

Argles James

From: Planning Support
Subject: FW: Comment Received from Public Access

Application Reference No. : HGY/2020/1826
Site Address: 29 Haringey Park London N8 9JD
Comments by: Sharon Kean
From:
10
Sandringham Garden
London
N8 9HU
Submission: Objection
Comments: 10

Sandringham Garden

We wish to register my objections to the proposed development of the garden behind 29 Haringey Park, N8 9JD. This is a one of many re-applications by the same owners and I do not feel that their proposal has significantly changed. We are also very concerned that the architects appear to claim in their brief that full planning permission has already been granted and that this current application is merely adjusting a few details. This is, as far as I'm aware, untrue. I can find no record on Haringey Council's planning portal of any of the previous planning applications in respect of this garden being successful and as far as we are aware, this is still the case.

The objections we wish to make are as follows:

1. Abbott's Terrace is an unmade road used primarily by pedestrians and cyclists. It is very narrow and unsuitable for vehicles. Even if resurfaced, as in the application, the road would be too narrow. Vehicles would go dangerously close to the cottages on Abbotts Terrace, would be unable to turn, and the road is completely unsuitable for lorries and vans associated with the development, and later for emergency vehicles delivery, rubbish collection etc. It would also encourage more cars onto the road, adding further danger and disruption to residents.
2. If successful this development would stand in stark contrast to the current environment and property in this important conservation area.
3. Abbotts Terrace and surrounding gardens are a haven and corridor for wildlife and contain many mature trees. There is continual evidence of the use wildlife make of this whole area,. It would be shocking to see the importance of these spaces for ignored.
4. Should planning permission be granted it would be used by other developers as a precedent for permission to build in other places along Abbotts Terrace. This would not be social housing, but purely for profit, and would not alleviate housing shortages in any way.
5. With the massive Hornsea Town Hall development on Haringey Park, yet another new property, and any that are subsequently built as a result of this precedent would cover valuable green space and add to the pressure on traffic, parking and footfall in the surrounding area.

6. The additional lighting bollards proposed by the developers would only be of real benefit to this new property and would create unnecessary light pollution. Far from reducing anti-social behaviour and gatherings along Abbots Lane, it seems just as likely that there would be an increase in people gathering there due to available light.

5. The proposed building is very close to the boundary of a number of houses along Haringey Park. It will have a great effect on their privacy.

6. There would be considerable noise and disruption during the building process, and now a basement has been added the movement of construction vehicles would be severe.

To summarise - this road is just not suitable for development. The developers who bought the land should have considered this before buying, and as their motive is entirely profit driven, they should not be given priority consideration.

Sharon Kean