

Mr Jack Wride
Barnet Planning
2 Bristol Avenue
LONDON
NW9 4EW



Dear Mr Wride,

20/0309/FUL - 2 Boltmore Close NW4 1EX proposed erection of a two-storey dwelling with rooms in the roof space

I am in receipt of several letters of objection to the above proposal, the vast majority of which are based on a template widely distributed by the adjoining owner of the development site.

Whilst using highly emotive language, expressing pejorative views and subjective opinions, I feel the need to respond on purely planning issues, which I believe is the same approach you will adopt.

Scale of Building:

The building is **not** especially large. The footprint is 9.4metres x 6 metres. (6.5 metres into the bays) As a reference, the smallest neighbouring property is 194 Great North Way which has a footprint measuring 5.8 metres x 8.1 metres (9.2 Metres to the front of the Bay). A more common example of the neighbouring buildings is 190 Great North Way which measures 15.9 metres x 6.2 metres.

The total floor area of the proposed dwelling is 124m². The footprint of No 1 Boltmore Close by contrast is some 219m².

The planning acknowledgment letter describes the proposal as a 'two storey dwelling' with rooms in the roof. This is accurate and the proposal is not a three-storey building.

The nationally prescribed space standards state the **minimum** for a three-bedroom three storey dwelling is between 90 and 108 m²

The complainant cites Policies 7, 7.1, 7.2 and 7.3 of the Residential Design Guide emphasizing that the policies are there to protect the amenity of adjoining properties when a development is proposed. The inference is that our proposals do not meet the requirements of these policies. This is not the case, as we set out below:

Overlooking.

In this case the proposed dwelling is 35 metres away from the rear of 194 Great North Way (The Building it faces) and some 24 metres to the rear of properties in Tenterden Drive, both exceed the prescribed distances. It should also be noted that the only windows in the rear elevation are both serving bathrooms and therefore obscure glazed.

Overbearing

Properties in Tenterden Drive are also at a much higher elevation than the site of the proposed building, several of these properties also have large dormer roof extension so the proposed building will not overbear, overshadow and overlook the surrounding properties. Houses fronting Great North Way are sufficiently distant not to be affected.

Density.

The proposal does **not** create a high-density development. The density of the entire Boltmore Close site is currently 10.8 dwellings per hectare. With the additional dwelling, this rises to 16.2 dwellings per hectare. This is significantly lower than the surrounding area, and well within the guidance of the London Plan density matrix for a PTAL of 1b (35-55 dwellings per hectare, assuming a suburban character)

Parking.

The new dwelling will be provided with a garage and an additional space. This is within Barnet's stated maximum vehicle parking requirement for a 3-bedroom dwelling. There is no pressure on parking within Boltmore Close. For example, no 1 Boltmore can accommodate 7 cars alone (5 outside and two in the garage) within its curtilage, but there are seldom more than 2 cars parked.

It is doubtful that an additional 2 cars within the overall site would cause issues when accessing or leaving the close.

The comment regarding emergency is spurious, as emergency vehicles will access the new dwelling in the same way as they do now.

Yours sincerely,

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