

- 9 MAY 2024

40 Cherry Tree Road, East Finchley, London N2 9QL

7th May 2024

Haringey Planning Department – FAO Development Management Support

Dear Sir or Madam,

OBJECTIONS TO PLANNING APPLICATION: HGY/2024/0871 – Tennis Club, Southern Road, London N2 9LH

OVER-DEVELOPMENT – The Tennis Club land is not designated in the Local Plan as a site for development. The proposed development would impact particularly on houses at the end of Cherry Tree Road, including mine which is one house from the end. The height and style of the buildings would be out of keeping with this 1920s carefully-preserved two storey terraced housing estate. The height of the club house, and of the flats overlooking the Wood, would cause overshadowing, and the latter would be angled in such a way that people on the balcony would be looking straight into my back garden and (after dark) directly into my sitting room and bedroom - an unacceptable intrusion into my privacy. It would also be unfair of Haringey to allow the balcony when Barnet have already refused me a balcony on a proposed loft extension, and my neighbour (no. 42) was recently refused a balcony on top of his single-storey back extension because it would overlook my garden.

DRAINAGE – The Developers have not provided a Drainage Report. The steep downward slope from my house causes the bottom of my garden to be waterlogged for most of the year, due to rainfall and underground springs.

DAMAGE TO, AND POSSIBLE LOSS OF, A TENNIS CLUB ESTABLISHED FOR NEARLY 100 YEARS -

The Club has four courts, two of them full-sized. The proposed development would reduce the number to three under-sized courts. The Club's membership of the Lawn Tennis Association could thereby be at risk. The courts and grounds are well-maintained, though the developers state otherwise in their publicity. The upkeep of all-weather courts would be much greater, requiring membership fees to be increased significantly.

LOSS OF COMMUNAL SPACE - The courts are surrounded by a lovely green, open space shaded by long-established trees. This space would be lost under the proposed development. The space is used by the families of players and those having coaching lessons, visitors, and for social interchange and refreshment: a valuable resource for children and young people which conforms to safekeeping qualities.

ACCESS - The only access to the site would be through the end of the Cherry Tree Road cul-de-sac where it would need to cross a RANSOM STRIP owned by a third party, which at present is used as community green space. There would be NO TURNING CIRCLE for cars entering Cherry Tree Road from the new development, so they might have to make a dangerous blind turn in order to enter facing the right way. There are already severe parking problems in our road as most houses have no off-street parking and we have a Monday-Saturday 10am-6pm Barnet CPZ. Five parking spaces is totally insufficient for all the new houses and flats.

When my house was valued for death duties in 1999 the local estate agent, on looking out over the back garden, said that if I ever wanted to sell he would never put the house on the market, but would buy it immediately and move his family in. Please help to preserve this delightful, quiet leafy enclave in a busy city for the future.

Yours truly,

Jennifer W. Lee
