

Argles James

From: Planning Support
Subject: FW: Planning application ref HGY/2020/1826

Sent: 27 August 2020 17:17
Subject: Planning application ref HGY/2020/1826

Please consider the following objections when considering this application.

Previous planning applications have been made for the area at 'rear of 29 Haringey Park'. As no access to Haringey Park is visible on the plan why is this an application for 29 Haringey Park. Could this be an attempt to mislead?

The plans don't seem to show how utilities such as drainage, water, electricity and gas will be made available to the building. Will this be through other properties or along the back lane beginning with Abbott's Terrace. How will construction and delivery vehicles access the proposed dwelling along this narrow lane with a 3.5T weight limit where it joins Crouch Hill.? Surely this weight limit will also restrict refuse collections and access for the emergency services to the property.

The plan to create a roadway has no other purpose than to create access to the planned property. How can permission be given to an individual when most of this track is common land and a long established right of way?

In addition there are many issues connected to the use of grasscrete concrete blocks as the proposed surface. While facilitating the passage of vehicles this will be disadvantageous, let alone dangerous, to other users. It will be very unpleasant for pedestrians, impossible for cyclists and highly unsuitable for wheelchair and buggy users. The increased speed of vehicles will create dangers to pedestrians all along the roadway and especially at the blind junctions with Crouch Hill and the steps up from Ivy Gardens. Other issues arise around the use of the lane by vehicles involved in construction at the proposed site and the construction of the proposed roadway, including removal of trees and damage to the roots of the many trees in gardens alongside the lane. Who will fund the maintenance of the roadway in the longer term as damage to the surface will make things more dangerous for all users?

Moreover the planned resurfacing and associated lighting will no doubt encourage unwanted users to a back lane currently used by residents to access garages and rear gates to properties further along Cecile Park. Illegal parking, fly tipping, vandalism and antisocial behaviour at the rear of these properties have to be anticipated.

During the construction of the proposed dwelling and roadway there will be considerable disruption for regular users, with lengthy periods where access will be completely blocked, thus denying current residents access to their garages and properties. This is a totally unacceptable interference with their lawful right of way.

Furthermore granting permission for the construction of the dwelling and associated roadway will open the floodgates for further applications for development of the backlands behind Cecile and Haringey Parks. Inevitably this development will result in a complete change of character from what is currently a quiet environmentally friendly track, loved by the current residents, to a residential roadway. This must not be allowed to happen in what is supposed to be a Conservation area!

Angela and Jeffrey CURRIE. 48 Cecile Park. N8 9AS