Development Management
Haringey Council
6th Floor
River Park House
225 High Road
Wood Green
London
N22 8HQ

51 Walfield Avenue
London
N20 9PS

12 April, 2015

Dear Sir,

Ref: HGY / 2015 / 0731
Location: Land at Taylor Close N17 0UB

I wish to object to the planning application outlined in the letter of the 17th March 2015 for the above mentioned site. The grounds for objection are as follows:

1. The drainage to be used has been prone to flooding on a number of occasions over the years. To this has already been added 15 flats with the development of Prestwick Court. The 9 flats proposed for this development would bring the number of flats to 60. The drainage system was intended for only 36 flats which formed part of the original Taylor Close development.
2. The driveway of Taylor Close has been covered in sewage from the drains on a number of occasions. I also believe the overloaded drainage system has contributed to a problem with vermin on our grounds.
3. The owners of the proposed development site intend to use the access road through Taylor Close. This roadway is not part of their property title. I do not believe that they have any right of way to use this road.
4. There is no provision in place within any management lease for the maintenance of either the roadway and or drainage system. Neither the owners of the proposed development site or Prestwick Court are required to make any contribution to the upkeep of the road or drainage system. This burden under the terms of the management lease falls entirely on the lessees of Taylor Close. I believe the term in law in England and Wales "No share of the benefit without a share of the burden" applies in this case. It is completely reasonable to expect that the owners of the development plot and Prestwick Court should pay a substantial contribution to upkeep of both drainage and roadway.
5. A number of Taylor Close lessees rent the existing garages. When these are gone as the rear plot is gated all Taylor Close lessees will be restricted to the small area alongside Taylor Close itself for parking. This area can accommodate no more than a dozen vehicles despite there being 36 flats.
6. Taylor Close lessees were always able to park on the site proposed for development by when it was owned by Herd Construction who at the time owned the Taylor Close freehold. Since it was sold to Gordon & Josephine Green it has been gated. This action has already reduced available parking space by approximately 50%.
7. There will be mutual overlooking between the new block and my block.

Yours Faithfully,

Elizabeth Moss
Taylor Close, Flat 34