

Argles James

From: Planning Support
Subject: FW: Comment Received from Public Access

Application Reference No. : HGY/2020/2762
Site Address: Land to rear of 10-12 Bidwell Gardens London N11 2AX
Comments by: Mick Gerrie
From:
24
Wroxham Gardens

N11 2BA

Submission: Objection
Comments: PRINCIPLE

The houses in Bidwell Gardens run up to the junction of Bidwell Gardens and Wroxham Gardens.

However the first house in Wroxham Gardens starts some way along from this junction.

This is because Bidwell and Wroxham Gardens join together at an acute angle.

The positioning of number 1, Wroxham Gardens was distanced to enable the Bidwell houses to have space and a garden.

Squeezing a house in here defeats the street planners intention and is very intrusive to residents in Bidwell.

Houses on Wroxham Gardens should be built no closer to the junction than number 1.

Even as it stands, number 1, Wroxham has a foreshortened garden.

OUT-OF-CHARACTER

There have been two previous attempts to get planning permission for development in this back garden.

The first was refused by Haringey, then taken to appeal.

The inspector dismissed the appeal, mentioning that it would not fit in with the architecture, street scene, ambience, character etc. of the neighbourhood.

The second attempt was refused by Haringey on the same grounds and also because a bungalow would not fit in with the character of the area.

This third attempt has a design that is even more at odds with the street scene than the first two.

It would set a very unwanted precedent in our area which showcases a fine example of beautifully designed and laid out 20's and 30's houses.

Residents here are rightly proud of their houses, streets, street scene and community ambience.

This back garden development with a frontage and crossover on Wroxham Gardens does not belong here.

DISTURBANCE

Besides the degrading of greenspace, the poor aspect from Wroxham Gardens and the intrusion to residents of Bidwell Gardens, there is the problem of subsidence,

1, Wroxham Gardens has already had repair work done because of subsidence.

The developers ground survey proposed the extensive use of piles to stabilise the the new build development.

We do not know how much damage may be done to nearby properties or who will ultimately pay.

Planning permission should not even be considered until building inspectors have assessed the risk to surrounding houses.

OBJECTION

I object to HGY/2020/2762 and request that planning permission be refused

Regards

Mick Gerrie