BCA

BRYAN CONNOR ASSOCIATES LIMITED

Planning Officer
Mr Aaron Lau
Planning Regeneration & Economy
Haringey Council, River Park House
225 High Road
London N22 8HQ

11th April 2016

Dear Mr Aaron Lau,

Proposed Construction of a Single Family Dwelling at Rear of 29 Haringey Park London N8 9JD
- HGY/2016/0637

I am writing in support of the proposal for the construction of a single family dwelling to the rear of 29 Haringey Park London N8 9JD.

There have been numerous consultation letters received by the Council and I have read the content with interest. It is clear from the 31 consultation letters that the main thrust of the objections appear to be projecting an unnecessarily distorted view in the description of the 'lane'.

It is also clear that whilst the residents and objectors would argue that this is a tranquil haven of a rural idyll, it is but an unmade and unlit backland track which accesses disused and redundant garages. There is nothing to attract wild life except for the pigeons and no doubt foxes and it is clear that nothing has been done to maintain improve or otherwise make good this track which is strewn with debris either fly tipped or dumped from the back gardens of those who would protest at this proposed development. Time taken up writing spurious letters of objection could be better spent repairing the fences, clearing the rubbish and cleaning the graffiti if the residents are so precious about protecting their environment.

Historically, Abbotts Terrace did not exist and was re-built on the site of the original light industrial factory, just as this proposal demonstrates, there is a need for further housing. When the light industrial factories were in use the track was maintained with lorries and trucks easily negotiating the track. Contrary to the comment on access, there is no restriction in getting vehicles through to the proposal site and to facilitate this, site wide health and safety issues would be a requirement of any planning approval condition.

The construction of a single storey (above ground) dwelling draws little or no planning objections other than to state that this type of development has not been approved in this location and neither should it be approved now. This holds no cogent argument and is simply an opinion of the single minded. In this particular case there is no intensification of the site, it will remain largely green and is for the enjoyment of a single family which can only improve and enhance the local environment.

Further, there is no structural reason why this proposal should not be allowed. There are no buildings close to the proposed excavations and the existing trees would be considered when the piled foundations are constructed as part of the permitted process.

Finally noise and disruption have been given as a reason for objection. Hours of working are established and will be agreed under a planning condition which will have to be strictly adhered to as will traffic management as a condition of the planning consent. This will only be relevant for the short duration of the construction period after which it is understood the track will not be used and can revert to its current use.

Similarly any noisy site work is restricted to certain agreed hours and would be a condition of the planning consent.

It is considered that all of the objections have been adequately addressed at this planning stage of the proposal and I would commend the application to the planning authority for a recommendation of approval in due course

Yours sincerely,

Bryan R. Connor MRICS

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