Argles James

From: DM & BC Support Team
Subject: FW: Comment Received from Public Access

Application Reference No. : HGY/2015/0199
Site Address: 116 Rutland Gardens London N4 1JR
Comments by: MRS PANAYIOTA NICOLAOU
From:
74
WARWICK GARDENS

London

N4 IJA
Submission: Objection
Comments: I am writing to register my objection to the above planing application.

My objections are as follows:-

1) Overlooking

Rutland Gardens runs at right angles to Warwick Gardens. From the intersection where both roads meet 74 Warwick Gardens which is where I live is 4 houses down. This means that 116 Rutland ¿ the site of the proposed development runs at right angles to the all the back gardens of the houses from 68 ¿ 78 .

Because of where the proposed development is ¿ ie at the back of 116, my back garden is the one that will bear the brunt of any finished building and will effect my right to the quiet enjoyment of my property.

I am already very unhappy because some time ago a ground floor extension was built at 116 Rutland. This extension has already obscured my view as it is about 4 feet higher than my fences which are themselves 6 foot - the tallest I could get to retain some privacy. The tenants that occupy 116 Rutland have a habit of using the roof of this extension to sit out on ¿ and therefore they look straight onto my garden.

I am therefore extremely concerned that this proposed loft extension ¿ being second floor level will overlook not only my garden but the back rooms of my house. I believe I will have no privacy what so ever. The plans show a proposed dormer window which will directly look out onto my garden and into my house ¿ namely the first floor back bedrooms and kitchen.

2) Overshadowing

The distance between the back fence of my garden and the side elevation of 116 Rutland is only 4 ¿ 5 feet. This narrow clearance means that the addition of an extra level above the first floor is really going to obscure my surroundings and drastically reduce the amount of light in to my back garden. I believe it will be very oppressive. The side wall of 116 Rutland is going to be considerably higher than at present and will overshadow my back garden because the side wall is so close to my back garden fence. I strongly believe that it is the addition of this second story that makes the development untenable.

3) Disturbance

116 Rutland is already a house of multiple occupancy. The tenants are young student type occupants who already make a great deal of noise ¿ especially in the summer when they use the back garden for drinking, parties and playing loud music. I am extremely concerned that this extension will enable more people to reside at the property and the noise level and anti social behaviour will increase.

To summarise:-

I object most strongly to the above application and request that the council take note of my objections and reject the application.