

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2018/0427/P	Jo Hordern	Flat 4 97 Torriano Avenue NW5 2RX	12/04/2018 16:36:24	OBJ	<p>Comments on application: 2018/ 0427/P - 95A Torriano Avenue NW5.</p> <p>As a long-term resident of Torriano Avenue and owner of Flat 4, 97 Torriano Avenue since 1994, I object to the proposed extension to 95A Torriano Avenue.</p> <p>The grounds for objection are:</p> <ol style="list-style-type: none">1. Over-development of the area and loss of amenity. The extension to 95A will take up a large part of the garden and set a precedent that others may seek to follow. This would result in substantial loss of garden space in what is currently a green enclave between three terraces (Leighton Road, Leighton Grove and Torriano Avenue). <p>Our own building, 97 Torriano Avenue, was extended at garden level in 1990. However this has not been a successful development - in my view - as it swallows up too much of the garden and has created an even darker, longer space in the basement flat. I will be disappointed if the 1990 development can be used as a precedent after all this time - some twenty eight years later. Surely planning policies have improved since then.</p> <ol style="list-style-type: none">2. If the development is granted, the new flat roof thereby created should not be used as a roof terrace, due to the potential loss of peace and privacy for neighbouring residents.3. The submitted drawings are simply inadequate. The issues listed below have not been satisfactorily addressed:<ol style="list-style-type: none">i) The depth of foundations of the extension.ii) The use of the existing brick garden wall (party fence wall) which is half-owned by 97 Torriano Avenue.iii) The attachment of the extension to 97 Torriano Avenue. <p>These issues are of particular importance due to the history of subsidence in our extension from 1997- 2015. Our extension was eventually under-pinned with a 12 metre deep piled raft scheme in 2015 - after numerous previous attempts to stop the movement had failed. We have been advised by our insurer's specialist subsidence team that any neighbouring extension should NOT be attached to our extension unless it has suitable foundations.</p> <p>I will send the documents relating to item 3 (photos, emails, drawings) directly to the case officer, Lisa McCann, as it is not possible to attach documents to comments submitted via the website.</p> <p>Regards,</p> <p>Jo Hordern Flat 4 97 Torriano Avenue NW5 2RX</p>