

Note: This is a **resubmitted objection letter** regarding Planning Application Ref: HGY/2026/0955. Paragraphs in Section 1 – Scale, Height and Overdevelopment, and Section 3 – Structural Impact **have been amended**.

- In Section 1, the roof apex has been updated to show the increase from the existing ridge height (8.3 m) to the proposed apex (12.15 m).
- In Section 3, the source of information regarding strengthening or underpinning works is correctly attributed to the surveyor correspondence (South East Surveys, 08 May 2026) rather than the South Tottenham Supplementary Planning Document (SPD).

All other content of the letter **remains unchanged**. Please refer to this version in place of the emailed letter sent on 17 May 2026 at 12:23 am.

From:

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FINAL FULL OBJECTION LETTER

Planning Application Ref: HGY/2026/0955
34 Crowland Road, Tottenham, London N15 6UT

Formal Objection to Proposed Type 3 Loft Extension and Additional Storey Development

We write as the occupiers of the immediately adjoining property at No. 36 Crowland Road to formally object to the proposed Type 3 loft extension and additional storey development at No. 34 Crowland Road.

The submitted Householder Planning Application Form dated 01 April 2026 confirms that the proposal involves approximately 45 square metres of additional internal floor space together with four additional bedrooms and two bathrooms. It further confirms that works are expected to commence in September 2026 and continue until December 2026, indicating a substantial construction period directly adjacent to No. 36, with potential for disturbance beyond this period due to the scale and structural nature of the development.

The proposed increase in accommodation, including four additional bedrooms and associated facilities, would result in a materially more intensive form of residential use within the property. This intensification would increase day-to-day activity levels and contribute to greater disturbance within a tightly enclosed terrace context, particularly in relation to the

shared boundary with No. 36, including increased noise transmission through shared walls and party wall structures.

1. Scale, Height and Overdevelopment

The submitted drawings show the roof apex increasing to approximately **+12154** (around **12.15 m in height**), compared with the existing ridge height of around **8.3 m**, representing an increase of nearly **3.8 m**. This substantial increase in height, bulk, and massing directly adjoining No. 36 is not a modest loft alteration but a significant vertical extension and enlargement of the existing dwelling.

Given the directly attached terrace relationship, the increased height and scale would create an overbearing and visually dominant form of development when viewed from rear rooms and garden areas, materially reducing openness, outlook, and the sense of space currently enjoyed at No. 36.

2. Residential Amenity Harm (Light, Privacy and Outlook)

The proposal would result in unacceptable harm to residential amenity at No. 36.

The increased height and massing would result in a material loss of daylight and sunlight to rear rooms and garden areas due to enclosure and overshadowing.

The upper-level accommodation and roof alterations would result in increased overlooking and loss of privacy to rear habitable rooms and private garden space at No. 36, including direct overlooking of the rear garden area and associated private outdoor amenity space.

In addition, the increased residential intensity of the development would result in greater day-to-day activity and increased noise transmission through shared walls and the party wall structure, further affecting the amenity and quiet enjoyment of the adjoining property.

The combined effect of loss of light, loss of privacy, overlooking, overbearing scale, and intensified use would significantly and unacceptably reduce residential amenity.

3. Structural Impact

A contractor who recently attended No. 36 in relation to external works identified possible signs of structural movement affecting the property.

Correspondence from South East Surveys dated 08 May 2026 confirms that the proposed loft conversion is likely to involve insertion of multiple steel beams into the shared party wall. This demonstrates a significant level of structural intervention within a tightly attached Victorian terrace context and reinforces the intensity and complexity of the proposed works.

Given the scale of structural intervention associated with Type 3 extensions, including potential strengthening or underpinning works as confirmed by the surveyor correspondence (South East Surveys, 08 May 2026), together with the semi-detached end-of-terrace position of No. 36 and the fact that it is an old Victorian building, there is additional concern regarding the possible impact of excavation and structural works on the adjoining property.

The proximity of drainage infrastructure, including sewers, along Crowland Road, together with the potential for land movement in the area, further heightens concern regarding

potential structural impact or damage to the shared Victorian terrace structure and adjoining property.

4. Planning Policy and SPD Conflict

On page 3 of the South Tottenham Supplementary Planning Document, Type 3 extensions are identified as the maximum permissible form of extension in South Tottenham and require very substantial structural alterations, including strengthening or underpinning of party walls.

On page 4, the SPD requires that proposals be assessed having regard to their impact on adjoining properties, terrace unity, and the architectural character of the street.

On page 6, the SPD confirms that upper-level extensions are sensitive in relation to daylight, sunlight and overlooking, and that larger-scale extensions are not normally anticipated where they result in harm to neighbouring amenity.

The proposed development, by reason of its height, bulk, roof massing, structural intensity and proximity to No. 36, conflicts with these principles and fails to respect the established terrace context.

5. Previous Refusal and Prior Objections

Planning Application Ref: HGY/2026/0862 was refused by Haringey Council on 30 April 2026. While this related to a different form of extension, it demonstrates that the site has previously been considered sensitive to further intensification of built form and impact on the surrounding terrace context.

In addition, I submitted objections dated 28–29 March 2026 in relation to earlier proposals at this site, raising concerns regarding enclosure, loss of outlook and daylight affecting No. 36. These concerns remain directly relevant given the continued intensification of development now proposed.

6. Construction Impact

The application confirms construction is expected from September 2026 to December 2026, representing a substantial period of building activity directly adjacent to No. 36.

Given the scale and structural nature of the development, construction disturbance would likely extend beyond the stated timeframe, resulting in prolonged noise, vibration, dust and disruption affecting the immediate living conditions of No. 36.

7. Conclusion

For all of the reasons set out above, including excessive scale and height, overdevelopment of the site, overbearing impact, loss of light and sunlight, loss of privacy through overlooking, intensified residential use including increased noise transmission through shared walls, significant structural intervention to the shared party wall, prolonged construction disturbance, and conflict with the South Tottenham Supplementary Planning Document, the proposal is not acceptable in planning terms.

I therefore respectfully request that planning permission be refused.

Kind regards

Mr Ghebrenegus Ghile and Mrs Maria Ghile