

Dear Council,

OBJECTION to Planning Application HGY/2024/0921 – Material Harm to neighbouring properties through poorly-considered design

I'm writing to formally object to this planning application. The core of my objection is simple: a developer's desire to squeeze the most profit out of a site shouldn't be allowed to ruin the quality of life for their neighbours.

I'm not against developing this site. I'm against *this specific design*, which is unacceptable because of the lasting harm it will cause to my home. It is in direct conflict with your own policies that are meant to protect residents.

Here are my specific objections:

1. It will destroy the privacy of my home

First and foremost, this extension will mean a complete loss of privacy for my family. The proposed new rear windows and balconies will look directly down onto our terrace—our only private outdoor space. It will feel like we're under constant surveillance, turning a space where our family relaxes into one where we feel watched. This is a profound invasion of privacy that goes against **London Plan Policy D3** and **Haringey's DPD paragraph 3.15**. Please see photos taken from the proposed balconies overlooking our private terrace. While there are some existing windows from neighbouring flats' bathroom and kitchens they do not present the same detriment as they are serving spaces that are not designed for spending time or for providing outlook.

2. The disproportionate structure will block sunlight, and the applicant continues to withhold evidence

On top of this, the sheer size of the extension will be incredibly overbearing. While great care has been taken to set back and reduce the visibility at the front, the addition of 4 - 4.5 meters above the existing parapet at the back of the building will be a material change to those around. Based on the developer's own drawings, this will increase the ridge height at the back by **35%**. (*Calculation based on an existing height of 11 metres and a proposed height of 4 metres above the existing building*). The structure will loom over our terrace as well as neighbouring gardens and homes.

This loss of light is a major concern. It is clear from the pictures attached that even in mid September my North facing outdoor space receives Sunlight above the existing parapet. This fact is crudely and consistently ignored by the applicant. **They have already been asked by the council and in multiple objections, multiple times to provide sunlight assessment for**

my terrace, and continue to refuse to do so, even in the third version of the daylight and Sunlight report. They have identified and numbered the terrace in their report but excluded it from impact result tables (screenshot attached).

This refusal speaks volumes. It strongly suggests the applicant knows an honest assessment would prove their design causes an unacceptable level of harm, in breach of the nationally recognised BRE (Building Research Establishment) guide. In the absence of this crucial evidence, you must assume the worst: that the loss of light to my home is severe. The council cannot make a sound decision while the applicant withholds this information.

3. It will also harm our neighbours

While the most direct harm is to my property, the problems don't stop there. The design will also create new and intrusive views into neighbouring gardens and even into their bedrooms, damaging their privacy as well. While it is an urban environment, and some transient overlooking is to be expected, the brand new balconies designed to be used for recreation while constantly overlooking previously private bedroom windows are unacceptable. Additionally the north facing gardens are particularly sensitive to the limited sunlight they receive. Blocking out the daylight and sunlight to family homes, as well as making our home feel dark and hemmed in is not an acceptable cost to achieve two compromised flats.

4. A better, neighbourly design is possible

In the urban London environment, even in the Crouch End conservation area, the roofspace development is a valuable space and development should be explored where possible. However, the design and access statement is simply false and misleading stating that the development will not bring any detriment or harm to neighbouring properties. It is beyond argument that the proposed design is lazy, greedy and harmful to existing residents, neighbours and future occupiers. It compromises, harms and cuts corners to maximise profit while failing policies set out Nationally, London-wide and Council wide. Regrettably, we are the ones that are resisting to pay the price.

The solution is straightforward and standard practice: the entire rear of the extension and proposed balconies should be **set back by at least one metre**, so it complies with your own policy (**Haringey DPD paragraph 3.15**) that rear extension should ensure no overlooking. This would retain privacy and potentially solve the overlooking the loss of sunlight issues.

I urge you to refuse this application and work with the developer to achieve compliant and acceptable design. Please send the developer a clear message: Haringey expects better. A good, profitable, and neighbourly design is achievable here, and you shouldn't accept anything less.

Yours faithfully,

Aidas Unika

Photo 1 & 2 - views from Flat 10's proposed balcony showing overlooking and future complete loss of sunlight



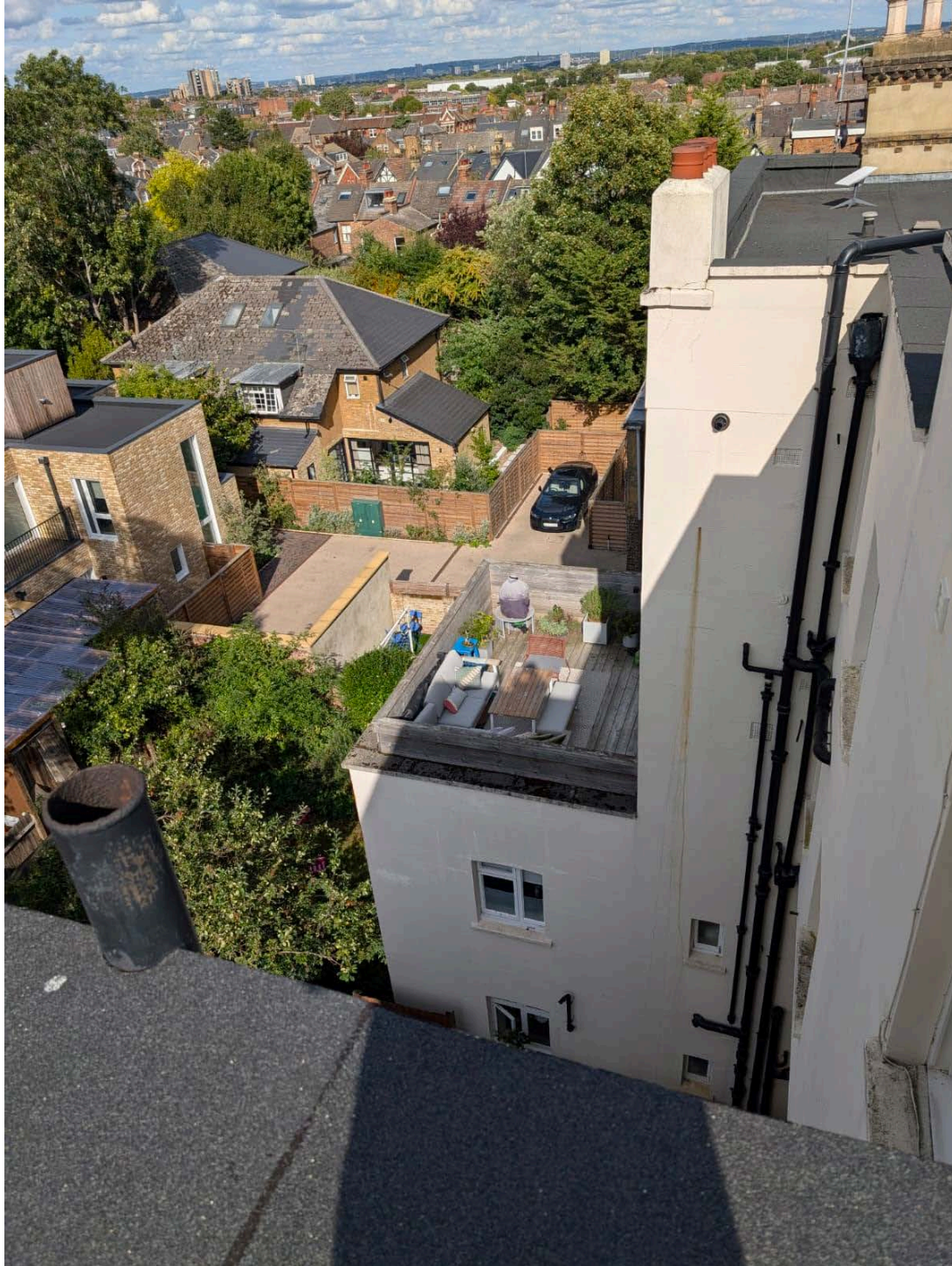
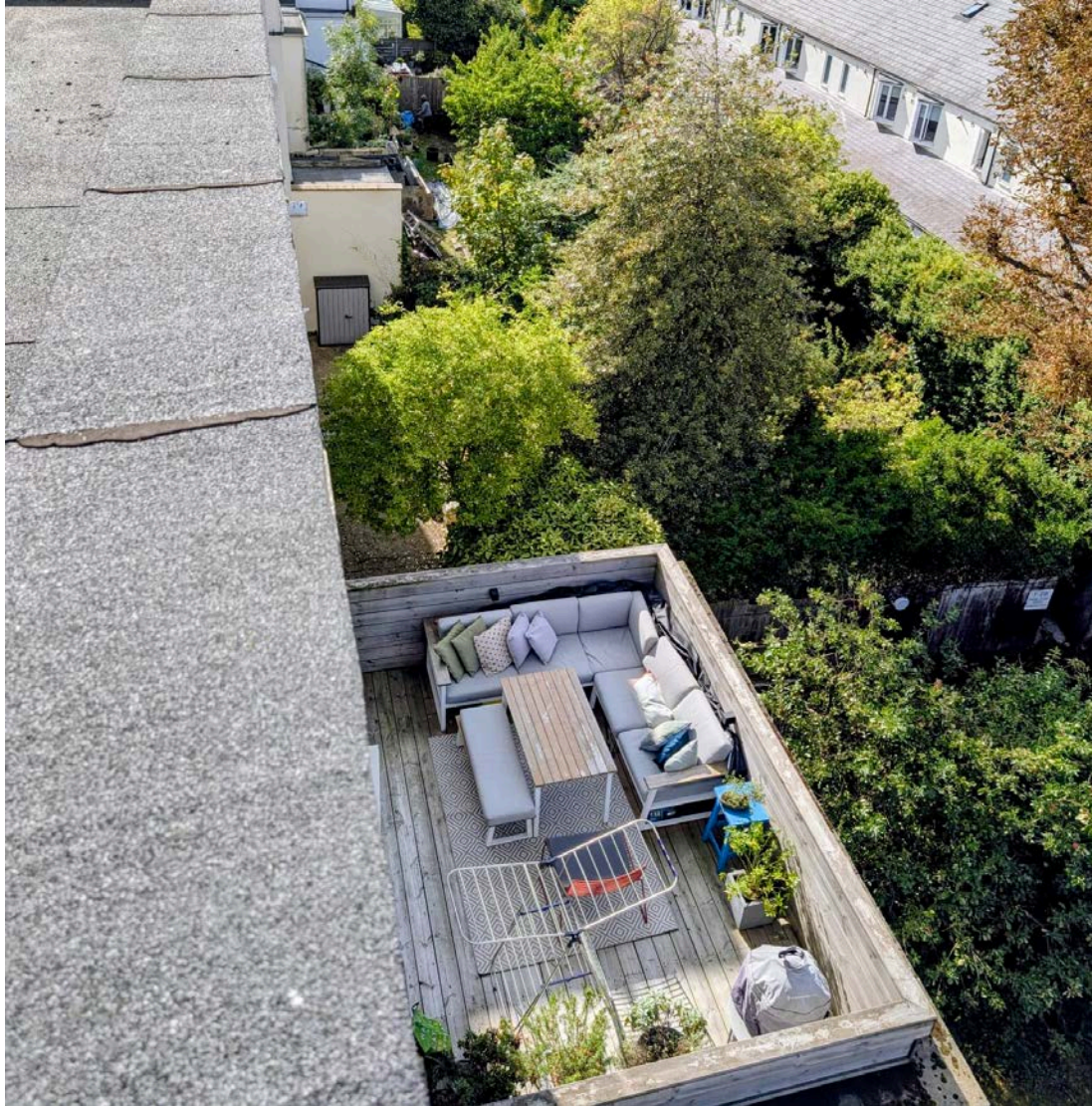


Photo 3 - views from Flat 9's proposed narrow balcony onto sun lit terrace that will produce permanent overlooking



Photos 4 & 5 taken from the terrace showing sun above the existing parapet that will be blocked out by looming 4.5 additional meters



Photo 6 - showing a clip from Daylight & Sunlight report version 3, with the terrace designated as A16 and falsely coloured in as “the applicant” while the gardens are not. The impact assessment for A16 not provided in the report.

