

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. Elizabeth Martin

Address: Flat 1 23 Beverley Road Barnes London SW13 0LX

Comments

Type of comment: Object to the proposal

Comment: My husband and I are the owners since 1982 of the ground floor flat at 23 Beverley Road SW13 0LX. 17 Beverley Gardens is immediately adjacent to us at the rear of our land and overlooks our garden and the windows of our bedroom and kitchen-dining room.

1 History. The original modest mid-20th century house occupying 17 Beverley Gardens was built towards the centre of its garden well away from all its boundaries. Although its long-time owners Kenneth and Mary Dale added small extensions over the years it was unobtrusive to its neighbours and surrounded by mature trees.

2 Development. From 2006 there were applications to demolish and redevelop the site. Many alternative proposals circulated and in 2008 permission was granted for the present building with the support of some neighbours. Although there were guarantees from the applicant and owner Adam Gosling for louvred windows and landscaping, the building itself was already a severe overdevelopment of the site and has had an adverse impact on its surroundings. It was built to the edge of its boundaries and presents a dominant un-domestic appearance which is totally out of character to the neighbourhood.

3 Present proposals. The present proposals to extend upwards and outwards exacerbate the already overdeveloped site. The courtyard adjoining our garden was designed with a lower wall and trellis allowing evening sunlight into the area and although the trellis was raised the present set back allows light into the area and glimpses of tree-scape beyond. Building over the courtyard with a kitchen would destroy that and also present a solid face to our garden. It appears from the proposed ground floor plan that this additional kitchen does not have any windows or ventilation.

The first floor balcony would cause severe overlooking and noise to all its adjoining neighbours and would be alien and antisocial.

The proposals also involve considerable tree loss. The council's own arboricultural officer, when visiting our garden last summer to assess one of our own trees, commented approvingly of the glimpse of a lovely acer tree in no 17 Beverley Gardens, the crown of which formed part of the tree canopy of the area.

4 Summary

The site is already over developed, architecturally at odds with its neighbours and extending upwards and outwards will only intensify its overbearing presence and intrusiveness.