40 Woodland Rise
Muswell Hill
London N10 3UG

Haringey Council
Place & Sustainability
Planning, Regeneration & Economy
08 MAR 2016
Received
6th Floor River Park House
225 High Road N22 8HQ

5th March 2016

Dear Emma Williamson,

Re: HGY/2016/0594 at 41B Woodland Gardens N10 3UE

We have examined the plans for the garden room in this proposal. It will back onto our garden and be very close indeed (a few inches? A foot?) to our perimeter fence.

We have three concerns. The properties on Woodland Gardens are considerably higher than ours on Woodland Rise. The gardens slope down steeply between the rear wall of their main house and the rear wall of our house. You can see in the photos that their back view at ground level is above the windows which are at first floor level in our house. There is a drop of several feet at the dividing fence. We re-did the fencing some 6 – 8 years ago, and know that their garden is only held up by some old doors, (which were already in place 8 years ago, so may have been there 20 or 30 years ago) some rubble infill, and these retained by just two concrete posts. As a retaining wall it is just about adequate to retain the soil in their garden from falling into ours, but only just, and will need re-doing in time. So -

1. Any building close to our fence would need to have very deep foundations under the rear elevation if it were not to risk sliding in time into our garden, which is considerably lower on our side of the fence than on their side.
2. The construction of the room and its foundations would almost certainly need the fencing to be removed, and we would need to know it was replaced to at least the standard it is now, and its security not badly affected by the pressure of soil etc behind it. In fact, it may work better for both us and them if their rear wall replaced the fencing, but here the security and depth of the foundations and the height of the building becomes critical.
3. The height of their garden room. If it is 2.5 meters high, we need to know what that height is relative to our current fence. If it is more than a couple of feet higher that the fence now, it will take quite a bit of light from our garden. It is impossible for us to know this from the pictures and plans, as clearly 2.5 meters above the ground on our side is very different from 2.5 meters up from the ground on their side.

We need to be re-assured on each count. If these concerns are adequately addressed, we have no other objections. However, there is one more query. The 'Suppliers drawings pdf' shows an oblong shape across the top of the rear elevation, which we assume is the side facing us, and may be above the existing fence level hence fully visible to us and overlooking us. The plans do not say what this is. We assume it is not a window, (we would object strongly if it was) but what is it?

We look forward to hearing a response to these issues.

Your sincerely,

Jenny and Les Newton
(Jenny)