



From: Cohen, Mansoor
Sent: 07 May 2019 09:51
To: Planning Consultation
Subject: FW: Comments on 19/2391/HSE
Attachments: Comments on 19/2391/HSE

Follow Up Flag: Follow up
Flag Status: Completed

Hi,

Please can you upload the attached neighbour comments and images to Uniform and DMS and mark as sensitive/confidential.

Thanks,

Mansoor Cohen
Planning Officer | Chipping Barnet Area Team
London Borough of Barnet, London Borough of Barnet, Barnet House, 1255 High Road, Whetstone, N20 0EJ
Tel: 020 8359 2949
Barnet Online: www.barnet.gov.uk

Please note that the comments are provisional and represent an informal view by an officer; the views contained within this email do not constitute an official determination, are not legally binding and do not bind the council to a particular course of action.

For queries relating to the Council's Fast Track Scheme, please email planning.premium@barnet.gov.uk

For queries relating to the Pre-Application requests, please email planning.preapp@barnet.gov.uk

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[REDACTED]

From: MELANIE LUND [REDACTED]
Sent: 06 May 2019 18:52
To: Cohen, Mansoor
Subject: Comments on 19/2391/HSE
Attachments: IMG_0804.jpg; IMG_0805.JPG; IMG_0806.jpg; IMG_0807.jpg

Dear Mr Cohen

I met with the duty planning office on Friday 3 May at the council offices and she gave me your contact details so that I might provide comments directly on planning application 19/2391/HSE. We only learnt about this planning application when we received a speculative letter from a party wall surveyor, having received no notification from our neighbour nor the Council.

We live at number 53 Oak Tree Drive, in the semi-detached house adjoining this property and have a number of concerns about the proposed plans:

- 1) There is a risk of the planned extension being used as a dwelling independent to the main house, now or at a later date, as it has a separate direct access and toilet/washing facilities. The access into the kitchen could easily be bricked off without planning consent or knowledge. Although there are examples of other side extensions with separate access on the same street, but this is to a utility room, office or garden room with very limited potential of use as an independent dwelling.
- 2) The plans do not show the large oak tree, protected by a TPO, which is at the bottom of our garden and will probably be at a distance of 10m from the back of the planned extension.
- 3) The planned construction, with a pitched roof, will have an overbearing presence as it will be substantially higher than the current garage. It will extend c. 8m from the back wall of the house and, given the nature of the land which falls away towards the bottom of the garden, will likely be higher than 4m in height. It will not be in keeping nor in line with other properties in the same row.

I have attached photos from our property of the existing neighbouring garage to provide a view of the site from our perspective.

We would appreciate it if you would consider these concerns in your deliberations. An extension without independent access (i.e. no separate dwelling risk) with a flat roof, built appropriately to ensure the protection of the tree would be more palatable.

I explained to the duty planning officer that I was uncomfortable making comments in the usual way due to the very unpleasant behaviour of our neighbours during our recent renovations. If you require that any of the above be made public, I would welcome the opportunity to review the text before disclosure and without attribution.

Should you wish to discuss my email, please do not hesitate to contact me. I am also happy to meet and discuss.

Best regards
Melanie

Tel: [REDACTED]

Comments for Planning Application 19/2391/HSE

Application Summary

Application Number: 19/2391/HSE

Address: 55 Oak Tree Drive London N20 8QJ

Proposal: Single storey side and rear extension following demolition of existing garage

Case Officer: Mansoor Cohen

Customer Details

Name: Mrs Denise Sinton

Address: 57 Oak Tree Drive Totteridge London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The gutter on the side of the proposed extension is shown on my side of the site boundary which clearly cannot be acceptable or permitted. If this is adjusted I have no further objection to the proposal.