

CASE REFERENCE: HGY/2026/0596

SITE: 8 Sidney Road, London, N22 8LS

Dear Planning Officer,

I am writing to formally **OBJECT** to the above planning application. Having reviewed the modified 2026 proposal it is clear that the development still represents an unacceptable over-intensification of a constrained terrace site, causing significant harm to the amenity of neighbouring occupiers.

1. OVERDEVELOPMENT

The application form states the works are "within the footprint of the original building". This is not a simple conversion but a substantial increase in massing and enclosed volume. The resulting development is cramped, with the 1B1P unit offering just 40.9m² of internal space, representing a substandard quality of life for future residents, lacks adequate circulation and a density that is entirely out of character with the residential grain of the terrace. The proposal results in a cramped and substandard living environment for future occupiers, failing to meet the local authority's requirements for high-quality design and internal amenity space. The resulting units appear cramped and may also fail to meet the National Described Space Standards. This is effectively an **extension/enclosure of the property**, not just a simple internal refit of a shop and clearly replaces a "subservient" structure with a dominant residential block, creating a "tunnel effect" in our garden and a significant "squeeze" that places high-impact residential activity directly on my doorstep.

2. UNACCEPTABLE LOSS OF PRIVACY AND OVERLOOKING

The 2026 Proposed Side Elevation introduces four new windows and an external door along the shared boundary with my garden. Specifically:

- **Direct Overlooking:** The proposed layout creates a "right-angle" overlooking effect where new windows will look directly into my rear private amenity space/garden and rear windows of my property at close range causing a loss of privacy not present with the previous commercial/storage use.

- **Encroachment:** The 2025 plans show this area was a "store" and an "alleyway" with minimal residential activity. The 2026 proposal introduces domestic living spaces—including a bedroom and living area, kitchen and wet room—all with windows facing directly toward my private amenity space - this creates a "direct line of sight" into my private garden and represents an unacceptable level of **overlooking, the perception of being watched from four separate openings and a door at such close proximity will create a "fishbowl" effect.** The proposed layout is entirely "inward-looking" toward my boundary because the site is so thin. The bedroom for the **1B2P Unit** and the kitchen/bathroom for the **1B1P Unit** all rely on this side boundary for light and ventilation - the developer is forced to place windows where they should not be. This creates a conflict between the new tenants' need for light and my right to a private garden.
- **Planning Policy:** Haringey's Local Plan requires new developments to protect the privacy of neighbouring occupiers - this proposal fails that test fundamentally.



3. IMPACT ON AMENITY: NOISE, ODOUR, AND HYGIENE

The placement of a kitchen and bathroom for the rear unit mere feet from my garden boundary is a severe departure from the 2025 storage use. The discharge of cooking smells and bathroom ventilation directly into my primary outdoor space, coupled with the "sliver" of alleyway created by the new footprint, will lead to noise disturbance, waste accumulation, unsecured storage and potential for pest accumulation in a non-functional "dead space." The plans

confirm "no loss of residential garden land," implying there is no private outdoor space, yet there is a pointless rear door from the 1B1P Unit leading to this dead space which also provides a dark, unobserved area against my boundary that compromises my **home security**. It also creates a "management vacuum" right against my property boundary,

This also constitutes a **"Noise and Disturbance"** and **"Impact on Amenity"** issue. In the 2025 plans, this was a storage unit with no such ventilation needs. Changing this to a residential "wet room" and kitchen so close to my garden boundary will significantly diminish our ability to enjoy our outdoor space. This area will become a noise trap because this space is so narrow (only "a couple of feet"), any noise—playing music/watching tv/loud voices from inside with open or closed windows or talking on a phone, a washing machine vent, use as a smoking area—will be amplified by the narrow canyon between the buildings.

This creates a **"Sense of Enclosure"** and an acoustic environment that is inappropriate for a residential area. The design is "poorly conceived" as it forces all the most disruptive residential functions (venting, waste, and access) onto the narrowest part of the site, right against my garden.

The lack of meaningful outdoor space for three separate households (including the upstairs flat) forces and creates "residential clutter"

Noise Nuisance and Poor Internal Juxtaposition The 2026 layout places high-activity areas—including a living room, bedroom, bathroom, and kitchen for a two-person (1B2P) unit—directly adjacent to the quiet living spaces of my property. **24/7 Noise Disturbance:** The intensification from a low-impact storage unit to a high-density residential use will result in 24/7 noise from televisions, music, and domestic activity. **Inadequate Mitigation:** The application provides no details regarding enhanced acoustic insulation for the party wall to mitigate this significant increase in noise transfer.

Haringey Council typically requires separate bins for general waste, dry recycling, and food waste for **each** unit. Three flats would require approximately 6 to 9 bins in total. The "under stairs" area be be screened off shown on the plan is far too small to accommodate the refuse requirements for three separate dwellings. The waste and recycling section of the application claim that every unit has dedicated storage - is not supported by the scale of the plans and 1B1P has waste and recycling to be stored INTERNALLY. Storing rotting food waste and general refuse inside a small kitchen area will lead to

unavoidable odour and pest issues, impacting the "internal amenity" of the new units. It proves the development is so over-congested that basic life requirements—like waste management—cannot be met.

Highways Impact and Parking Pressure The proposal seeks to increase the residential density of the site from one unit to three separate dwellings. **CPZ Pressure:** The application makes no provision for off-street parking. Sidney Road and the surrounding streets are within a Controlled Parking Zone (CPZ) that is already severely oversubscribed. **Lack of "Permit-Free" Commitment:** The applicant has not entered into a Section 106 agreement to make the development "permit-free." The addition of two new households will lead to increased competition for limited kerbside space, detrimental to existing residents.

Cycle Parking: The application only proposes **2 cycle spaces** for the entire ground floor development. For three flats, this is arguably insufficient under London Plan standards. One such space appears to be a cupboard situated in the living room of **1B2P Unit**.

4. TECHNICAL OMISSION: INFRASTRUCTURE AND DRAINAGE.

Infrastructure Risk: This area houses a critical manhole sited along the currently alleyway but not detailed on any of the plans. Without a detailed drainage strategy or "Build Over Agreement," this poses a structural risk to the terrace and compromises essential maintenance access - the applicant has not provided a **Drainage Strategy** to show how this critical infrastructure remains accessible.

Obstruction of Public Infrastructure (Hampshire Road Sign). The "Proposed Side Elevation" shows a new screened bin storage area positioned directly on the side wall. As evidenced by the attached site photograph, a permanent **Hampshire Road street sign** is currently fixed to the pavement directly in front of this proposed location. The proposed bin screening would likely obstruct access to, or the visibility of, this essential public highway sign. The plans fail to account for existing street furniture, making the proposed external waste management strategy physically unviable without moving public infrastructure—for which no provision has been made. The plans fail to account for this physical constraint, rendering the external elevations inaccurate.



Road sign exactly where bins proposed

5. UNEXPLAINED HEIGHT INCREASE TO REAR OUTBUILDING AND MASSING

The 2026 elevation shows an unexplained increase in the height of the rear ground floor structure and internal stairs. This taller, "boxed-in" design creates an overbearing sense of enclosure and will result in significant overshadowing of my property and reduction in natural light. No roof plan has been provided to explain the profile, materials, or drainage of this new volume. The applicant is proposing to increase the height of the rear structure without providing the necessary architectural detail to justify it. The increased height of the rear flat will create an **overbearing sense of enclosure** and overshadowing the council should request a daylight/sunlight Assessment.

The application mentions a "felt roof" for both existing and proposed structures, but the drawings are "sketchy" at best. **Missing Skylights:** If the internal 1B1P unit is to be habitable, it will likely need roof lights for ventilation and light, as it is "cramped" against the party wall. If these are not on the plan, the units may not meet **Building Regulations**, or they may be added later as an "afterthought," further overlooking my property. **Roof Appearance:** The lack of a "Roof Plan" means we cannot see how water will drain. With the increased height and the building extending over the former alleyway, there is a high risk of **rainwater runoff** spilling directly into my garden.

6. A CONSTRUCTIVE ALTERNATIVE

For years, this site has been the subject of speculative, cramped proposals driven by financial yield rather than quality design. This latest iteration is the most intrusive yet. It forces three households into a space that it simply cannot justify nor accommodate.

Preferred Outcome: We would strongly support a proposal that restores the property to its original use as a **single-family terraced home**

Environmental Benefit: Returning the existing storage area to green garden space would significantly enhance the local character and biodiversity.

Compromise: At the very least, a simple "up and down" two-flat conversion with meaningful outdoor amenity space would be far more appropriate than this current high-density, "squeezed" arrangement

CONCLUSION

We urge the Council to refuse this application and encourage a scheme that restores the site in favour of a development that respects the residential character of Sidney Road.

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