

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: Tim Loo & Jennyfer Stanley
From:

12
Bidwell Gardens
Bounds Green
Haringey
London
N11 2AX

Submission: Objection

Comments: The revised plans made available 1 March 2021, appear to seek to address significant issues with the original proposal of LOSS OF PRIVACY, AMENITY and OVERLOOKING through changes in landscaping and trees. The revisions fail to address the fundamental issues of building a dwelling on this elevated site over the back gardens of existing homes. Tree planting could not be acceptable mitigation of these issues.

1. The proposed development would create a permanent and significantly detrimentally impact on the outlook and privacy of residents in 8, 12, 14 & 16 Bidwell Gardens. The proposed dwelling would be sited at a higher level than those properties on Bidwell Gardens. The new house would be dominant and overbearing in the view from their rear windows and from their rear gardens.

The revised plans included CGI which makes obvious the loss of privacy and amenity would significant. This would result in a loss of outlook which would be harmful to us and our neighbours living conditions.

2. We believe the proposal would conflict with the objectives of Policies UD3 and of the Haringey Unitary Development Plan (UDP), and the adopted Supplementary Planning Guidance SPG 1a Design Guidance and the Housing Supplementary Planning Document (SPD), which require development proposals to complement the character of the surrounding area.

The proposal would also conflict with the core planning principle of the National Planning Policy Framework (the Framework) relating to high quality design, and the account that should be taken of the character of different areas.

3. The application proposes a significant excavation to create a lower ground floor and courtyard which may create issues with subsidence and drainage affecting all adjacent properties i 12 Bidwell Gardens, 14 Bidwell Gardens, 8 Bidwell Gardens and 1 Wroxham Gardens.

This would be an excavation into a hillside above my neighbours property and as such believe this would potentially create major issues for subsidence and drainage of surface water impacting the drains running along the back of 6 through to 14 Bidwell Gardens.

The revised plans still excavated to my property boundary.

4. The proposal would remove a number of trees and much of the green space which is currently supporting birds and local wildlife.

5. There have been two previous applications for backland development on this site:

- HGY/2012/1530, dated 23/07/2012, was refused by notice dated 16/10/2012

- Appeal Ref: APP/Y5420/A/13/2194285 was dismissed 14/08/2013

- HGY/2014/0718, dated 11/03/2014 was refused notice dated 6/05/2014

We believe this revised application fails to address the issues which have previously resulted in this backland development being refused (loss of privacy and character and appearance) and introduces new issues regarding excavation for the lower ground floor.