

Comment on a planning application

Application Details

Application: 24/3242/HOT

Address: 17 Beverley Gardens Barnes London SW13 0LZ

Proposal: Ground floor and first floor extension to the rear, a first floor terrace with obscured glass balustrade, changes to the cladding and cappings and additional windows and doors.

Comments Made By

Name: Mrs. FRANCES COMLEY

Address: 5 Beverley Gardens Barnes London SW13 0LZ

Comments

Type of comment: Object to the proposal

Comment: To Development Management London Borough of Richmond upon Thames
RE development of 17 Beverley Gardens SW130LZ
Ref 24/3242/HOT

We are the owners and residents of 5 Beverley Gardens SW130LZ. We live directly opposite 17 Beverley Gardens. We have concerns over the proposed developments to this property.

1 Previous planning decisions:

We did not oppose the original plans to build this house because the owner of the site Adam Gosling sought our support by reducing the density of the build and ensuring privacy was respected with the louvered windows to the front and sides. (April 2010 – 09/3316/FUL). He also retained some garden and planted trees. The new plans disregard these previous considerations and our neighbourhood consultations and agreements with the council. As this property continues to change owners what safeguards will there be against future extensions and remodelling if these original agreements are disregarded?

2 Overlooking/loss of privacy:

The two larger windows to the front and removal of louvres will reduce privacy to all houses opposite 5,6,7,8,9. The design and size of the original windows were agreed by the council and neighbours in the original plans to ensure privacy.

3 Highway safety:

The proposed ground floor oriel window, flowerbed and low wall will butt directly onto the public pavement and form the boundary. Can a glass window be so close to the pavement? A window here was rejected in the original planning application due to planning regulations.

4 Layout and density of building:

This is a huge building already and extending it on the ground floor and upper floor is out of proportion to the site and reduces the small garden area further.

5 Effect on conservation area:

The house is already out of proportion to the style of the road and to the houses which are of townscape merit. We have had to adhere to planning regulations in the past when extending our home and replacing windows. This house seems to be exempt.

6 Visual amenity:

We will look directly into the proposed ground floor room extension from our bedroom. The trees along the boundary will be less visible and trees in the garden are to be removed. Beverley Gardens is a desirable road in that it is surrounded by

green spaces- the common and Vine Rd Park. We have lost the original large garden which was a pleasure to overlook in 2010 and now face a further reduction of greenery and increase in brickwork to look at.

7 Loss of trees/nature conservation/ landscaping:

There will be a loss of trees and garden. The increased hard paving in the garden plus the extension means there is less area for drainage which is not good for the environment. As a council you oppose carports being constructed in front gardens for this reason. The garden is already very small in relation to the size of the buildings, and huge basement. We live in a conservation area and wish to keep it so.

We therefore oppose these plans.

Michael and Frances Comley