

Representation Regarding Planning Application for 18 Fordington Road **HGY/2026/0507**

We, Mr and Mrs Marchetti, the owners of 20 Fordington Road, wish to submit the following observations regarding the proposed two-storey side extension at 18 Fordington Road.

We approach this matter in a supportive, neighborly manner and do not wish to undermine the renovation plans and its approval, however

We have some concerns regarding how the size and location of the proposed 2 storey extension and its impact on our property, 20 Fordington Road, has been assessed by the applicant's agents. Specifically, given our properties' geographical orientation, we are concerned about the impact of the proposed two-storey side extension on:

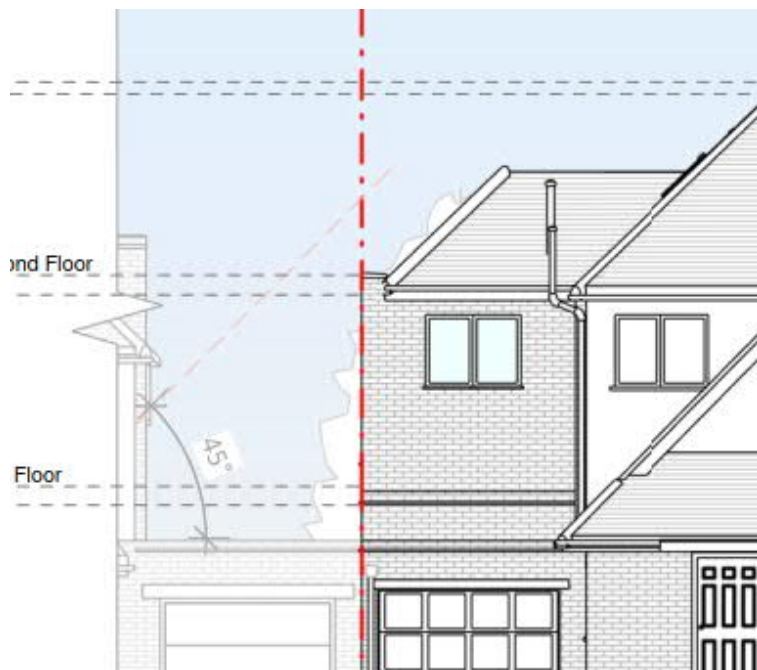
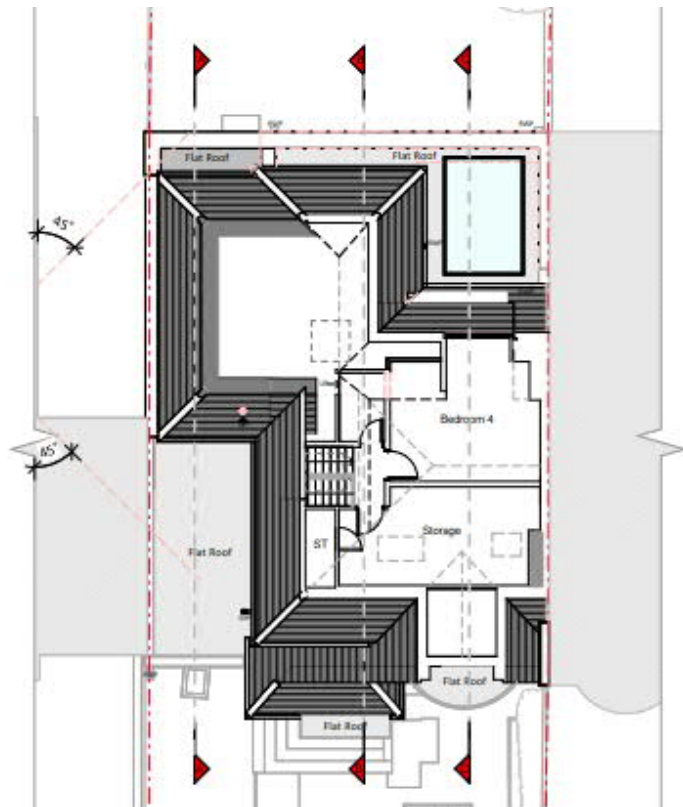
- The privacy of our property and its amenities.
- The daylight and natural light availability to our property and its amenities.
- The terrace effect created by nr 18 fully extending up against the boundary line, at ground and first floor

Detailed Observations

1. Daylight and Sunlight Assessment (BRE Guidance)

The applicants' agents reference the 45-degree splay test in their documentation (specifically second-floor plan on sheet number B354274-01-3100 rev A, and proposed front elevation on sheet number B354274-01-3200 rev A). See excerpts below.

While nr 18 agents cite the 45-degree test, our side elevation features windows perpendicular to the proposed extension. However, for windows at the side, the correct splay angle in relation to neighboring windows perpendicular to the proposed extension is typically considered to be the 25-degree splay (which is more stringent than the 45 deg shown).



The appropriate guidance for assessing daylight and sunlight is set out in the Building Research Establishment (BRE) document, '*Site Layout Planning for Daylight and Sunlight: A guide to good practice (2022)*'.

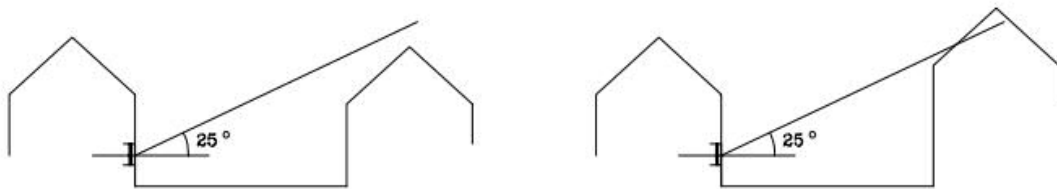
Application of BRE Tests:

- **25-Degree Test:**

The 25° test is typically used where the proposed development is opposite a window (side elevations).

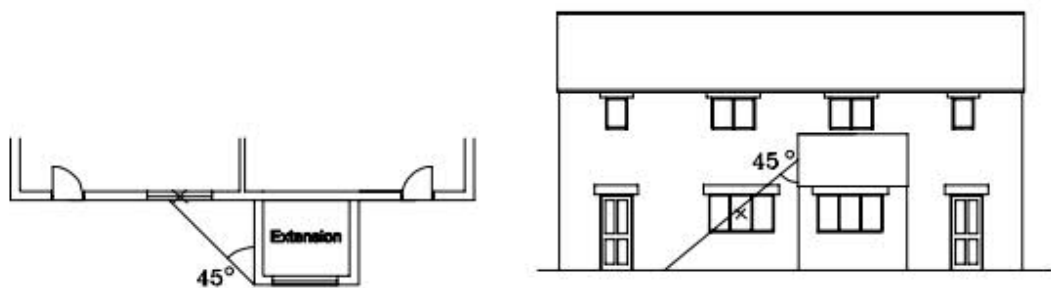
The reference point for this test is the centre of the lowest habitable room window.

If the proposed development exceeds the 25° line, which we believe it does based on assessment, further detailed daylight and sunlight analysis is required.



- **45-Degree Test:**

The 45° test is used to check extensions that are perpendicular to a window (rear elevations)



- **Lack of Information:**

The existing windows at our property (20 Fordington Road) have not been surveyed or clearly shown on the proposed drawings nor take into account the approved plans (which are clearly known to nr 18's agent as they refer to them).

- Therefore, it is unclear what the 45-degree splay cited by the applicants and shown in the aforementioned drawings refers to (the angle drawn from the centre of the perpendicular windows should be in any event 25 degrees, as previously noted).

Recommendation: We request that Haringey Council take our concerns into account and ask the applicants to commission a detailed BRE Daylight & Sunlight Report to properly evaluate the impact on natural light, confirming compliance with the 25-degree and 45-degree tests where applicable.

2. Privacy Concerns (Overlooking and Balcony)

- **Rear Window Overlooking:** The first-floor extension rear window appears positioned to directly overlook our garden (20 Fordington Road) as the two-storey extension extends close to the line of the junction.

Recommendation: a privacy screen should be conditioned for the edge of any potential balcony structure to mitigate overlooking from the proposed window. If planning approval is granted, we assumed that the Council would also apply a planning condition forbidding the use of the extension ledge for the creation of an external balcony.

3. Design and Precedent Concerns

The agents cite our planning application (20 Fordington Road) and 57 Fordington Road as precedents for over-garage extensions.

We respectfully note that both cited designs incorporated a set-back from the boundary to prevent a terracing effect and to maintain rear garden privacy, features that appear absent or insufficient in the current proposal for number 18. We also disagree with the agents' assertion that the view from the road and from the rear is in keeping with the rest of the street.

Conclusion

While committed to maintaining a constructive neighborly relationship, we urge Haringey Council to carefully consider the potential detrimental impacts of the proposed extension on our property's daylight, sunlight, and privacy. We ask that the Council request further detailed assessments to ensure that any approved development complies with relevant planning policies and guidance, particularly concerning BRE daylight standards and overlooking.