

15A Church Lane Objection letter

Planning Application

HGY/2022/4522

Application Type

Full planning permission

Address

Garage adjacent to 1 Ferrestone Road, Hornsey, London, N8 7BX

Proposal

Demolition of single storey garage and erection of a three storey over part-basement, 2-bed single-dwelling-house

Alan Kramer – Owner/Occupier 15A Church Lane

Apart from the obvious intrusion of hazardous dust and noise on all adjacent residents, I cannot see how any of the plans can avoid encroachment onto the land of any of the four adjacent properties.

LIGHT

We assume that the property opposite 1 Ferrestone Road has already objected to the blocking of the only direct sunlight of the day by the proposed building. From our point of view(see attached photo) the existing side wall of 1 Ferrestone road adjacent to the current garage creates a welcome sun reflection back towards our adjoining gardens up until midday. A tall building covering the whole of this wall would block the reflected light and be very intrusive.

Demolition

There is a strong possible health hazard at the end of 16 church Lane garden touching the proposed site. This existing garden shed is in poor condition and any disturbance would release hazardous material into the air.

Style

Obviously not in keeping with the Edwardian architecture

Subsidence

Given the history of subsidence in this area, any deep digging is controversial. There are many historical examples of catastrophic consequences, showing the best laid plans often go wrong.

Privacy.

The proposed plans include two windows (side overlooking 15,16 and 17 Church Lane gardens plus a roof terrace. As planning permission for a roof terrace extension of 16 Church was rejected due to privacy issues of neighbours, it is hard to accept that any permission could be granted for this current proposal given that the building plan would give the resident birds' eyes views over several gardens and properties.

Trees/ Wildlife

The proposed plans for a basement do not mention anything regarding the destruction and damage of tree roots in adjacent gardens of 15 and 16 Church Lane. There exists a large cherry and grapevine tree at 16 Church lane that overhangs into 15 Church Lane garden. These trees attract a variety of bird life.

In the **Biodiversity and Geological Conservation**, the applicant has ticked all the NO boxes without any supporting evidence or surveys done from the adjacent properties regarding the existing biodiversity at the proposed site.

Where is the geological support material to support that the application would NOT affect adjacent land near the proposed development both geological and as a biodiversity habitat? The applicant has provided no evidence of how

they would deal with tree roots from the adjacent gardens without destroying partial roots and what methods they would provide to eliminate roots such as a chemical process that could poison the trees and safeguard the health and life of the existing trees.

It seems like all the reassurances in the application of restricted sunlight, demolition, geological and environmental damage, chemical leakage etc cannot be fully ascertained or be accurate without a fully balanced independent survey of the surrounding proposed site and proper face-to-face consultations rather than remote approximate measurements and guesswork. For all the reasons above we most strongly object to the proposed planning permission to erect what would be an extreme invasion of space, light and partial destruction of trees and natural habitat.