

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: Ms. Patricia Farivarz

Address: 9 Beverley Gardens Barnes London SW13 0LZ

Comments

Type of comment: Object to the proposal

Comment: 4000 characters for submission via the Website.

The specifications for the existing building were approved in April 2010. The planning consent 09/3316/FUL was an evolution of neighbour consultation by the developer & several applications and amendments, the most pertinent of which are 08/0847/FUL & 08/0847/DD01. The original single dwelling that was demolished to make way for the existing building was 15 metres from the pavement of Beverley Gardens, it did not directly front the road. Please see the design and access statement submitted as part of 08/0847/FUL for the mitigations designed into the scheme on the basis of residential amenity and privacy. <https://images.richmond.gov.uk/iam/IAMCache/513649/513649.pdf>

Our objections are on the grounds of residential amenity – specifically overlooking/loss of privacy.

1. Removal of louvred windows on the first floor & enlargement of the window in bedroom 4.

It should be noted that the bedroom 4 windows have been incorrectly drawn in the planning application and do not reflect the windows or cill height (1500mm) for the first floor directly opposite 9 Beverley Gardens in the representation of the submitted existing plan. The drawing does not show the louvred windows implying that the room has no light which is in fact incorrect as shown in the photograph illustrated in our email of the 16th January.

The design and planning process and eventual consent ensured that windows were required to have fixed louvres and a certain cill height (1500mm) to minimise impact on privacy. Please see the design and access statement submitted as part of 08/0847/FUL <https://images.richmond.gov.uk/iam/IAMCache/513649/513649.pdf>.

This design and subsequent condition of planning is now being ignored and will result in our master bedroom being directly visible from less than 20 metres contrary to Residential Amenity Standards guidance, article 4. 2, in the Small and Medium housing sites supplementary planning document issued by Richmond upon Thames Council.

The original consent report addressing the street facing windows recognised this point. However, as the height of the windows had been taken into consideration by the developer it was deemed not to impact privacy due to the relatively high level of the windows.

We also note that the removal of the louvres also impacts 6 and 7 Scarth Road, 5,6 7 and 8 Beverley Gardens. Although the planning request is saying this is for reasons of amenity to the incoming occupants to allow more light – it is at the detriment of many more houses and families from a privacy perspective.

The new planning application ignores the design provision, the louvre provision and we request that it be denied.

2. The proposed Oriel bay window on the ground floor fronting Beverley Gardens.

The existing 17 Beverley Gardens building fronts directly onto Beverley Gardens and is approximately 15 metres building

line to building line from our sitting room window. The Oriel window will further encroach on this width by a metre reducing the gap to <14 metre width. Boundary to boundary will be <13 metres estimated. This is in contravention of the SPD guidelines for residential amenity in Richmond even given the fact that this is street facing. Residential Amenity Standards guidance, article 4. 2, in the Small and Medium housing sites supplementary planning document.

We therefore conclude that the Oriel window addition to the front will significantly impact the residential amenity of Beverley Gardens and should therefore be refused.

General objections.

The changes proposed in the application are in direct conflict to the design and access statement for the original building which was drawn up with significant input from the local community and neighbours to limit objections. The removal of trees and planting, changes to the windows, creation of a terrace, and an extension will impact residential amenity & privacy for the surrounding neighbours - changing the outlook from many sight l