

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: Mr. Michael Dingemans

Address: 13 Beverley Gardens Barnes London SW13 0LZ

Comments

Type of comment: Object to the proposal

Comment: Dear Sir/Madam,

As a neighbour diagonally opposite this property, I wish to object to the proposed planning application for the following reasons:

The original planning permission (08/0847/FUL) was granted based on a detailed presentation that included a barrel sedum-covered roof, a balanced build-to-garden ratio, and minimal impact on neighbouring properties. The presentation garnered community support, including letters from 8 Beverley Road and 1 Brook Gardens, which were based on the assurances given at the time.

However, the built structure significantly deviates from the approved plan. Key changes included the removal of the barrel roof, an increase in building height (by circa. eight brick courses), and the conversion of the double garage into a living room. The "bicycle and garden store" was extended into a double garage, and a linen cupboard was turned into a passageway with windows overlooking neighbours, reducing their privacy. These changes were made through minor amendments or change orders without further scrutiny and have already overdeveloped the site.

The new application proposes further extensions and additional windows, which will only exacerbate the issues. The removal of four fruit trees, planted as part of the original planning approval to compensate for lost greenery, would further reduce the garden-to-build ratio. While the trees may not be publicly visible, they were an essential part of the original plan to ensure green space was preserved. Their removal should not be permitted.

Additionally, the original approval required a separate flat with no internal access to the main dwelling. This condition justified the property's scale and footprint. However, internal access doors have since been added, undermining this condition and effectively merging the flat into the main house.

The developers initially marketed the design as a "closed fist" concept to minimise interference with neighbours, yet the cumulative changes now result in a larger, more intrusive structure that disrupts privacy, the streetscape, and the character of the neighbourhood.

The proposed changes disregard key planning conditions, diminish privacy, and further overdevelop the site. I strongly urge the Planning Department to reject this application and ensure compliance with the original approved plans.