

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. Ann Newmark

Address: 7 Scarth Road Barnes London SW13 0ND

Comments

Type of comment: Object to the proposal

Comment: 1. General

The original planning application, done in consultation with both neighbours and Council officers, and approval in 2009, sought to minimise the impact on the neighbouring properties, specifically by minimising the amount the new development would overlook them. There has been no such consultation prior to this application.

The proposed alterations to the front of the property will have a significant impact on the houses opposite on Beverley gardens, and do not conform to the grounds for the original planning consent in 2009 and also raise significant issues of overlooking.

The proposed first floor terrace is out of keeping with the surrounding properties, none of which have a terrace, and the planning consent in 2009 specifically stated that the roof of the property must not be used as a balcony or terrace.

The current proposed development is an overdevelopment of the plot, which already has a very small garden relative to the size of the house.

2. Overlooking/Loss of privacy

The current application seeks to reverse the objectives of the 2009 application and approval, with an increased number and size of windows, and the removal of some louvres. 7 Scarth Road will be subject to a significant loss of privacy if the application is approved: the proposed large master bedroom window on the South elevation will look directly into our kitchen/diner, our principal day-to-day living room and the bedroom and bathroom above. It will also overlook our garden. With a new courtyard-facing window, together with the existing skylight, the proposed south-facing window isn't necessary for sufficient bedroom light.

3. Trees/Hedges

The arboricultural report makes no mention of the pleached tree screening along the wall separating the property from 7 Scarth Road. The submitted application doesn't show what is intended alongside this garden wall, it shows an unspecified grey shaded area, which protrudes above the existing wall.

The pleached trees were planted in 2010 with 10 relatively mature hornbeams standing 3.5-4 metres high and were a condition of the final planning consent. These are now 14 years older and while maintained at the same height, the diameter of the trunks now measure 4 to 5 inches at a height of 1.8 metres (the top of our wall). These provide a natural screen and are a significant addition to the local environment. If the ground floor addition is built, then one or two pleached trees would definitely have to be removed.

It is hard to see how the new scheme can claim to add to biodiversity, as is stated in the conclusion to the arboricultural report (para 6).