

Gentet, Matthias

From: James McIlroy [REDACTED]
Sent: 26 September 2017 00:12
To: Planning
Cc: Gentet, Matthias
Subject: Planning Application 2017/4582/P 2 Eldon Grove -Consultation reply

Dear Sirs,

Without planning permission the owners of 2 Eldon Grove, who moved into their property around 6 months ago, have erected in their large back garden a number of tall structures/outbuildings in very close proximity to neighbours' property and gardens. I have lived here for over 30 years and from my rear window and garden I have enjoyed the tranquil and verdant aspect of the surrounding back gardens. Now I look out at the unattractive roof of a gazebo (see photo attached) and when I sit at my back garden table I look at the complete roof of the gazebo (see photo attached). I regard the erection of the double play houses, the climbing wall, the gazebo and two sets of swings together with a pre-existing trampoline as an overdevelopment in this tranquil space in a conservation area.

THE GAZEBO

As well as being highly visible as described above, the gazebo continues to shed rainwater onto its very thick 5-10 square metre plinth abutting my kitchen wall and damp course. There is no provision to direct rainwater from the hard surface to a porous or permeable area within the owner's garden boundary... Puddles are the result. Incidentally, the gazebo touches the garden wall of 3 Eldon Grove- not with a few inches gap as shown in the sketch. As a structure over 2.5 metre (2.9 metres) in height it should be more than 2 metres from my property as well as from the garden wall of 3 Eldon Grove.

THE CLIMBING WALL

This has been erected about 0.5 to 0.75 metres from the gable of my house. It is 5 metres wide by 3 metres tall. For this height it should be 2 metres minimum from my wall. Access to the wall by tradesmen for remedial works would be well nigh impossible. It would be too tight a squeeze. Last month I engaged the services of a firm of structural engineering consultants who confirmed serious cracks and instability in the said gable and front elevation of my house. I am worried that if I needed either structure removed for the tradesmen the owner would immediately say that it was to my cost which would not be very fair.

THE PLAYHOUSES

At 3.9 metres these twin playhouses are only inches from the gable wall of 11a Lyndhurst Road. The position is troubling. It should be at least 2 metres.

REMARKS BY THE OWNER IN HIS APPLICATION

In his planning application the owner maintains that the structures are not visible from the surrounding area. This is not true in the case of the gazebo as I have described above and as shown in the photos. Not only is the issue one of visibility it is also one of intrusive proximity to neighbours' property and gardens. It fails to meet the minimum of 2 metres distance as per the National Portal Schedule E (Outbuildings/ Permitted Development Rights). The owner has failed to protect the interests of his neighbours and the wider environment.

SUMMARY

I request that the gazebo and associated plinth and electrics are removed completely. I request that the climbing wall and its associated electrics are completely removed. If it is not removed but only relocated it should be a minimum of 2 metres from my gable.

Yours faithfully,
James McIlroy
11b Lyndhurst Road, NW3 5PX [REDACTED]
[REDACTED]





Sent from my iPad