

Principle

I am a resident of 6 Denmark Terrace, and have been for 20 years, it is the property directly adjoining the proposed development. In principle a redevelopment of 6A Denmark Terrace can be considered but the current plan is inappropriate for this urban site. I agree with and fully endorse all the detailed points in the objections submitted by the other residents of 6 Denmark Terrace and Woodside Cottages.

Overlooking

The proposed external terrace on the first floor will enable any new residents to look into my bedroom and kitchen/diner. These are currently private spaces. This unit would be a flat without any other outside space therefore this would be used frequently for socialising.

The size of the glazing on the rear of the property is extensive which would also enable all residents to look into my garden which was previously not overlooked. Not only would new residents be able to see into my property and garden but also neighbouring ones at 1-4 Woodside Cottages and 5-2 Denmark Terrace. Previously these have all been private spaces. The glazing would also enable views of my neighbour's bedroom and kitchen/diner at 4 Woodside Cottages.

Overshadowing

The size of the development is not in keeping with the local area and it would cause extensive overshadowing. The plans indicate that the footprint of the building would not only be higher but extend further than currently therefore blocking light into my home both in my bedroom and kitchen/diner and garden. The plans are not stating accurately how much further the building will extend.

Disturbance

Building such a large development with the potential for 14 residents and a number of office workers will cause significant noise and disturbance both during the day and evening. Especially with external terrace areas and in particular next to my bedroom. Currently the joiners finish at 5pm.

My father works from home and needs to have online meetings which he won't be able to do with the noise both during and after the build.

My mother is a dog fosterer for Battersea Dogs Home and this build will prevent her from accepting a dog for a lengthy time during the build.

There will also be significant disturbance in the alley next to the development with the introduction of an entrance to the proposed commercial space. This alley is already cramped with bins and it's small width. It is also the only access and emergency pathway for all residents of 1-4 Woodside Cottages.

Overbearing

The scale of the proposed development is not in keeping with the area and it would dominate all properties creating a sense of oppression and enclosure. It is too large for this site and area.

Out of Character

The rear of the proposed building is completely out of character with all other buildings in this locally listed area. They are of significant historical interest which will not be protected with such an incongruous development mixed in with them.

Road Safety

There will be significant issues with road safety should these plans be approved. Due to a new entrance for the proposed commercial space and numerous people using this alley it could potentially hinder emergency services access to attend properties and prevent residents from 1-4 Woodside Cottages and workers at the Rasoi restaurant easy daily access and an emergency escape route.

During the extensive build time there will be significant road safety issues for all local residents. This part of Fortis Green has a very heavy daily footfall with 20 properties of elderly and disabled residents of Clissold Close. There are also numerous people who walk with baby buggies to and from the Fortis Green Nursery which is located a little further down on Fortis Green. These people would not be able to use the pavement and would struggle to cross the road safely. Indeed for residents in wheelchairs it would be impossible and dangerous to attempt to cross at this location.

General Health and Safety

I am alarmed by the proposal to dig a basement on this site. As detailed in other objections there are numerous dangerous implications for such a proposal that have not been fully assessed. I am very concerned that my property will be seriously affected and in particular the gas supply to my property. There haven't been any investigations with regard to this.

I suffer from Asthma and such a long extensive build would create extensive dust which will affect my health, mental health and ability to carry out my life as usual. My family's mental health will be affected with the disruption and chaos such an extensive build could cause with constant worry about damage eg subsidence and damage to our gas supply.

There is also a very tall Robina Frisia tree in my garden adjacent to the site whose roots could be damaged with a basement dig leading to the death and potential fall of this tree onto neighbouring properties or people.

I do not consider that it will be possible for the commercial vehicles that would be necessary for such a dig to turn around or facilitate the site.

Any restricted parking would affect local businesses and residents significantly.

I am requesting that the Council refuses this current plan in favour of one without a basement and such overbearing, large, out of character rear massing.