

To Haringey
PLANNING SERVICES

HGY/2022/4411

re. LYNTON GRANGE, FORTIS GREEN
Development of garages behind flat.

Sat, Feb 4, 2023 at 12:50 PM

To whom it may concern

As a local resident, I object to the proposal to redevelop the site behind the Lynton Grange flats for residential use. I was a resident of Fortis Green when the Lynton Grange flats were built in the 1960s. Because of the proximity to Albion Lodge, the flats were pushed backwards from the road, leaving a very constrained site for the garages. The purpose of the garages was to provide parking for the flats, later on leased arrangement. The garages are currently well used as there is a high demand for parking in Fortis Green. Their removal would have a very serious detrimental effect on the neighbourhood - as more cars spilled onto local roads - and on the residents of Lynton Grange, who would be left without the additional parking they require (there are currently just 7 spaces, leaving some residents to park on the verge of the grassed area in front of the flats). Moreover, the site is unsuited to the development proposed. It is said that the houses are for families, but there is too little private outdoor space - and families tend to need cars as not all local journeys can be by public transport. Hence, parking demand will be increased but with no outlet. The development is also very close to Albion Lodge, with the rear of the houses just 2 meters from the boundary. I see that no boundary wall or fence is being proposed - only a hedge. This will have a serious impact on the privacy of the occupant of Albion Lodge. Mitigation could be achieved by pushing the houses further from the boundary. Certainly, there is a need to erect a high wall or fence to preserve mutual privacy. Another significant reason for objecting is the highways constraints. I note the objection of the Haringey Transport Planner. Access and egress need to be achieved in first gear and not in reverse (by refuge collection and emergency vehicles). This cannot be achieved through the current design as there is no turning space within the proposed development. I suggest a redesign that involves separate access and egress, but this of course would be impossible to achieve on the site given the proximity of neighbouring buildings.

The purpose of the proposal is to realize significant profit for the site owner and development. That profit should not come at a cost to existing residents. The site is not suited to the proposed purpose, whilst the existing garages are a significant resource for local residents. Perhaps the owners of the site could think about upgrading the garage facilities with electric charging points, increasing the appeal of leasing the units.

Yours faithfully

Mr John Sparrow, 89 Fortis Green