

**From:**  
**Sent:** 13 February 2016 20:04  
**To:** LDF  
**Subject:** Fwd: Haringey Local Plan Pre-Submission Public Consultation

To whom it may concern,

1) The Council is now relying on its amenity policy (DM1 section D on page 11) to control overlooking, but the weakness in this policy is clearly demonstrated by the recent approval for the development of the Connaught House site. It is too subjective and too dependent on how developers and planning officers assess amenity. According to the withdrawn prescriptive distance policy, there should be at least 40m distance between facing habitable rooms for four-storey buildings. There is nothing like this distance on any side of flats development, in particular Teresa Walk. Likewise the four-storey houses on the other part of the site are too close to houses in Connaught Gardens, their rear windows being some 25m apart. The result is a development which is too high and overbearing and completely out of character in this neighbourhood.

2) The proposed Backlands Policy (DM7 on page 19) is not prescriptive on heights. Unlike the withdrawn guidance SPG 3c, it does not specify that building heights should be subordinate to surrounding properties. The need for this is clearly demonstrated by the excessive heights of the Connaught House development which will loom over its neighbours.

I would like to request the re-instatement of the prescriptive distances policy, and the addition of an amendment to specify building heights on backlands site, to ensure that future developments do not compromise the privacy and amenity of neighbouring properties. Yours,

Dr Roswitha Dharampal

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