

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: Stephen and Shirley Hopper
From:
8
Bidwell Gardens

Submission: Objection
Comments: Stephen and Shirley Hopper (8 Bidwell Gardens)

Having considered the revised application to build a new two storey house on the land to the rear of 10-12 Bidwell Gardens, we maintain our objection to the application.

The proposed landscaping and tree-planting does not address the loss of privacy that we will face should the development go ahead. The problem remains that the plot is too small and the building will be too close to the boundary edge, overlooking our garden from an elevated position.

We also note that the application is made in the name of Ms Elena, Christos and Androula Christou of Belmont Close, EN4 9LT. It should be noted that Androula Christou is in fact the owner and occupier of 10 Bidwell Gardens. The application is an application to build in her own back garden. That may explain why there is no objection to this plan from 10 Bidwell Gardens, the immediate adjoining property.

For completeness, our previous objections are set out below:

1. LOSS OF PRIVACY

We live at number 8 Bidwell Gardens. The proposed development would be on land which makes up the rear part of the garden of the house next door. That garden is laid out on a slope and the rear part of the garden (where the new dwelling would be) is significantly elevated. The proposed dwelling is being squeezed in to a plot which is not big enough to provide adequate space between the new house and our own. The side window of the building would face our rear garden from very close quarters, directly overlooking a private seating area. Given the elevation and proximity of the new house, we are not satisfied that the proposal to plant trees in this area would deal with this difficulty.

2. EFFECT OF THE PROPOSAL ON THE CHARACTER AND APPEARANCE OF THE AREA

The area comprised of Bidwell Gardens, Wroxham Gardens and Winton Avenue was designed as a "garden suburb" in the late 1920s and early 1930s. It is characterised by houses with distinctive pre-war architecture and by the arrangement of gardens to maximise green space. The proposed development is, in essence, a "garden grabbing" exercise which would reduce that green space and fundamentally change the character of the area. The area was designed so that gardens back on to each other and are not directly overlooked from close quarters; as ours would be by this new house.

At present all of the houses on Bidwell Gardens, Wroxham Gardens and Winton Avenue are the original pre-war buildings. There are no new-design buildings in the area. This proposed design would be completely out of character with the architecture of the area for that reason alone.

3. OTHER

There has already been some movement and signs of subsidence seen in properties at this end of Bidwell Gardens. There are real concerns that a property requiring the amount of excavation set out in the plans could cause structural problems with surrounding buildings, particularly those on the same hillside. The excavations will be taking place very close to the boundary between our property and the site.

There have been two earlier proposals to build on this land (in 2012 and 2014) which were rejected. There is nothing materially different about this proposal which would make it more acceptable. The objections made in 2012 and 2014 are still valid.