

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/7022/P	David Brown	6a Eldon Grove London NW3 5PS	21/01/2016 17:22:58	OBJEMAIL	<p>Dear Sir, Whilst I appreciate the applicant's wish to replace the current extension with a more attractive construction, I feel that the following aspects of his proposal should be seriously reconsidered:</p> <p>1. THE NEED FOR A BASEMENT? When there is no other way to increase the size of a property, then of course, the construction of a basement is often justified. In this particular instance though, the applicant is able to substantially increase (30%?) the size of his property by building upwards. In short, a basement here would seem to be totally indulgent. And, given the risk of potential structural damage to neighbouring houses, my feeling is that it should be firmly resisted.</p> <p>2. THE SCALE OF THE PROJECT. Inevitably, a project of this size places enormous demands on the immediate area. My concern, in this regard, is that Eldon Grove is ill-equipped to cope with heavy machines and construction vehicles - especially for long periods of time. (The estimated 60 weeks, by the way, would seem to be a highly conservative estimate for the amount of work involved.) The Grove is already a busy rat-run for school traffic and delivery vehicles. More pertinently, parking spaces are already at a premium and if parking restrictions are imposed (for the sake of building vehicles) this would place an intolerable strain on resident car owners.</p> <p>As I have indicated, I have no objection whatsoever to the applicant reconstructing the original extension. As his plans stand though, I would argue that, with a basement, they constitute a serious over-development of the site. I would now like to think that he might be persuaded to consider a less ambitious proposal.</p>

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