

Ian O'Reilly
7 Sheldon Avenue
London, N6 4JS

12th March 2026

Planning Department
London Borough of Haringey

Dear Sir/Madam,

Re: Objection to Planning Application HGY/2026/0459 – Proposed Three-Storey Rear Extension at 9 Sheldon Avenue, London, N6 4JS

I am writing to formally object to the above planning application for a three-storey rear extension at 9 Sheldon Avenue, London, N6 4JS.

My objection concerns **the proposed windows on the first and second floors of the rear extension on the southern side elevation**, which would face directly towards my property at 7 Sheldon Avenue. According to the submitted plans, these windows would be located approximately 5 metres from my house, allowing clear and direct views into my bedroom.

This would result in a significant and unacceptable loss of privacy and residential amenity.

Loss of Privacy and Overlooking

The proposed windows would introduce direct overlooking into a habitable room within my property. Bedrooms are particularly sensitive spaces in terms of residential amenity, and development that allows direct views into such rooms can have a significant detrimental impact on the living conditions of neighbouring occupants.

The separation distance of approximately 5 metres between facing windows is substantially below the typical distances normally considered necessary to protect privacy in residential areas. At such a close distance, the proposed development would enable direct and intrusive views into my home.

Conflict with Haringey Local Plan Policies

The proposal appears to conflict with several policies within Haringey's adopted Local Plan:

Policy SP11 – Design (Strategic Policies)

This policy requires new development to achieve a high standard of design that respects its surroundings and protects the living conditions and amenity of neighbouring residents, including privacy.

Policy DM1 – Delivering High Quality Design (Development Management DPD)

Policy DM1 requires development proposals to relate positively to their surroundings and ensure that the design does not adversely affect the amenity of neighbouring occupiers.

Policy DM12 – Housing Design and Quality

Policy DM12 states that new residential development and extensions must be of high quality and must take account of the privacy and amenity of neighbouring uses. The policy also requires extensions to avoid causing overlooking or other harmful impacts on neighbouring properties.

The proposed windows on the first and second floors would clearly conflict with these policy requirements because they would introduce direct overlooking at a very short distance and significantly harm the privacy of neighbouring residents.

Conclusion

For the reasons outlined above, I believe the proposal would result in unacceptable overlooking and loss of privacy, contrary to Policies SP11, DM1, and DM12 of the Haringey Local Plan.

I therefore respectfully request that the Council refuse this application in its current form.

Should the Council be minded to approve the development, I would ask that conditions or amendments be required to mitigate the harm, such as:

- **Removal or relocation of the proposed windows facing my property**

Thank you for considering my comments. I request that this letter be recorded as a formal objection to the application.

I have attached an annotated plan of the specific windows I am objecting to.

Yours faithfully,

Ian O'Reilly