

Document Title: Supplementary Objection Material

Planning Application Reference: HGY/2026/2422

Property Address: Flat 2, 15 Fairfield Road, London N8 9HG

Target Property: Flat 2, 13 Fairfield Road, London N8 9HG

1. Introduction and Context

This document provides supplementary evidence to support the objection previously submitted regarding the proposed replacement cabin. As a resident of over 20 years, I wish to demonstrate how the existing structure—and more critically, the proposed larger replacement—impacts the long-standing privacy of my property.

2. Historical Context and Loss of Privacy

When I purchased my property, the garden enjoyed a completely private, un-overlooked aspect from the adjoining property.







These historical photographs demonstrate that no structure originally stood where the current cabin is located. Both properties are flats and do not benefit from permitted development rights. The existing cabin was installed in 2014 without planning permission.

Because no formal consultation took place at that time, I was unable to comment on its orientation or its impact on my privacy.

The current cabin is used strictly for passive storage. However, as shown in the image below, even this structure has compromised the historic privacy of my living areas.

3. Impact of the Proposed Replacement Cabin

The proposed replacement cabin will significantly exacerbate this loss of privacy. It features a larger footprint, and the fully glazed double-door units will be sited **1 meter closer** to my property boundary along the exact same sensitive line of sight.

Furthermore, correspondence with the applicant confirms that the building's use will change from passive storage to an active home office occupied by two residents. This change in use implies continuous, daily occupancy directly facing my primary living spaces.

Because my flat is uniquely elevated approximately 1.5 meters above garden level, standard 2-meter boundary fencing is insufficient to screen the views from the proposed glazing.

4. Attempts at Resolution and Alternative Design Feasibility

In an effort to find a constructive compromise, I investigated potential screening solutions and discussed alternatives with the applicant.

I temporarily raised a rope above the existing 2-meter fence line to test different screening heights:





This exercise revealed that a fence or trellis high enough to successfully block the line of sight would be highly oppressive, block significant sunlight, and require a separate planning application.

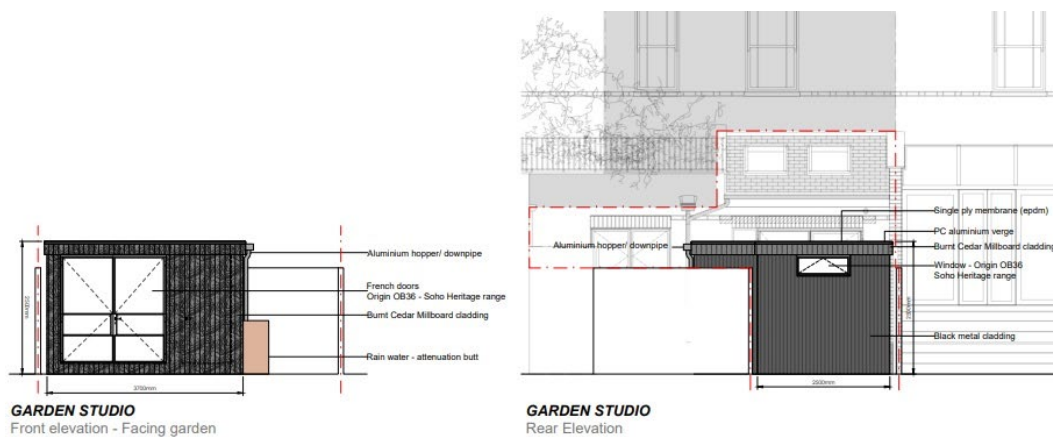


Furthermore, any vegetative screening on the applicant's side could be legally removed by future owners, offering no permanent protection.

The most effective solution to entirely eliminate the overlooking issue would be to **rotate the proposed cabin 90 degrees counter-clockwise**. A neighbouring property (Flat 1) features an identical garden layout and successfully utilizes a cabin oriented in exactly this manner without impacting anyone's privacy.

5. Clarification on Supplementary Glazing

The applicant has suggested that rotating the cabin 90 degrees counter-clockwise is unfeasible because it would rotate "supplementary glazing" into the problematic line of sight. However, the submitted plans contradict this assertion.



As shown in the architectural drawing **2.011 - proposed garden studio.pdf** reproduced above, the main entrance double-doors are on the front elevation, while the supplementary glazing consists only of a small, high-level horizontal window on the rear elevation.

If the cabin were rotated 90 degrees counter-clockwise:

1. The large, fully glazed front doors would face toward Aubrey Road (matching the orientation of the cabin at Flat 1).
2. The small, high-level rear window would face the far right corner of my garden, positioned directly opposite my own end-of-garden storage shed. My existing shed features a single utility door with a minimal glass panel facing away from the applicant's property and causes no overlooking issues. The small window of the rotated cabin would look toward a blank wall of this shed, resulting in **zero** privacy impact on my living areas.

6. Conclusion

I respectfully request that the planning authority consider the cumulative impact of the increased size, the forward-shifting glazing, and the intensified use as a dual-occupancy office. I urge the council to either refuse the application in its current form or condition that the cabin be rotated 90 degrees counter-clockwise to safeguard the residential amenity and privacy of my property.