

Application No: 2018-5503P
Consultees Name: Dr C R Whiting & Dr R Mondragon
Received: 05/01/2019 18:25:13
Comment: OBJ

Response:

Dear Camden,

[REDACTED] a similar mid-terrace Victorian house to number 54. We were only made aware of the plans and proposals in relation to number 54 this week via a neighbour, having not received any notification from Camden nor having seen any physical notice in the street. This means we have not had any opportunity to discuss our concerns with the owners of number 54.

Having reviewed the plans and existing objections today, we have the following comments:

We object to the excavation of a basement as the trauma caused by this will affect the surrounding properties. We understand that basement development would only be permitted if it demonstrates that the proposal would not cause harm to neighbouring properties. Basements are not suited to such small terraced houses where the gardens are only a few metres in size and the soil is very poor anyway. The soil under the houses in Sumatra Road is largely clay so that any disruption, such as from a new basement, may easily cause slippage to surrounding buildings and garden walls. There has been historic subsidence already in our property.

This excavation will go on for months and will be noisy and disruptive for the whole neighbourhood. This is a mid-terrace property and it also backs on to properties on Solent Road so the impact of allowing such development needs to be considered as it has the potential to cause serious structural damage to a large number of other houses. Any future subsidence claims would have to consider the impact of such invasive work. The neighbourhood has also flooded (most recently in 2002) so we would be concerned about how the proposed basement would affect groundwater flow with respect to neighbouring properties including ours, as water is diverted away from the basement of number 54. This is particularly given the forecasts for higher intensity of rainfall in the future. With bore tests conducted in August 2018 these are likely to reflect the very hot and dry summer last year.

In Sumatra Road, the front gardens are quite shallow, so the proposed lightwell to the front will consume much of the limited garden area. This unacceptable in streets such as Sumatra where lightwells are not part of the established character and where the front gardens have an important role in the local townscape.

We understand that as there is no rear access to number 54, all the excavated material will have to be taken through the house and into the street. Given the scope of the proposed works, the ensuing disruption, dirt, vibration and noise caused by the construction work, road access and loss of parking will be considerable. We both work party from home so even with works confined to working hours this will cause considerable inconvenience and loss of amenity for us.

We also fully support the concerns of our neighbour at number 52A regarding the impact of the proposed extension into the garden of number 54, specifically in respect of loss of light both in the flat and garden affected and the imposition of a 'closed in' feeling given that it would be visible from inside the immediately neighbouring property. Both these features would we feel create a very dangerous precedent for the neighbourhood if they were permitted. Our houses already back onto other houses/gardens so rely heavily for light from the lateral direction of our neighbouring gardens (specifically south, in this part of the street). So any impediment to this light would be most disadvantageous and seriously impact on the enjoyment of the properties affected.

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				In summary, the proposed development will not compliment number 54 without eroding or harming its character and that of the surrounding area; it will also have a negative impact on neighbouring amenity.
