

James Argles

From: Planning Support
Subject: FW: Planning Application Objection - Case Reference: HGY/2023/2252

Sent: Friday, September 22, 2023 10:04 PM

Subject: Re: Planning Application Objection - Case Reference: HGY/2023/2252

RE: Case Reference: HGY/2023/2252

Please find copied below my objection to the above application.

Kind regards,

Dr. Peter Bernard-Gaudin

Copy of Objection:

Haringey RE: Case Reference: HGY/2023/2252

I am the freeholder of 19/23 Priory Gardens, N6 5QY and I have resided at number 19 for 25 years. I wish to object in the strongest possible terms to the impact of the proposed garage conversion and associated terrace/fencing on not only the character of the conservation area but especially on my privacy, light, outlook, overlooking, overshadowing and general amenity.

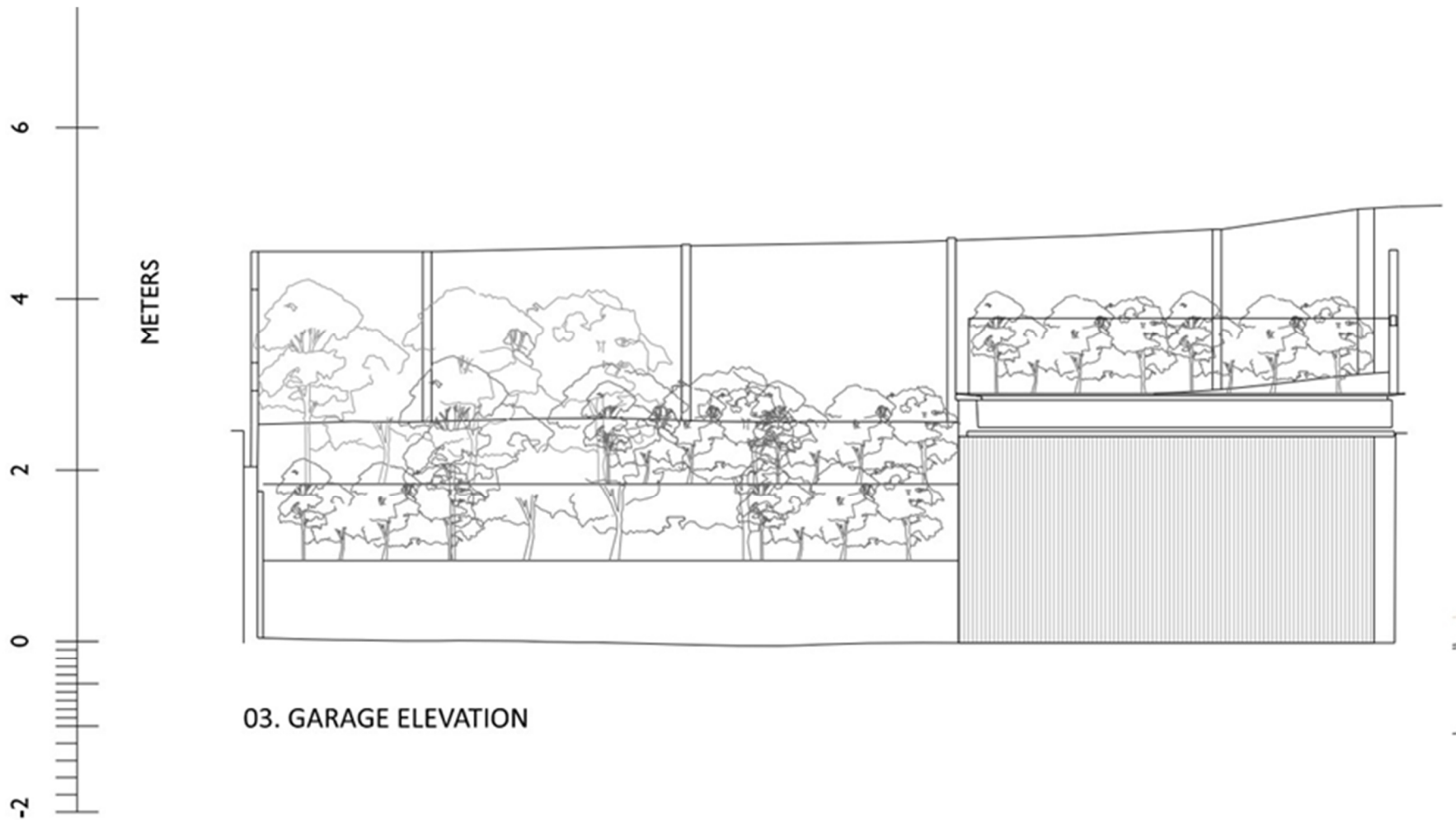
I do not object to other proposed extensions to the house, but I would request that, if the proposed extensions to the main house are approved, relevant and specific planning conditions are attached to ensure that construction is controlled appropriately. In view of the size of the proposed extensions and the creation of a basement, I request that, should the Council be so minded to approve the application for the main house, a construction management plan is secured and enforced, and, in particular, hours of construction are limited.

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, whilst also minimising overshadowing.

Haringey DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring residents.

Furthermore, Priory Gardens is located within a conservation area and the Local Planning Authority (LPA) also has a duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. The LPA must also have regard to paragraph 199 of the National Planning Policy Framework (the Framework) in terms of giving great weight to the conservation area's conservation.

The rear of properties along Priory Gardens exhibit a strong aspect of their original character which is that of verdant gardens with a good continuous level of vegetation, scattered with small outbuildings. There are no examples of garden shed or outbuilding with a roof used as an amenity area, nor any example of fences or walls higher than a standard 1.8 / 2 metres separating gardens. As is shown on drawing PL-006 and in the Design & Access Statement the proposed fence would up to 5 to 5.5 metres high when measured from ground level.



03. GARAGE ELEVATION

The proposals include the construction of a side screen on top of the existing garage along the boundary with my property. This screen would be completely out of character with the surrounding area. It would result in a structure that towers over the entire garden area and would be highly visible including from the road in the gap between 17 and 19/23 Priory Gardens. It would very significantly detract from the special open and green character on this part of the conservation area and result in a completely alien and obtrusive feature. This would be completely at odds with conservation policy, cause substantial harm to the conservation area and it must either be refused planning permission or removed from the application.

As I have explained, the proposed side fence would be located above the single storey garage right along the boundary with my property and up to my property. This position, together with the significant height of approximately 5 metres and the depth of the fence along the entire side boundary would result in a wall/fence several

metres in height that would be over prominent and completely overwhelming when viewed from my rear windows (approx. 1.5m away that serve a principal bedroom, and my living room) as well as my terrace. It would also result in unacceptable overshadowing and hence the loss of a significant amount of light to my property, both inside and out. I invite the case officer to experience this for themselves. The garage/outbuilding roof has never before been used as an amenity in any form and hence the proposed application for the garage/outbuilding would result in extensive overlooking that had never existed previously. The fence should be removed from proposals and the roof of the garage should remain as existing and should not be used as an amenity area that would result in significant overlooking (notably directly into my bedroom and living room, and onto my patio) and substantial disruption to the continual enjoyment of my property.

The proposed development is contrary to Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey's Local Plan Strategic Policies 2013-2026, 2017, Policies DM9 and DM12 of the Haringey London Development Management Development Plan Document 2017 which together, amongst other matters, requires alterations to be of a high design quality whilst ensuring the conservation of the historic significance of Haringey's heritage assets, their setting and the wider historic environment.

The proposed development would also be contrary to Policies DH2 and DH3 of the Highgate Neighbourhood Plan 2017, which amongst other things, requires development to preserve or enhance the conservation area.

Finally, I need to query whether it would be possible to make the proposed alterations to the outbuilding (including the addition of a heavy green roof but without use as an amenity/recreational area) without needing to reconstruct the structure. In the event that the outbuilding/garage requires reconstruction, I believe that the side wall which sits within my property would need to be rebuilt, which I would object to. This should be checked with the applicant and, if it were to be the case, I believe that the incorrect certificate of ownership has been filled in the application form.

My neighbour did not discuss/inform me prior to the submission of the application.