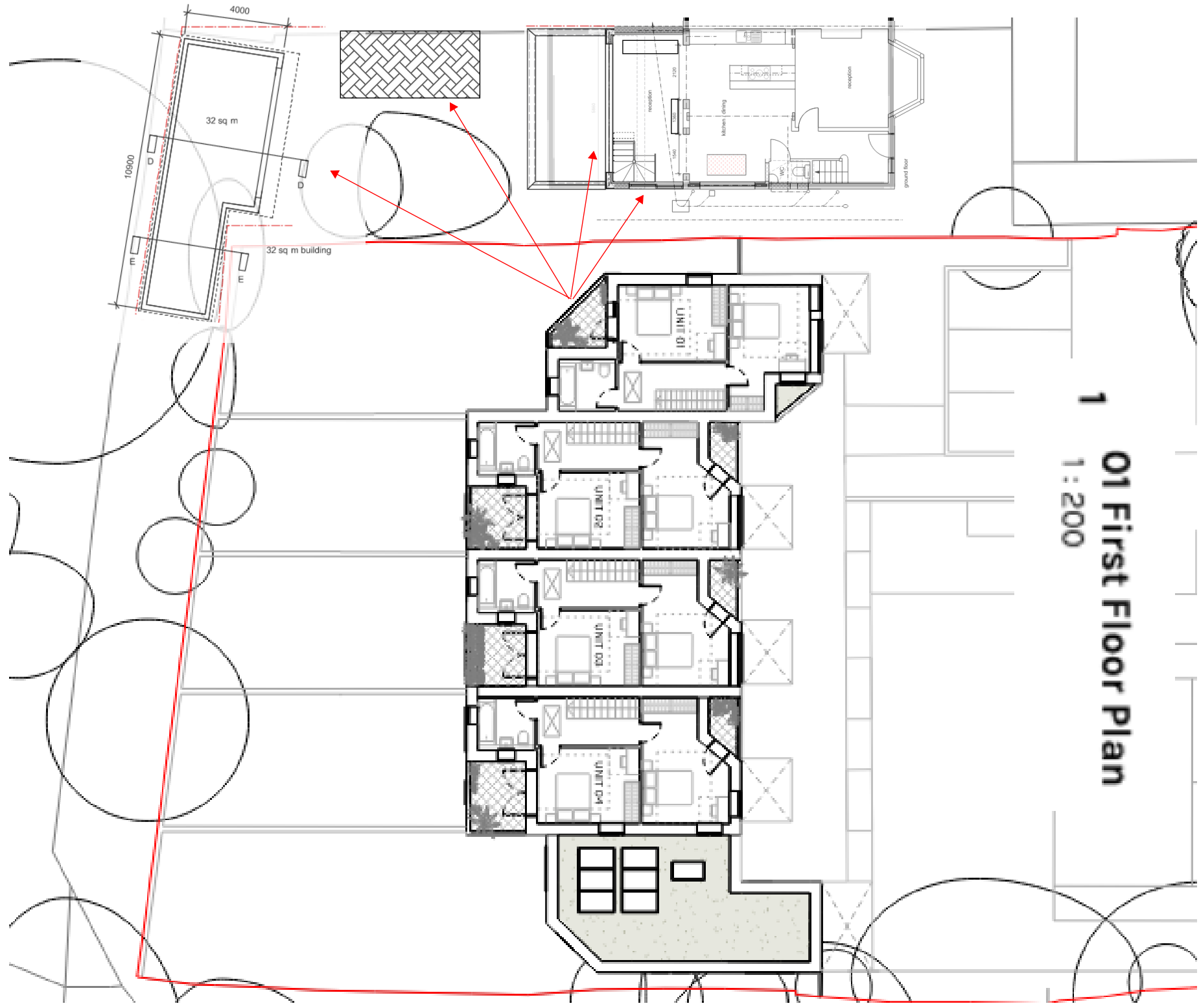
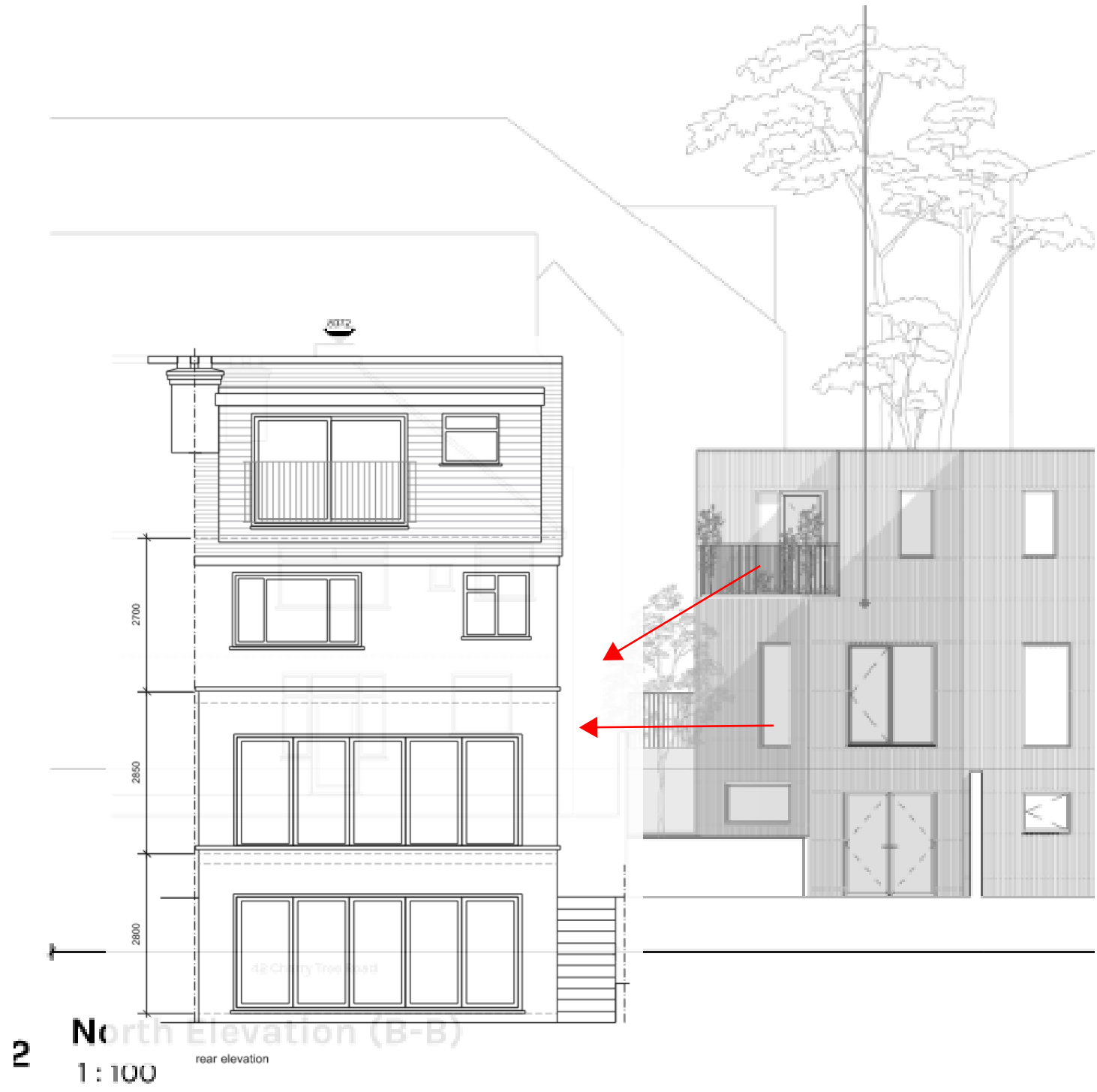
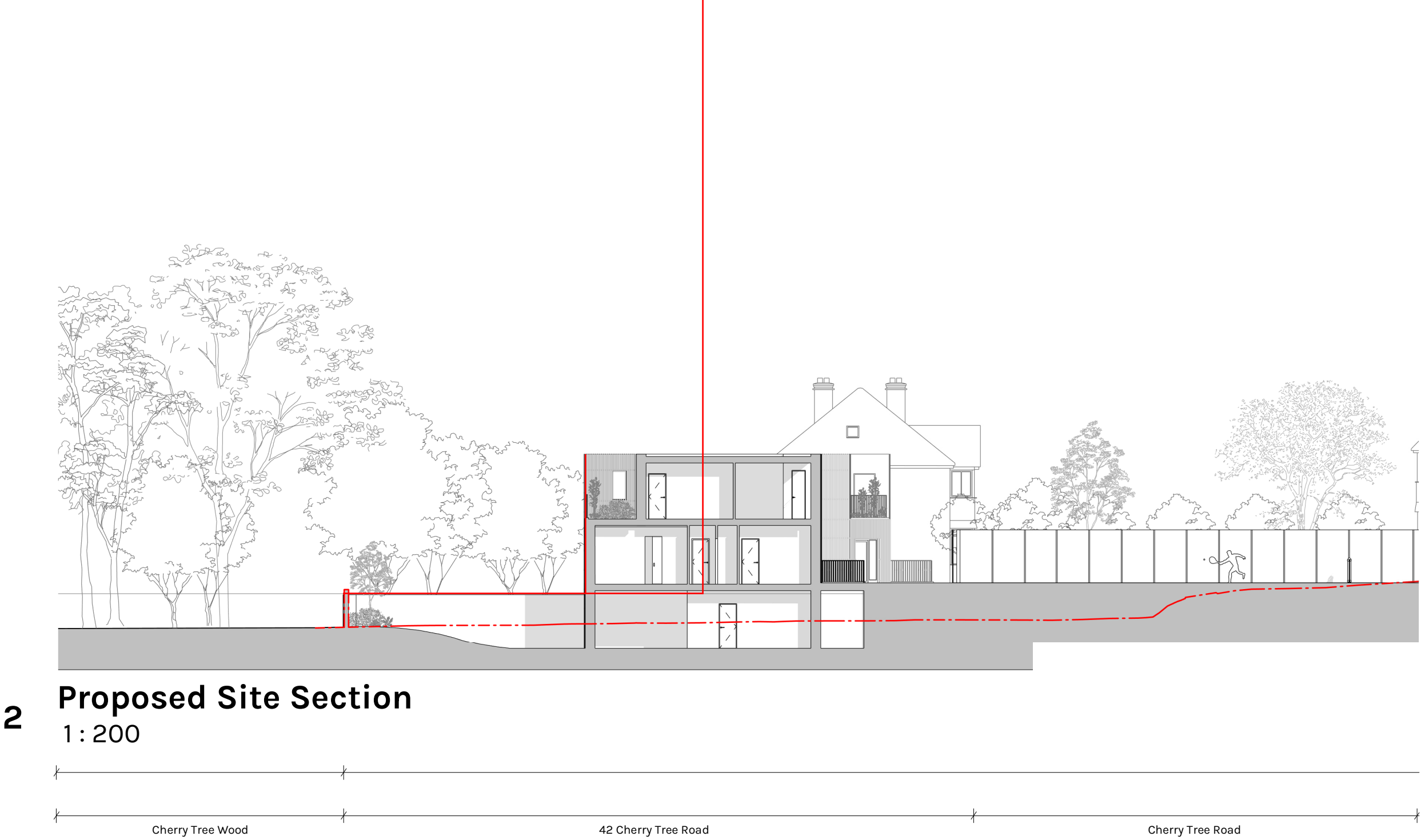
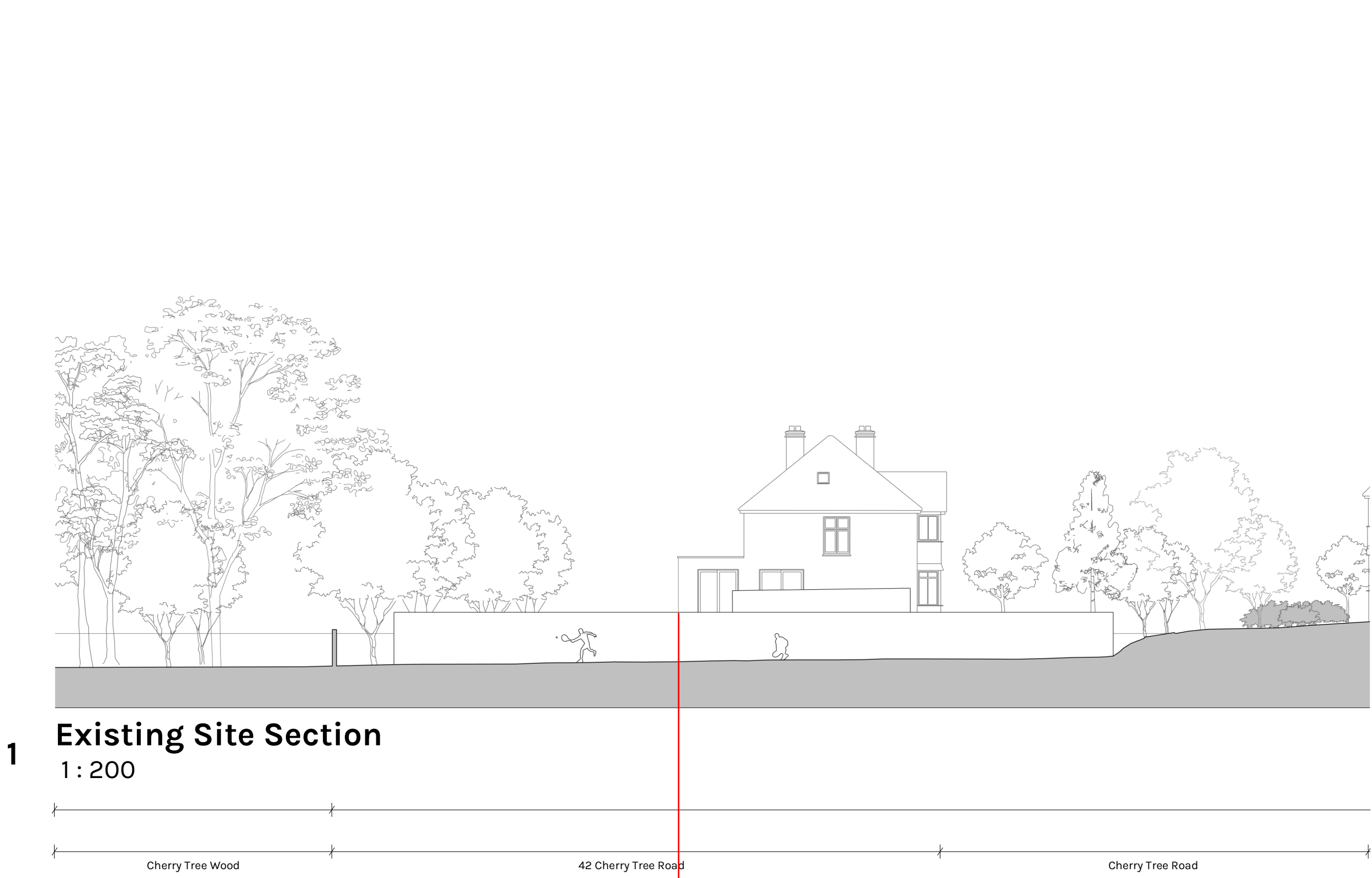




Representation from 42 Cherry Tree Road, East Finchley, London, N2 9QL

In respect of planning application HGY/2024/0871, submitted to Haringey on behalf of Fortis Green Tennis Club.

We have the following objections to the proposals with reference to the Housing Supplementary Planning Guidance, London Plan 2016 as amended.

Item 1

Small infill developments

1.2.32 infill opportunities within existing residential areas should be approached with sensitivity,

The proposals are in no way sensitive to the scale or built form of neighbouring properties. The design is completely incongruous with the street elevations in Cherry Tree Road. Existing building lines have not been followed through and the proposed housing, being set back and with it's close proximity to our property, is overbearing, causing detriment to amenity and light. (See prepared plan indicating level of overlooking)

Item 2

Standards for privacy, daylight and sunlight

1.3.45 Policy 7.6bd requires new development to avoid causing 'unacceptable harm' to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing and where tall buildings are proposed.

The end terrace house includes a first floor balcony at a 45 degree angle which directly overlooks our garden affording no privacy. The balcony would also provide a direct line of vision into some of our habitable rooms. (The planning approval for our recent rear extension, 17/4834/HSE, included condition 5 relating to the proposed flat roof. This is to be used for maintenance only and not used at any time as a balcony.)

Item 3

Levels of car parking

1.3.65 however, car ownership (if not its frequent use) is something which many Londoners value.

The proposals state a total residential occupancy of 39 people. The scheme includes only 5 parking spaces, ie. less than one space per unit. Although this may be in line with recommendations, people will not be deterred from vehicle ownership. This will inevitably lead to increased on street parking in an area already subject to parking stress. The application states that the parking provision provides an opportunity for existing residents to turn their vehicles round. This looks unlikely given the limited dimensions provided in the parking area. Service vehicles will not be able to turn round as stated in the planning statement.

Item 4

2.2.2 Neighbourhood Scale (Policy 3.5, Part B)

Defining Good Places Standard 1 - Development proposals should demonstrate:

a How the design responds to its physical context, including the character and legibility of the area and the local pattern of building, public space, landscape and topography.

b How the scheme relates to the identified character of the place,

At present the tennis club site is predominantly open and sits well amongst the residential surroundings. The proposals will significantly alter the character of the site and therefore contradicts the above.

Item 5

2.2.3

"Through scale, material, massing and building type, development should take account of the existing character and urban grain of a place and build on its positive elements."

The proposals take no account of the existing character whatsoever.

Other issues to be considered

Ownership of land at the end of Cherry Tree Road. The development cannot proceed without ownership or agreement on the parcel. In question.

Logistics - construction of the development will cause unjustifiable disruption to all in Cherry Tree Road.

Safety will be compromised. Also refuse collection will require separate vehicles from 2 boroughs, with no turning provision for the additional collections.

The proposal provides no parking for tennis club users, or for deliveries to the clubhouse.

Finally, the essentially land locked nature of the site with no vehicular access means that the proposal is not viable or even necessary, in addition to breaching several Haringey planning policies.

03/05/2024

[Signature]

DFA

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Project

Fortis Green Tennis
Club

Project address

Fortis Green Tennis Club
31 Southern Road
East Finchley
London N2 9LH

Client

Fortis Green LLP

Sheet number

1143 -DFA -PL_0300

Sheet name

Site Section

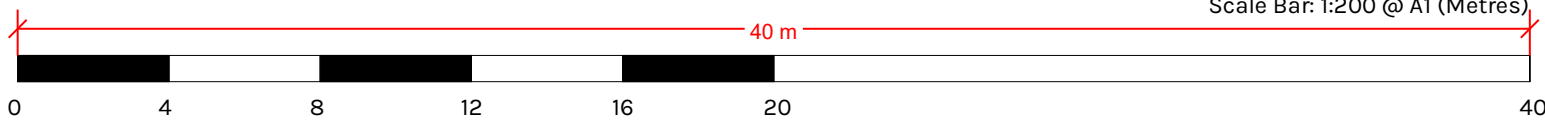
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Rev	Description	Date	Issued	Checked
1	Planning Issue	26/03/24	LS	JD



Project status

Planning Issue

GENERAL NOTES:

This drawing is not for construction and is for information purposes only. Contractor to provide detailed design and construction information. This drawing is to be read in conjunction with all relevant architects' and engineers' drawings and specifications. Drawings to be read in line with the approved inspectors plan check and all dimensions to be checked on site with any discrepancies reported to the architect.

OS information not accurate and not to be used for measurements.

Dowen Farmer Architects Ltd is incorporated in England & Wales. Company registration number 10861309.