

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/6158/L	Nigel and virginie Knight	13/03/2019 10:47:18	SUPC	We are the owners of No 88 South Hill Park (SHP), next door neighbours to Ms Barclay, the owner of 90 SHP who has made the above planning application.

We have no objections in principle to the proposed works referred to in the application – ie the ‘replacement of two paved areas in the garden along with landscaping’ but there are no detailed drawings attached to the planning application, without which it is difficult to comment precisely. The only drawing we have related to this proposed work was provided to us last November and was prepared by her gardener: Mr Louis Taylor from Sprouts Garden company. This work includes a project to raise significantly her terrace and add a wooden deck, which is not specified directly in the planning application and we are not clear whether this is still the intention.

However, based on the information we have, we do have two important comments/objections which we would ask the planning committee to consider in reviewing this application.

First, according to our email correspondence with Ms Barclay, she intends to raise the level of her lawn, as well as significantly raising the level of the terrace at the end of her garden (ie not replacing the terrace in its current position), and add wooden decking so that after the work is completed her deck will be approximately 30 cm above the current level of our terrace. Ms Barclay has indicated to us (again by email) that her existing terrace is currently some 27cm below the level of ours. This difference in height is clearly visible and reflects the contours of the gardens in the block which decline from the first property – No 80 – through to the last – No 90 - , as originally designed when the block was first constructed in the 1950s. The conclusion is that Ms Barclay intends raising her existing terrace by as much as 57cm from its current level (30+27) and to raise the ground level of her garden by more than 10 cm. By doing so, Ms Barclay plans to have a better view over the nearby Heath pond but this will not respect the original contours/level of the block and will have a major impact on our personal privacy. We do not believe that raising the terrace/garden in this way is either necessary or in keeping with the original contours of the block and we therefore wish to register our objection to any work that is not a genuine replacement of the original terrace that respects fully the original terrace height and therefore, also reflects the overall contours and design of the gardens in the block from when it was first constructed in the 1950s.

Second, last November, Ms Barclay proposed to us to replace the garden steps at the end of our gardens which are worn out and unsafe, and the fence between our two gardens (No 88 and No 90). Both the steps and the fence were in poor condition, so we agreed to share the cost to have them replaced.

Previously, this fence followed a straight line along the length of our gardens, which was in line with the boundary lines shown clearly in the property deed and was the same as the other adjoining fences in the block which are all also straight. Unfortunately, and without our prior knowledge, the new fence was constructed with a ‘kink’ in it which allows Ms Barclay more space for her stairs down from the garden. We consider that the new fence is not aesthetically pleasing, not in keeping with the straight line fences we have elsewhere in the block as originally constructed/designed and, more importantly, encroaches on our land. While the fencing was not formally part of the planning application, there is in our view a clear link between the two in that the reason why Ms Barclay proceeded to build the fence in the way shown was to increase the access to the steps at the end of her garden without having to reduce the size of her (replacement) terrace. In short, we object to any work that does not respect our respective property boundaries and the consistent straight line design of the garden fences in the block and we would be grateful if the planning committee could make this point clear in any decisions on the planning application.

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If you need some photos of the gardens before and after the replacement of the fence, and about the level of our existing terraces, please let us know and we will send them. We can also provide the drawing that Ms Barclay sent us last November which includes a drawing of a raised terrace and a wooden deck part of the renovation of her garden.
