

Planning Application at 1 Wellfield Avenue N10 (HGY/2024/0857)

This objection is made on behalf of the ‘Crossover Group’, a group of cross-Haringey residents who are concerned about the proliferation of vehicle crossovers, the loss of front gardens and front walls with associated damage to the environment and street-scene – all to the disadvantage of residents generally. In addition, the process whereby a resident applicant can appropriate a section of the public road space for their exclusive use, to the detriment of other residents, is also objectionable.

This submission is made with contact details supplied, but because of previous instances of intimidation they are withheld from this consultation comment.



3 Wellfield Avenue - April 2024

The key reasons for objection are based on policy considerations:

The **Council policy** on parking in front gardens is covered in Haringey’s Local Plan as DM 33.

Policy DM33 (Crossovers, Vehicular Access etc) states:

The Council will only support a proposal for a crossover or new vehicular access where it is demonstrated that the proposal does not result in:

- a. A reduction in pedestrian or highway safety; or
- b. A reduction of on-street parking capacity within a Controlled Parking Zone; or
- c. A visual intrusion to the street scene.

This form of words puts the onus on the applicant to show, as a condition for consent, that their proposal would meet the above requirements. The current proposal for 1

Wellfield Avenue **fails to meet the criteria given in DM33** for the following reasons:

- a. There would clearly be a reduction in pedestrian and highway safety from vehicles reversing over a public footway with restricted sightlines on a road close to a primary school.
- b. Although not in a CPZ, there would clearly be a reduction in on-street parking capacity. Wellfield Avenue is subject to high parking stress and a reduction here would have a serious impact on other residents.
- c. There would be visual intrusion and adverse impact on the conservation environment and street-scene at this location (see note below), and the loss of green-space would have an adverse impact on nature conservation and biodiversity.

Related considerations:

The conservation area

Original front boundary walls, made of recycled ‘clinker’ are an attractive feature of the Muswell Hill Conservation Area and like those in Wellfield Avenue, they are referred to in the CA appraisal. It is unfortunate that so many of these walls have already been lost and Wellfield Avenue has been victim of this deterioration. The whole front terrace from numbers 3 to 17 has become a car park almost devoid of walls and greenspace, which makes the retention of all the remaining wall at 1 Wellfield so important – it forms the visual keynote for entry to the road.

The large number of losses of front walls and gardens in Wellfield Avenue has detracted from the quality of the conservation area. None of these examples can be cited as precedents – they are either unlawful DIY conversions, or pre-date current policy.

Parking provision

There is already ample off-road parking provision to the side of the house.

The comments above should be sufficient grounds to refuse this application.

8 May 2024