

Samuel Bennett
23 Glendale Avenue
Edgware
HA8 8HF

Thursday, 19 March 2020

Planning Application Reference: 20/0888/FUL

I WISH TO SPEAK AT COMMITTEE

Dear Ms Hiscock

I am writing to strongly object to the planning application reference number - 20/0888/FUL for the following reasons:

1. The new property will directly back on to my garden being situated within a few metres of the boundary between our properties. This will cause several problems.
 - a. The property on Shelley Close is situated on a considerably higher ground than my property. This will cause the already subsiding garden to subside even further into my property. No attempt has been made to redress this problem. Should this problem worsen, then we will hold both the owner and Barnet council liable for this damage. (see photo 1)
 - b. It will also cause my property to now be overlooked directly by this new property.
 - c. There will be a huge material loss of light into my garden and property
 - d. I will have total loss of privacy in my garden and in my house
 - e. My property will be overshadowed by this new property as it is on considerably higher ground than my property
 - f. The removal of significant amounts of vegetation and its replacement with concrete and other building materials will cause significant problems with drainage and will leave my property at an increased risk of flooding. No survey or flood risk assessment has been undertaken. With recent flooding throughout the country, it would seem prudent to have a view from the environment agency on the affect this might have on the properties.
2. This application will necessitate the destruction of a significant amount of trees from the property some of which have been surreptitiously removed prior to planning having been applied for but subsequent to the purchase of the property (see attached photos 2 + 3 clearly showing increased levels of vegetation prior to this application being submitted. Much of this work was carried on the 23rd of January 2020 which was after the current owner purchased the property. Also see attached screengrab from google maps which clearly shows significant levels of vegetation that have conveniently been removed). No tree survey has been carried out. There are several species living within this habitat including but not limited to foxes, badgers, hedgehogs and various species of birds. An ecological survey must be carried out to assess this impact. A tree specialist must be employed to identify if any of the already felled trees were subject to a TPO.

3. By allowing this sort of development, the council sets a precedent for other properties on the road to act in a similar fashion. It could end up with a situation where what was once a secluded residential road becomes a busy road with far too much traffic than it can cope with. It also does not limit any further development of this property once it is built under permitted development.
4. Whilst this application has been submitted as a chalet style residence, this is a clever use of language to try and obfuscate from what is really going on. It is a dual storey residence which is totally out of keeping with other properties on the road. No other property on the road has any dwelling on any level above ground.
5. The applicant has cleverly only included a generated perspective from one angle to try and divert the assessor's attention away from what the view will be like from the Glendale Avenue perspective. This must be included as this will greatly detract from the view from our properties.
6. It is a private road not maintained by the council. No provisions have been made for the increased traffic and the wear and tear this will have on the road and this will have a direct financial impact on the other residents on the road. There is also no provision for any visitor parking and so the turning circle on the road would likely be used for this. This may cause problems for emergency vehicle access and for the other inhabitants of the street who use this turning circle as a matter of course.
7. This application is for a five-bedroom residence. Whilst they do point out that this will help to alleviate the housing crisis, it is not in keeping with any other houses on the road, none of which have five bedrooms. It will be massively overdeveloped.
8. This is clearly an application based wholly on profit with no regard for any of the current neighbours of the property.

Photo 1 – 19/03/2020



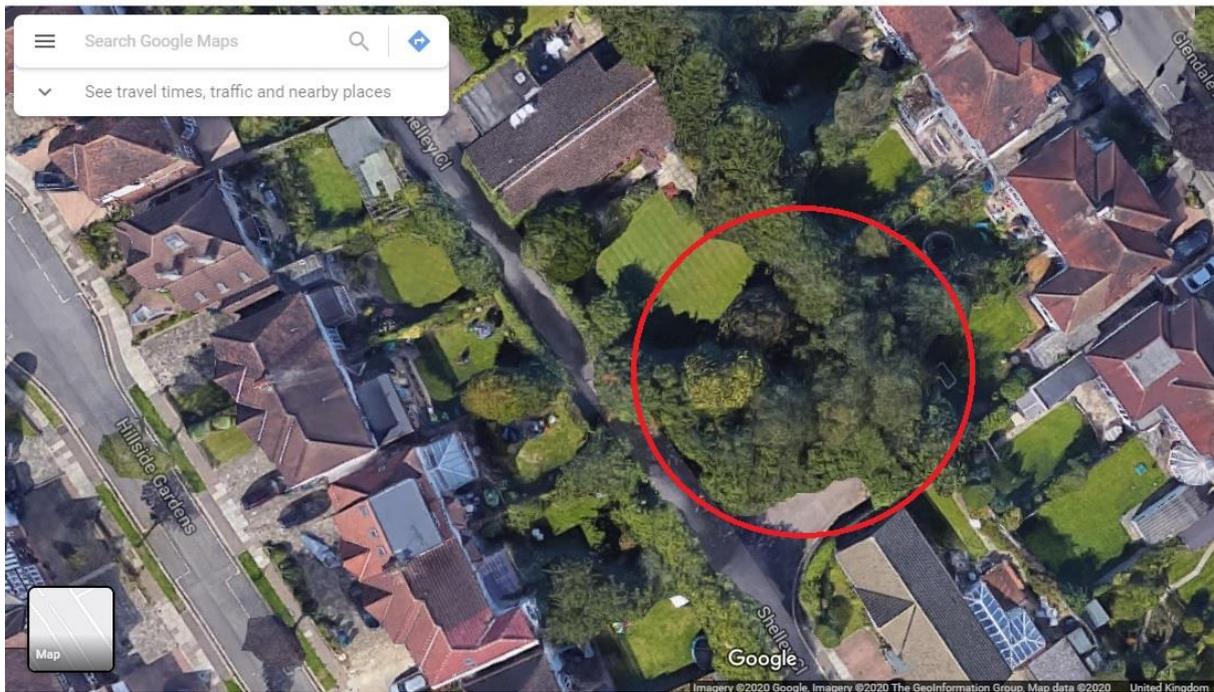
Photo 2 – 02/07/2019



Photo 3 – 18/03/2020



Google maps Screengrab



The area circled in red indicates where there were formerly trees. Much of this has been destroyed.

Further photos demonstrating damage already caused to my property by the property of Shelley Close and also the removal of much of the vegetation in order to hasten the process of planning permission being granted.



02/07/2019



02/07/2019 – view of the vegetation prior to its destruction



22/05/2019 – this demonstrates the small hole in a fence that was otherwise fine. The removal of vegetation and constant subsidence of their garden has destroyed this fence altogether.



12/05/2019 – there used to be a fence between our properties with a small hole. This was backed by significant amounts of vegetation. Most of this vegetation has now been removed and in doing so the property owner has destroyed the fence.



19/03/2020 – this clearly demonstrates how much higher their garden is and the damage this has caused to our property.

I firmly believe that this application must be denied in its entirety. The photographic evidence clearly demonstrates that there has been significant damage caused to our property and this will be exacerbated should another property be placed on the site. There are far too many serious issues to overcome to make this a realistic concept.

Yours sincerely,

Samuel Bennett