

Sarah Madondo

From: Cllr Ajda1 Ovat
Sent: 09 February 2023 21:19
To: Sarah Madondo
Subject: Planning Application - HGY/2022/4553

Dear Sarah,

I am mindful that the deadline for the planning application HGY/2022/4553 is tomorrow 10 February. I have just submitted my comment, however just to be on the safe side if there are any technical issues, please find my comment below.

I would be grateful if you could acknowledge receipt of my comment.

Thank you.

As the local Councillor for Northumberland Park ward, I have considerable concerns regarding this development for the following reasons:

- **Overlooking**

The development is less than 18m away from the first-floor windows of some properties. At the southern most part of the site, the first-floor building is 17.5m from the nearest neighbour at Denmark Street. To the North of the site, there is distance of 16.5m from the nearest dwelling on Park Lane. Hence, there is inadequate separation distances between the site and neighbouring properties to prevent overlooking.

Furthermore, with first-floor balconies and openable windows facing the surrounding properties, the privacy of surrounding residents will be compromised.

- **Overshadowing & Overbearing**

The closeness and scale of the development in relation to neighboring properties would be such that unreasonable overshadowing would occur, which would create an oppressive impact on surrounding houses and affect the standard of light.

- **Disturbance**

For a small site, the scale of this development could be considered an overdevelopment and would result in negative effects on adjacent properties, particularly in terms of noise nuisance and general disturbance as the site would become heavily populated in contrast to its current state.

- ***Out-of-character***

The condensed nature of this development is out-of-character with its surroundings.

I note that the materials proposed for this development (i.e. red roughcast through-coloured render, aluminium composite doors and windows and corrugated aluminium canopies) are out of character with surrounding buildings and not in keeping with the prevailing terrace typology of the surroundings.

- ***Road Safety & Transport***

The Transport Statement fails to consider the local context sufficiently. I note mention of the CPZ, which is only a CPZ for event days related to the Spurs stadium, so parking issues still need to be addressed.

This development will almost certainly have an adverse effect on parking pressure. The Transport Statement has not considered the increased pressure that occurs on Tottenham Hotspur match days, or on Sundays when attendance at the church on the corner of Manor Road and Denmark Street heightens demand for parking.

- ***Access issues***

I am concerned as to access to these properties by the emergency services and the arrangements for deliveries. Access to most of the site is afforded exclusively through a narrow entrance. The flats do not have direct access to the road and there is insufficient space for emergency or delivery vehicles due to the narrow access.

Considering the above, I would ask that you refuse this application.

Kind regards,

Ajda

Councillor Ajda Ovat

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