Argles James

From: Planning Support
Subject: FW: Comment Received from Public Access

Application Reference No. : HGY/2015/1603
Site Address: 35 Etheldene Avenue London N10 3QG
Comments by: JOHANNA RYAN
From:
12
Rookfield Avenue

London

N10 3TS
Submission: Objection
Comments: This property overlooks our garden. We object to the following:
(1) the development will encroach upon our privacy, bringing the living space of 35 Etheldene within an uncomfortable proximity of 14 Rookfield and 12 Rookfield.
(2) only the presence of shrubbery currently provides any sense of privacy between 35 Etheldene and all the houses and gardens that abut this property. If the greenery were to be removed -- which it easily could by current or future occupants -- the privacy and space between existing properties would be much diminished. With the additional development, it would not be tolerable.
(3) the precedent set by approval of this development would potentially further destroy the character of the terrace of houses along Etheldene.
(4) the proposed development of nearby conservation land -- which HGY has refused but is being appealed -- would be tacitly supported if if HGY were to approve this development at 35 Etheldene. In other words, if 35 Etheldene can be developed, then any property in the vicinity can be developed too.
(5) given the proximity of the new development to abutting houses and gardens, the potential for noise nuisance from the new development is not a reasonable risk.

We strongly object to this proposed development.