
Formal Planning Objection Letter

Roy Strachan

28 Stanhope Gardens

**Head of Planning / Planning Officer
Haringey council**

OBJECTION: Planning Application Reference:

https://publicregister.haringey.gov.uk/pr/s/planning-application/a0iP200000HzlzlAF/hgy20261991?c__r=Arcus_BE_Public_Register

Dear Planning Officer,

I am writing as a local resident to register my formal objection to the planning application referenced above. As the resident of 28 Stanhope Gardens where i have a wall of the current building at the back of my garden, I will be directly impacted by these proposals.

I request that planning permission is refused based on the following material considerations:

1. Increased Noise and Disturbance

The proposed development introduces an intensification of use that is completely incompatible with the existing quiet residential environment. The activities associated with this proposal will generate increased noise and disturbance. This

will severely harm the acoustic environment and undermine the residential amenity that neighbouring occupiers can reasonably expect to enjoy.

2. Highway Safety, Traffic, and Parking Pressure

The development will create a significant increase in local traffic, putting unsustainable pressure on local on-street parking spaces. The surrounding road network is already constrained, and the influx of delivery, visitor, and resident vehicles will worsen existing congestion. Crucially, the introduction of turning and waiting vehicles in this specific location will heavily increase the risk of road accidents, compromising highway safety for both drivers and pedestrians.

3. Negative Impact on Character and Appearance

The scale, massing, and architectural design of the proposed structure will significantly harm the character and appearance of both the host building and the wider local area. The proposal fails to respect the local building vernacular and street scene, appearing overly dominant and visually jarring. This design is contrary to local plan policies requiring new development to positively integrate with neighboring architecture.

4. Loss of Light and Overshadowing

The physical positioning and height of the development will materially impact the enjoyment of our property. Due to its bulk and close proximity to our boundary, it will cause an unacceptable loss of natural light and significant overshadowing to our back garden. This creates an oppressive, overbearing effect that drops below standard residential daylighting requirements.

Conclusion

For these reasons, the proposal represents an inappropriate form of development that conflicts with the haringey council Development Plan and the core principles of the National Planning Policy Framework (NPPF). I strongly urge the Planning Authority to refuse this application.

Please notify me of any updates, amendments to the plans, or dates for committee meetings where this application will be discussed.

Yours sincerely,

Roy Strachan