

HGY/2023/2553 - 19 Collingwood Avenue, N10 3EH

Additional Information

Further to the objected received on the 2nd November, we would like to submit some additional information to proof that the height of the building will not affect the neighbouring properties.

The applicant has since reviewed their design and has decided that a height of 2.7m will be sufficient, so we have reduced this from 3m – please see the attached amended Floor Plan and Elevation Drawings.

He has also reviewed the positioning within the garden and would now like the building more central, with 600mm on each side. Please see the attached amended Block Plan.

The boundary shared between No 17 and No 19 has a large hedge, that will block No 17's view of the garden room. The hedge height varies – from 3.5m to 4m at the highest. Even with the taller height building would not have been visible from No 17's garden.

Another one of the objections is from a neighbour to the rear of No. 17. He stated that he is worried about the height and size of the building, however due to the hedges that are in situ and the way the land slopes, he will not see the building in No. 19's garden. The neighbour of this particular commenter has a shed, which is the same height of the proposed garden room due to the fact that the neighbours' land is 0.5m higher than the applicants.

The applicant wishes to install a living roof onto the garden room, which will help with the water drainage as it will limit the amount of water runoff. The applicant is also installing a soakaway behind the building to assist with any water that does runoff the building, so drainage will not be an issue.

Also, as the applicant wishes to install a living roof, the neighbouring properties will only be able to see this from above which will eliminate any potential unsightly views. Please see attached a cross section of the living roof.

The height of the building – either 2.7m or 3m – would not affect any direct light into the neighbouring garden on No.17. Due to the height of the hedge, it is completely blocked – the hedge will be blocking any light. If the hedge was ever removed, the building will only be 20cm above the height of the fence, which will not block any light into the garden.

In conclusion, the proposed garden room will not have a detrimental impact on any of the surrounding neighbour properties. It has been designed to fit into the applicant's garden without causing an impact on the applicant's property, or the surrounding houses.