

-2 JUL 2026

29 June 2026

Planning Services

5th Floor, Alexandra House

Station Road, Wood Green

London N22 7TY

246 Lyndhurst Road

Wood Green

London N22 5AU

Re: Objection to Planning Application HGY/2026/1683 – 244 Lyndhurst Road, Wood Green, N22 5AU

Dear Planning Officer,

I write to object to the above planning application for the proposed single-storey rear extension at 244 Lyndhurst Road.

I am the owner and occupier of the adjoining property at 246 Lyndhurst Road, which shares the boundary with the application site.

The proposed development comprises a single-storey rear extension projecting 6 metres beyond the original rear wall, with an eaves height of 3 metres and a maximum height of 3.4 metres. Having regard to its depth, height and siting immediately adjacent to the shared boundary, I consider that the proposal would result in an unacceptable impact on the residential amenity of my property and would fail to respect the established pattern of development within this part of Lyndhurst Road.

The proposal should be assessed against **Haringey Development Management Policy DM1 – Delivering High Quality Design**, which requires development to protect the amenity of neighbouring occupiers by avoiding unacceptable impacts arising from loss of daylight and sunlight, overbearing appearance, enclosure and loss of outlook. The proposal should also be considered against **London Plan Policy D4 – Delivering Good Design**, which requires development to respond positively to its local context and to be proportionate in scale, form and massing.

Impact on daylight and sunlight

My principal concern is the impact on daylight and sunlight.

The rear of my property includes a conservatory projecting approximately 4 feet beyond the original rear elevation. The conservatory is used as part of our day-to-day living accommodation and is relied upon for household activities, including laundry and clothes drying. More importantly, it provides a significant source of natural daylight to the adjoining kitchen and dining room.

Given the proposed depth of 6 metres and the height of the extension immediately adjacent to the shared boundary, I fear that the development would materially reduce the amount of daylight and sunlight reaching the conservatory. As a consequence, it would also reduce the natural light available to the kitchen and dining room beyond, resulting in a harmful impact on the quality and enjoyment of these internal living spaces.

I respectfully request that the Council assesses the proposal against the principles contained within the **BRE Guide – Site Layout Planning for Daylight and Sunlight**, where appropriate, to

determine whether the proposal would result in an unacceptable loss of daylight to neighbouring habitable accommodation.

Overbearing impact and enclosure

In addition to the loss of light, I am concerned that the scale and massing of the extension would create an overbearing relationship with my property.

A 3-metre-high structure extending 6 metres along the shared boundary would significantly increase the sense of enclosure when viewed from both the conservatory and rear garden, reducing outlook and adversely affecting the residential amenity currently enjoyed by the adjoining property.

Character and pattern of development

I also ask the Council to consider whether the proposal respects the established character and pattern of development along Lyndhurst Road.

From my observations, rear extensions of this depth and scale are not characteristic of this section of the terrace. The proposal appears substantially deeper than neighbouring development and would not reflect the prevailing rear building line. In my view, the proposal fails to respond appropriately to its surrounding context and is therefore inconsistent with the design objectives of London Plan Policy D4 and Haringey Policy DM1.

Conclusion

For the reasons set out above, I respectfully request that the Council refuses planning permission on the grounds that the proposal would:

- result in an unacceptable loss of daylight and sunlight to the adjoining property;
- create an overbearing form of development resulting in increased enclosure and loss of outlook;
- adversely affect the residential amenity of neighbouring occupiers; and
- fail to respect the established character and pattern of development within this part of Lyndhurst Road, contrary to Haringey Development Management Policy DM1 and London Plan Policy D4.

I trust these matters will be given full consideration when determining the application.

Yours faithfully,

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Marie Govinden