PLANNING OBJECTION

31 Woodside Avenue, London N6
HGY/2026/2709

I wish to formally object to the proposed development at 31 Woodside Avenue.

I am not opposed to my neighbours improving or extending their home. However, I am extremely concerned about the scale of the proposed extension and the significant impact it would have on my property, my garden and the enjoyment of my home.

The proposed extension would project considerably beyond the existing rear building line, creating a substantial and overbearing structure immediately adjacent to my property.

I am particularly concerned about the loss of natural light and outlook, the increased sense of enclosure within my garden, and the loss of privacy resulting from the elevated terrace and extensive glazing overlooking my property.

The existing changes in ground levels between the properties would make these impacts particularly pronounced.

I believe that the proposed development is excessive, fails to respect the character of the existing building and would have an unacceptable impact on my residential amenity.

For the reasons set out below, I ask Haringey Council to refuse the application in its current form.

1. Excessive Scale, Depth and Overbearing Impact

Relevant Planning Policies:

- Haringey Local Plan Strategic Policy SP11 – Design
- Haringey Development Management Policy DM1 – Delivering High Quality Design
- Haringey Development Management Policy DM12 – Housing Design and Quality
- London Plan Policy D3 – Optimising Site Capacity Through the Design-Led Approach

Relevant Drawings: 31WA-P-01, P-06, P-08, P-09 and P-13

The proposed rear extension projects substantially beyond the established rear building line, introducing a considerable volume of additional built form immediately adjacent to my property.

Its excessive depth, combined with its height and proximity to the shared boundary, would create a dominant and overbearing structure when viewed from my home and garden.

The development would substantially alter the existing relationship between the adjoining properties, replacing the relatively open outlook with a large expanse of built form.

Of particular concern is the cumulative effect of the extension's depth, height and massing. These elements cannot reasonably be considered independently, as their combined impact would substantially increase the sense of enclosure experienced from my property.

The extension does not appear subordinate to the original dwelling and fails to demonstrate an appropriate relationship with the scale and proportions of the existing building.

Policy DM1 requires development to respond positively to the prevailing scale and massing of neighbouring buildings and to protect residential amenity.

Policy DM12 requires residential extensions to demonstrate a sensitive, site-specific design response that respects the original building and neighbouring properties.

I consider that the proposed extension conflicts with these policies by introducing an excessive volume of built form that would materially harm the outlook and enjoyment of my property.

I request that the Planning Officer specifically assesses the combined impact of the extension's height, depth and proximity to the adjoining property, rather than considering these elements in isolation.

2. Loss of Daylight and Outlook

Relevant Planning Policies:

- Haringey Development Management Policy DM1 – Delivering High Quality Design
- Haringey Development Management Policy DM12 – Housing Design and Quality
- London Plan Policy D3 – Optimising Site Capacity Through the Design-Led Approach

Relevant Drawings: 31WA-P-01, P-06, P-08 and P-09

The considerable projection of the proposed extension beyond the existing rear elevation would obstruct the open outlook from my property and has the potential to significantly reduce the natural daylight reaching my home and garden.

The combination of the extension's depth, height and position adjacent to the boundary would introduce a substantial physical barrier, particularly when viewed from the rear-facing rooms and garden.

This would materially alter the existing relationship between the properties, increasing the sense of enclosure and adversely affecting the enjoyment of my home.

Policy DM1 seeks to protect neighbouring residential amenity, including the impact of development upon daylight, sunlight and outlook.

Policy DM12 requires residential extensions to be designed with appropriate consideration of their impact on neighbouring occupiers.

I consider that the proposal fails to adequately demonstrate that acceptable levels of daylight and outlook would be maintained for my property.

I request that the applicant provides an appropriate daylight and sunlight assessment demonstrating the impact of the proposed extension upon the adjoining accommodation and garden.

3. Elevated Terrace, Extensive Glazing and Loss of Privacy

Relevant Planning Policies:

- Haringey Local Plan Strategic Policy SP11 – Design
- Haringey Development Management Policy DM1 – Delivering High Quality Design
- Haringey Development Management Policy DM12 – Housing Design and Quality

Relevant Drawings: 31WA-P-01, P-07, P-08 and P-13

The proposed development introduces extensive rear glazing and an elevated external terrace, creating an unacceptable relationship with my adjoining property and private garden.

The existing differences in ground levels mean that the proposed accommodation and terrace would occupy an elevated position relative to my garden.

This creates opportunities for direct and intrusive overlooking into areas that currently benefit from privacy.

The proposed ground-floor plan identifies a 2m-high privacy screen. However, the introduction of screening does not, in itself, demonstrate that overlooking and loss of privacy have been adequately addressed.

Furthermore, the substantial glazing would introduce increased opportunities for overlooking from within the proposed accommodation, independently of the external terrace.

The submitted drawings do not adequately demonstrate how privacy would be maintained, particularly when considering the elevated position of the accommodation and the relationship between the adjoining gardens.

Policy DM1 requires development to respect neighbouring properties and protect residential amenity.

Policy DM12 requires residential extensions to take account of the privacy and amenity of neighbouring occupiers.

I consider that the proposal conflicts with these policies by introducing an elevated arrangement that would materially compromise the privacy and enjoyment of my garden.

I request that the Planning Officer assesses the actual sightlines from the proposed glazing and terrace into my property and garden, rather than relying solely upon the proposed privacy screening.

4. Changes in Ground Levels and Exaggerated Visual Impact

Relevant Planning Policies:

- Haringey Local Plan Strategic Policy SP11 – Design
- Haringey Development Management Policy DM1 – Delivering High Quality Design
- Haringey Development Management Policy DM12 – Housing Design and Quality
- London Plan Policy D3 – Optimising Site Capacity Through the Design-Led Approach

Relevant Drawings: 31WA-P-07, P-08, P-09 and P-13

The existing properties occupy a sloping site, with significant changes in ground levels between the buildings and their rear gardens.

The proposed extension does not adequately respond to these changes in levels.

Although the extension may appear relatively modest when considered against the existing building's rear elevation, its actual impact upon my property would be considerably greater when viewed from the lower garden levels.

The proposed development introduces a substantial volume of built form above the existing garden levels, exaggerating its apparent height and creating an increased sense of enclosure.

The elevated position of the proposed accommodation and external terrace would also increase opportunities for overlooking into my garden.

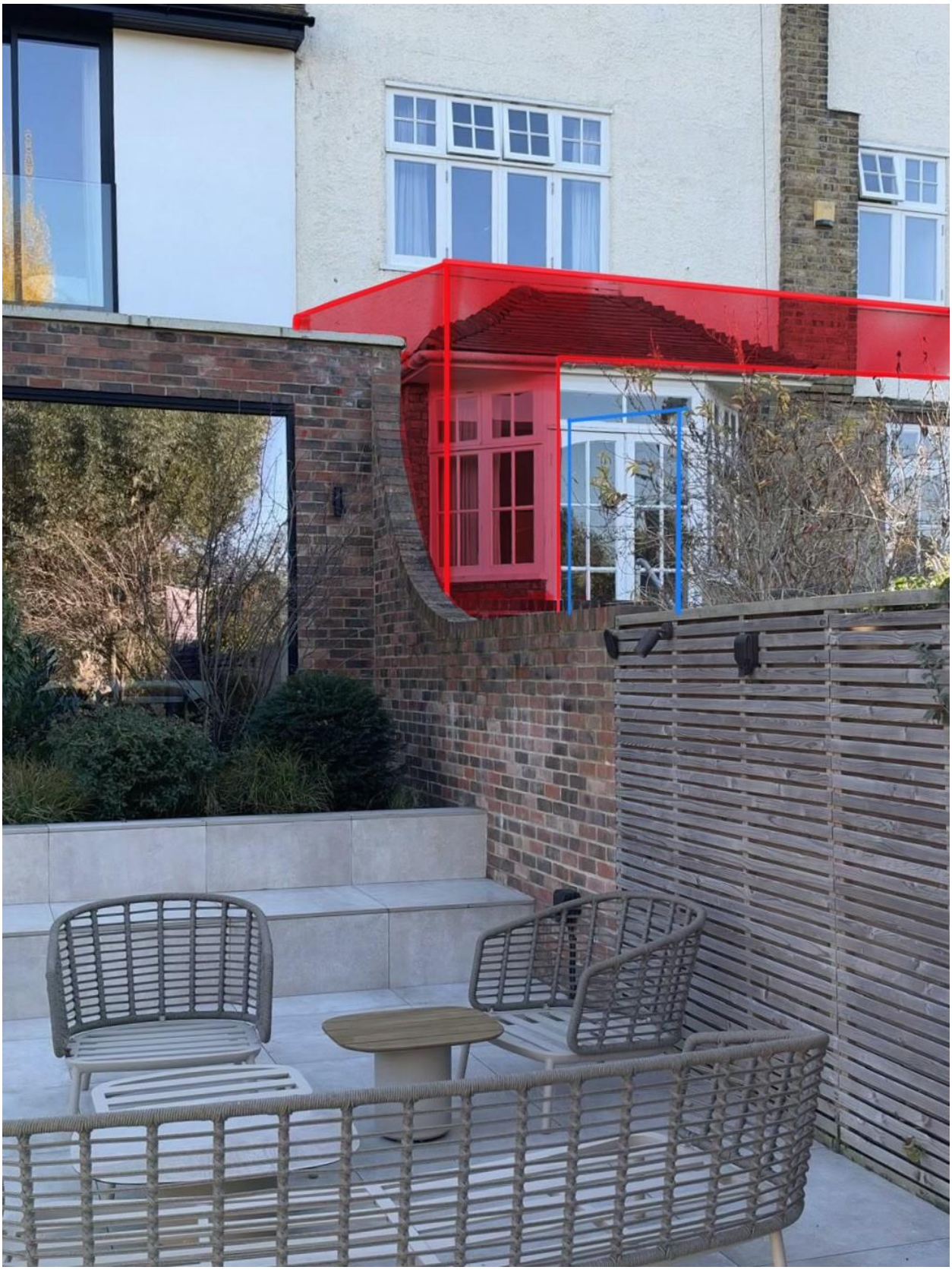
The combined effect of the extension's height, depth and elevated position would materially alter the existing relationship between the properties, creating an overbearing development that fails to respect the site's topography.

Policy DM1 requires development to respond appropriately to its surroundings, including neighbouring buildings, their scale and the established character of the area.

Policy DM12 requires residential extensions to demonstrate a sensitive, site-specific design response.

I consider that the proposed development fails to adequately address the particular constraints of this sloping site. Refer to the mock up on the following page.

I request that the Planning Officer undertakes a site visit to my property to assess the proposal from the locations most directly affected.
Without this assessment, the true impact of the development upon neighbouring residential amenity cannot be fully appreciated.



5. Inappropriate Relationship with the Host Building

Relevant Planning Policies:

- Haringey Local Plan Strategic Policy SP11 – Design
- Haringey Development Management Policy DM1 – Delivering High Quality Design
- Haringey Development Management Policy DM12 – Housing Design and Quality

Relevant Drawings: 31WA-P-01, P-06, P-07, P-08 and P-13

The proposed extension introduces a substantial addition to the rear of the property that appears disproportionate to the original building.

Its considerable projection, height and overall massing fail to respect the proportions and architectural composition of the existing dwelling.

Rather than appearing as a subordinate addition, the extension would introduce a dominant built form that is inconsistent with the character and scale of the host building.

The proposed development also fails to respond sensitively to the established relationship between the adjoining properties and the sloping nature of the site.

Policy SP11 seeks to secure high-quality development that responds appropriately to its surroundings.

Policy DM1 requires development to demonstrate appropriate scale, massing and architectural composition.

Policy DM12 requires residential extensions to respect the original building and demonstrate a sensitive design response.

I consider that the proposal conflicts with these policies because the scale and form of the extension would be disproportionate to the host dwelling and would fail to integrate appropriately with the established residential setting.

Conclusion

I am not opposed to reasonable alterations or extensions to the neighbouring property. However, I consider that the current proposal represents an excessive form of development that would materially harm the residential amenity of my home.

My principal concerns are:

1. The excessive depth, height and massing of the proposed extension, creating an overbearing structure immediately adjacent to my property.
2. The loss of natural daylight and outlook resulting from the substantial projection beyond the existing rear building line.
3. The significant loss of privacy arising from the elevated terrace and extensive glazing overlooking my garden.
4. The failure to adequately respond to the existing changes in ground levels, which exaggerate the visual impact and sense of enclosure.
5. The disproportionate relationship between the proposed extension and the original dwelling, resulting in a development that fails to respect the character of the host building and neighbouring properties.

I consider that the cumulative impact of these issues is unacceptable and conflicts with the residential amenity and design objectives of Haringey's adopted planning policies.

I therefore request that the Council refuses planning permission in its current form.

Alternatively, I ask that the applicant be required to substantially reduce the depth, height and massing of the extension, reconsider the elevated terrace and glazing arrangements, and demonstrate through appropriate assessments that neighbouring daylight, outlook and privacy would be adequately protected.

I would also request that the Planning Officer visits my property before determining the application, as I believe that the full impact of the proposed development cannot be properly appreciated from the submitted drawings alone.