours sincerely

Russell Barnes & Zoe Hassid
8 Glasslyn Road
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