Zanelli Marco

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

Application Reference No. : HGY/2015/3213
Site Address: Land adjacent to 1 Crouch Hall Road London N8 8HT
Comments by: Tami and Vassilis Chamalidis
From:
1F
Crouch Hall Road

London

N8 8HT
Phone:
Email:
Submission: Objection
Comments: Objection to Planning Application HGY/2015/3213: ¿Land adjacent to 1 Crouch Hall Road, London N8 8HT¿

We object to the above planning application on four accounts:

1. EFFECT ON CONSERVATION AREA
The proposed building would adversely impact the open spaces of Crouch Hall Road that render it so unique and liveable. Shoehorning a building of the proposed proportions onto land that currently houses a single garage is in direct contradiction to the principles of ¿preservation¿ or ¿enhancement¿ that characterise a conservation area.
Furthermore, the applicant does not own part of the land to which the application relates. We believe that speculative planning applications in conservation areas, such as this one, set a dangerous precedent which would allow developers to put undue and unfair pressure on residents, as is the case in the present application.

2. OVERCROWDING
We object to the OVERCROWDING the proposed building would impose on the three adjacent properties, including our own. The suggested building would stand only one meter away from 1A Crouch Hall Road; be constructed against the garden belonging to Flat 2, 28 Coolhurst Road; and adjoin our own back terrace in uncomfortably close proximity to our main bedroom. The proposed building does not have any space around it and would border directly onto the other properties. In addition, the plans suggest a shared rear entry from the structure to our garden at 1F Crouch Hall Road. We have not agreed to such access as it will infringe upon the privacy of our property, nor do we wish to open a potential path to unknown third parties.

3. OVERSHADOWING / LOSS OF LIGHT
Our concern is based on the inevitable OVERSHADOWING that a two-storey construction would cause. The current garage lies adjacent to our property, only 5 meters from our master bedroom window. We see its south-western wall, which at its current height of approximately 2.3 meters, has only a marginal impact on the light that comes into our bedroom. The proposed construction would stand an additional 1.95 meters above our house. 1.95 meters is equal to 2/3 the height of our bungalow. Since our home stands BELOW street level, and is only one-storey high, we rely on the sky visible above the garage to provide us with daylight in the bedroom. The construction of a higher building would, to a large extent, remove the only source of natural light we receive on the north-eastern side of our house, significantly disrupting the use of our home.

4. NOISE AND DISTURBANCE RESULTING FROM USE While the current proposal suggests that the building would be an ancillary structure, the proposed site is about 100 meters removed from the applicant¿s primary residence. This distance challenges the definition of ¿ancillary structure,¿ as the construction will necessarily be an independent unit. The plans feature fully developed kitchen and bathing facilities as well as a sleeping area. This suggests that the unit may not only be used occasionally. It has the full potential of being used as a residential unit, in which case, it would be an additional source of traffic and noise. As appropriate usage of a building cannot be guaranteed after planning permission has been granted, we are adamantly against the idea of a building that could become an independent living space.

In conclusion, we oppose the present planning application as its construction would come at the expense of the Crouch End Conservation Area, as well as the privacy, natural light and quiet of our family home and neighbouring properties.

Tami and Vassilis Chamalidis
1F Crouch Hall Road
London N8 8HT