

155A Hornsey Park Road
London N8 0JX

24 March 2024

Head of Development Management and Planning Enforcement
Planning Service
Haringey Council
6th Floor, River Park House
225 High Road Wood Green
London N22 8HQ

Case Reference: HGY/2024/0466
157- 159 Hornsey Park Road, N8 0JX

Dear Planning team,

I am writing to register my formal objection to the above proposed development. My husband and I are owner occupiers of no. 155A Hornsey Park Road, one of the existing residential homes which will be highly impacted by the proposed development. Please see below my grounds for objecting to this proposal, which I consider will negatively impact our lives, and the lives of other impacted local residents.

I echo other residents' concerns about the fact that this development has made its way to application stage. I am equally disappointed and frankly surprised that the Council appears to support this development in its present form, given the very real and legitimate concerns of local residents in relation to the excessive scale of the development, its overbearing nature and lack of sensitivity to surrounding properties, and its exacerbation of the traffic and safety issues that already plague Hornsey Park Road.

The fact that the development will negatively impact existing properties (and properties that are under construction) is an indisputable fact – even the applicant's submissions do not seek to deny this. The applicant's submissions obviously seek to present the proposals in a way that seeks to minimise local residents' and other concerns (without actually addressing them in a meaningful sense). The Council has a duty to scrutinise these proposals in detail, to question these thoroughly and to form its own independent view of whether the development meets local planning policies (rather than taking the applicant's submissions at face value). In doing so, I hope that the Council will take our objections seriously and will give appropriate weight to our right to privacy, daylight and sunlight and the safe enjoyment of our streets and property.

Grounds for objection

- 1. The scale of the development is excessive and overbearing in relation to the size of the subject site and its surroundings.**

- The **height** of the buildings is inappropriate in relation to the size of the site and the residential homes in its immediate vicinity on Hornsey Park Road.
- This issue is exacerbated by the fact that the buildings are sited **too close to the boundary with the houses on Hornsey Park Road**, including my house.

In relation to Block A, which will be immediately behind my garden, the developers are proposing a height of 4 storeys, building up to 6 storeys. The 4 storeys will be only a few meters away from my house and garden, followed closely by 5/6 storey sections behind.

This height is excessive and not sympathetic to the surroundings, which include a row of terraced, two-storey homes, most of which date back to Edwardian times and have an established right to light which will be eroded by this development.

Whilst it is true that the Council has approved developments nearby which are of a similar height, the context for those developments is different as they are significantly set back from any two-storey homes that are close to their site boundary. This is not the case here, where the buildings are proposed to be sited a mere few metres away from my garden fence, and even closer to the garden fences of neighbouring properties. These tall buildings will loom high above our properties and will be overbearing and oppressive. When we are in our gardens, we will face a very high brick wall. For some people this will be almost directly abutting their garden fence. **No other developments in the vicinity have been sited so close to neighbouring properties and this factor significantly sets this proposal apart from other planning precedents.**

The developer is unfairly seeking to take advantage of nearby developments which are **not comparable** to the present proposals. Approving the proposals in their present form would set a worrying new precedent for development in the area, effectively disregarding the interests of local residents and striking an inappropriate balance between competing considerations, rendering the decision vulnerable to judicial review.

- The site is too densely developed, with too many apartments being sited on a very small surface area. This leaves very little outside communal space for the residents of the development.

2. **The height of the proposed buildings and their proximity to my house create overlooking and a loss of privacy. These concerns are not adequately addressed by the plans.**

The only measure applied by the applicant to reduce overlooking/loss of privacy consists of partially obscure glazing some of the Block A windows that face the houses on Hornsey Park Road. **No consideration** has been given to the fact that the balconies will overlook my property. As can be seen from the image below (illustrated with blue lines), there is a **direct line of sight** from the balconies of Block A, straight into my garden and house. There is also a direct line of sight into some of the other terraced

homes on Hornsey Park Road.

Note that people don't just stand still and look straight ahead when they're on a balcony. Reasonable use of a balcony includes moving around on the balcony, looking in various directions, and sitting or standing facing different directions (including in the direction of my house and garden). This reasonable use of a balcony must be taken into account when considering the impact of the development's balconies on my privacy, especially those of Block A.



The Block A balconies are particularly close to my house and create a severe overlooking issue in relation to my property. A similar issue applies to some of the balconies in Block B, in relation to the homes at 159A and onwards, as illustrated above. **This means that I and other local residents will be overlooked, and will no longer enjoy any privacy when we are at the back of our home or garden (noting that we have bedrooms at the back of our houses).**

I struggle to understand how this can be acceptable under planning policies. If an ordinary homeowner in a line of terraced housing were to propose to install a balcony on the back of their property, they would be prevented from doing so by the Council on the basis of overlooking/loss of privacy to their neighbours, including any neighbours to the back of their house. The Council regularly prevents homeowners from adding balconies to their homes for this very same reason and should consistently apply its policy to this development as well. **The same rules should apply to all applicants, regardless of the size of their development.** In fact, the Council should be more circumspect in the application of planning policy to large developments, given the scale of the impact that

these present. In this case, I am complaining about 4 balconies looking into my property (as opposed to just the one) and the cumulative impact of this on my privacy cannot reasonably be ignored.

If the Council allows this proposal - which would result in several balconies having a direct line of sight into my property and garden (and the gardens and properties of other homes on Hornsey Park Road, as illustrated in the above image) – this would clearly be a misapplication of planning policy, highlighting an inconsistent approach and rendering the decision vulnerable to a judicial review.

More needs to be done to prevent overlooking, including removing the balconies that would have a line of sight onto the homes on Hornsey Park Road and/or moving the buildings significantly further away from the boundary with no. 155A and other homes on Hornsey Park Road so that the balconies no longer have a close, direct line of sight into our gardens and homes.

The present proposal does not do this and should be refused.

3. Nuisance, increased traffic, and safety concerns relating to car access via Hornsey Park Road: both during and after construction.

Impacts during construction

- **Exacerbation of traffic, damage to parked cars, and damage to homes on the side of the access road.**

My property is directly next to the access road to the site from Hornsey Park Road. **As other residents have commented, Hornsey Park Road is an extremely busy and narrow road, prone to congestion as well as noise and nuisance from traffic. Residents struggle with parking, and many residents have experienced damage to their cars from passing traffic.** A few months ago, I experienced significant and costly damage to my car from passing traffic. These issues place a strain on the residents of Hornsey Park Road and would be severely exacerbated during the construction works if construction traffic is allowed to access the site via Hornsey Park Road.

The access road is narrow and access to it is restricted due to the traffic and limited space available for manoeuvre on Hornsey Park Road. **My front garden wall was recently damaged by a vehicle that was attempting to enter the site at 157 – 159.** Whilst the applicant contends that they have carried out a ‘feasibility study’ in relation to access to the site from Hornsey Park Road, I and other residents have direct, real-life evidence that demonstrates that **this access is not feasible and completely inappropriate for large vehicles.** This is not only a noise and nuisance issue, it’s also a safety issue and should be taken seriously and accorded heavy weighting in the Council’s decision-making process.

The Council should ban access for construction vehicles from Hornsey Park

Road. As other residents have commented, there is a precedent for doing this, and the issues we are experiencing justify a similar approach in this case.

- **Noise and nuisance following construction.**

Regard needs to be had to the fact that the access road is directly abutted by two homes. Even though the site will be car free, and residents won't have access to residential parking permits, **cars and trucks will still need to access the site on a regular basis.** This includes rubbish collections (which happen early in the morning) and delivery vehicles coming at all times of the day, including early in the morning and late at night.

Given the nature of the access road, this will cause disruption, nuisance and noise on a regular basis – disrupting the amenity and quality of life of nearby properties, particularly 155A and 159A Hornsey Park Road.

The access from Hornsey Park Road should be fully pedestrianised and access to the site should be via Brook Road.

4. Loss of daylight and sunlight.

The height of the development and its proximity to the boundary of my property will undoubtedly reduce the amount of daylight and sunlight I get into my home and garden. This development will cast a large shadow on the properties it neighbours. The developer's sunlight and daylight access report demonstrate that there *will* be an impact on adjoining properties' access to sunlight and daylight. As a layperson, I do not fully understand all the references to various policies, but even as a layperson I can observe two facts:

- **First, the report was carried out by a company acting on behalf of the developer.** That necessarily means that there is some bias in the way that the evidence is presented. This issue is very important for all residents whose homes are impacted by these proposals (noting that the development impacts on hundreds of windows, as outlined in the report). **The Council should carry out its own, independent study into the likely loss of daylight and sunlight, and form its own – independent and unbiased – conclusions on this point.** The Council would not be acting fairly and reasonably if it simply relies on the developer's report.
- **Second,** even the developer's report admits that many windows (including my windows) would suffer a reduction in daylight. In relation to the loss of sunlight, I noticed that the report excludes some of my windows from the evaluation on the basis that they are North facing. Whilst I am not well versed in the technicalities here, I query whether it is fair to exclude most of my windows from that evaluation.

5. Lack of affordable housing.

Whilst the development has a negative impact on the local community (as outlined above), it does so little to give anything back. Only 6% of the homes that this

development creates will be affordable homes on a part-buy-part-let. This does nothing to help meet the Council's targets for affordable housing and should additionally be refused on these grounds.

Please note that there is an active and interested community of residents who are impacted by the Council's decision on this proposal. Not all of these residents feel comfortable enough to write letters of objection – but they are all motivated enough to look closely at the Council's actions, to contact their MP, and to attend residents' meetings to discuss and scrutinise these proposals. All of us are looking to the Council to deliver a fair, measured decision on this proposal, which must necessarily involve refusing permission on a number of grounds (some of which are outlined above) and seeking to limit the impact of the eventual construction works on residents and users of Hornsey Park Road.

Sincerely,

Selvi Abou Jaoudé