

2 Glasslyn Road
Crouch End
London N8 8RH

Planning Department
London Borough of Haringey
6th Floor River Park House
225 High Road
London N22 8HG

26th May 2023

For attention of Josh Parker, Planning Officer

Reference: HGY/2023/0273 Erection of a two-storey, four-bedroom dwelling house with associated works including landscaping and boundary treatments

Dear Mr Parker

I live at 2 Glasslyn Road, which is at the immediate rear of the application site (62 Wolseley Road). I have commented on multiple previous applications including HGY/2020/0423, HGY/2021/0403 and HGY/2022/2291 and I have important concerns on the latest application which I am setting out in this letter.

I have been supported in this response by Matt Brown, Planning Consultant at Brown Boots Town Planning.

Summary of Privacy Concerns

My specific concerns with planning application HGY/2023/0273 regard a **loss of privacy as a result of the new first floor annex and terraces** that will directly overlook the back of my house and garden.

Approvals to previous applications from 2020 (HGY/2020/0423) and 2021 (HGY/2021/0403) have had specific restrictions to:

- Remove any windows facing Glasslyn Road at first floor level, plus
- Disallow terraces or balconies at any level

Haringey planning officers has stated that these restrictions are necessary

'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 latest application (HGY/2023/0273) includes very significant new windows at first floor level and two new proposed terraces also at first floor level – however, I would assume that the previous restrictions on these types of construction should still apply.

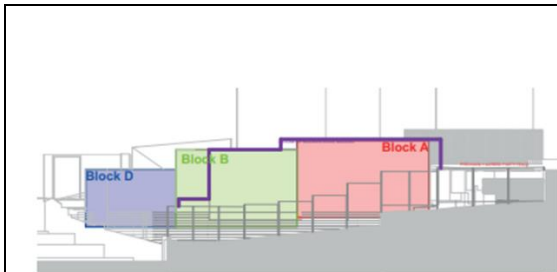
The distance between the back of my house and the boundary with 62 Wolseley Road is only 14m – meaning that the new annex windows and especially the new proposed terraces are close to my house. The ground level at the site of 62 Wolseley Road means that the new annex will be in eye-level with my first floor bedrooms (see photo on following page).



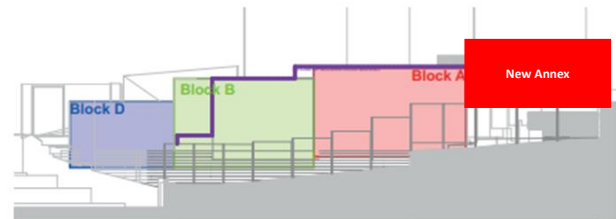
2 Glasslyn Road garden, distance to Wolsley Road site

Details of Privacy Concerns

The new application HGY/2023/0273 includes a new first floor annex, which is a material increase in scale to previous elevations.

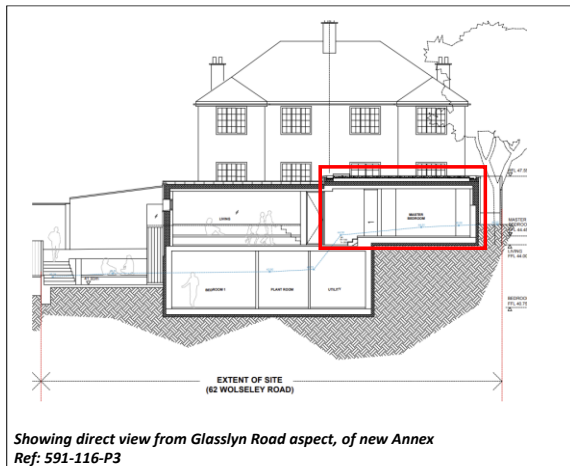


View from 2 Glasslyn Rd showing previous applications from 2021 (coloured blocks) and 2020 (purple line)

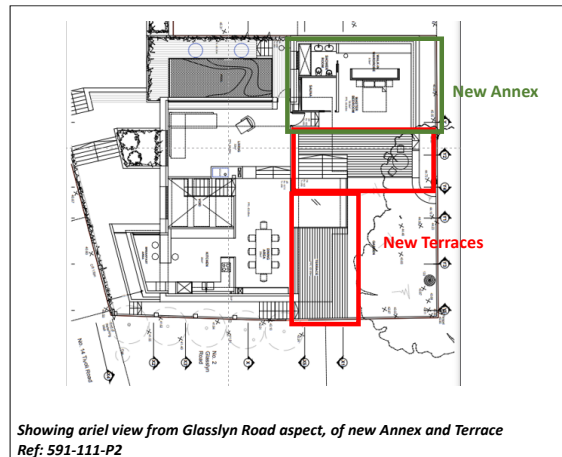


Comparison with latest 2023 proposal showing new annex, view from Glasslyn Road aspect

The size and scale of this new annex and terraces are significant from my Glasslyn Road aspect and will result in significant loss of privacy.



*Showing direct view from Glasslyn Road aspect, of new Annex
Ref: 591-116-P3*



*Showing ariel view from Glasslyn Road aspect, of new Annex and Terrace
Ref: 591-111-P2*

Previous applications have included specific restrictions windows facing Glasslyn Road and any terraces. For example from the 2021 application (HGY/2021/0403), approval was conditional on:

'Condition 6. No part of the ground/upper floor roof of the development hereby granted shall be used as a roof terrace or balcony

In addition, regarding the same application (HGY/2021/0403) I received an email from Conor Guilfoyle (Haringey Planning Officer) on 26th March 2021 stating that:

'The window, which was proposed to face your rear garden, was removed following our own concerns which echoed those in your agent's letter. For the avoidance of doubt, we issued a post-decision amendment to the planning permission to refer to it. Therefore no window in the approved scheme faces your property.

Kind Regards Conor Guilfoyle Principal Planning Officer - Development Management Haringey Council
River Park House, 255 High Road, Wood Green, London N22 8HQ'

The reason given for these restrictions was *'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.'*

Given that the new application is much more significant in terms of windows and terraces – creating more of an overlooking issue – I would assume that the same Haringey policies apply. This would mean that the new windows and terraces would need to be scaled back.

Removal of Leylandii Trees

The overlooking from 62 Wolseley Road towards my house has recently been made worse by the removal of 8 Leylandii trees from my garden.



View from Glasslyn Road aspect, with previous Leylandii trees



Latest view from Glasslyn Road aspect, post tree felling

The leylandii trees had to be removed due to the new building work, including digging of 1m+ deep trench along the boundary with Glasslyn Rd, which made them unsafe. This has resulted in a loss of screening and landscaping that previous shielded the views from 62 Wolseley Road.

In summary, the new application has significant new windows and terracing facing Glasslyn Road that comes within 14m of my property. This results in a significant loss of privacy to my property in Glasslyn Road which has been made worse by the felling of leylandii trees, which was necessitated by the new building work. I request the planning department to investigate and opine on these changes including any scaling back required to current plans.

Water Drainage

In addition, a new active water spring has been uncovered due to the excavations at 62 Wolseley Road – and this comes close to the boundary with my property at Glasslyn Road. This was not expected as part of the development and will therefore require a new drainage plan to avoid impact to neighbouring properties in Glasslyn Road and Tivoli Road.

I have been discussing this point with the applicants and I know they are investigating but I also wanted to raise in this letter.

In conclusion, I would be very grateful if you would take my comments into consideration when assessing the latest planning application for 62 Wolseley Rd.

Yours sincerely

Lindsay Johnston