

NORTHAW AND CUFFLEY RESIDENTS ASSOCIATION

STRONG OBJECTIONS TO PLANNING APPLICATION

6/2020/1463/FULL

I am the Chair of the above Residents Association and we have strong objections to the proposed development at 1 Maynard Place, Cuffley, EN6 4JA

Several of our members have expressed their concerns about this application, in particular about the erroneous suggestions in the application that parking would be adequate despite the addition of a further six flats. Many have gone into detail about the garages being too small to park almost any present-day car and several being unavailable to flat owners because they have been disposed of to non-residents over the years. More importantly, the existing parking provision is inadequate yet the application clearly shows that it is proposed to provide for 6 extra flats by **actually taking away one of the existing spaces!**

The application also says that there will be a gate which will hamper access to and egress from the parking area. At busy times vehicles waiting to get through the gate will create a serious danger to traffic moving from Plough Hill into Station Road since drivers of those vehicles may not see the blocked road until it is too late to avoid a collision.

Another important objection is that the occupiers of the existing top floor flats will have their skylights covered by the addition of the proposed new floor. Not only will they lose the light but they will also have to suffer the noise from above which they avoided by choosing to live on the top floor.

The addition of a fourth floor would appear overbearing and allow the occupants to have an even clearer view of the properties at the foot of Plough Hill who would suffer loss of privacy.

If this application is allowed it will result in overdevelopment of the site, be out of character and create a precedent which would encourage others to apply to do the same to other blocks in Cuffley.

For the above reasons we strongly object to this application and it should be refused.