

Appendix 2

Local residents' objections		
No of individual responses: Objections:4 Supporting:0	ISSUES RAISED	OFFICER'S COMMENTS
	Loss of daylight	The Daylight and Sunlight Vertical Sky Component assessment shows that the impact on daylight arising from the proposal would be highly localised, affecting only five residential windows out of the substantial number assessed, with no widespread daylight reductions identified across the surrounding residential area. On balance, the degree of impact is not considered to result in unacceptable harm to neighbouring residential amenity such that the application should be refused. A Daylight Distribution (No Sky Line (NSL)) assessment was undertaken for those neighbouring rooms where sufficient internal layout information was available. The assessment concludes that all habitable rooms requiring daylight achieve compliance with the BRE daylight distribution criteria. Accordingly, no such neighbouring residential rooms are predicted to experience an unacceptable reduction in daylight distribution as a result of the proposed development.
	Proposed building exceeds the height parameters for tall buildings in	The site is not located within the Tottenham Hale District Centre.

	Tottenham Hale District Centre Framework	Nonetheless the proposal has been carefully designed with regard to the Tottenham Hale District Centre Framework. In particular, the nine-storey element is considered compatible with the prevailing and emerging built form within the industrial estate and would be broadly comparable in height to the tallest existing building in the area, known as The Archives. Therefore, it is considered that the proposed massing and heights would be an appropriate townscape response.
	Overlooking	Ten windows on the rear (south facing) elevation facing the rear gardens of Esin Court would be opaque, as such any loss of privacy and overlooking would be minimised. As such, it is considered that the proposed development would not have significant impact the residential amenities of these properties.
	Overshadowing	Ten neighbouring amenity areas were assessed, comprising gardens associated with Esin Court and Bramble Close. The assessment concludes that all gardens and amenity areas tested comply with the BRE recommendations following development. The numerical results indicate either no change or an extremely limited reduction in areas receiving two hours of sunlight on 21 March, with all assessed spaces continuing to satisfy the BRE criteria.
	Overbearing	The proposed building would be three storeys in height adjacent to the residential properties at Esin Court.

		The massing at first, second and third floor levels has been set back approximately 7 metres from the shared boundary with Nos. 1 and 2 Esin Court. As a result, it is considered that the development would not appear unduly overbearing or result in an unacceptable sense of enclosure for these neighbouring residential properties.
	Out of character	The proposed development has been designed such that the three storey element at the south-western corner of the site would be comparable with adjoining two-storey terraced properties at Esin Court. Furthermore, the proposal would transition into four to six-storey addressing the Broad Lane frontage, where the building heights would relate appropriately to the varied townscape character on the opposite side of Broad Lane, comprising a mix of two, three, four and five-storey buildings. As such, it is considered that the proposed development would not be out of character. Furthermore, the site sits within a rapidly changing urban environment where increased building heights and densities form a key component of the planned regeneration objectives for Tottenham Hale.