

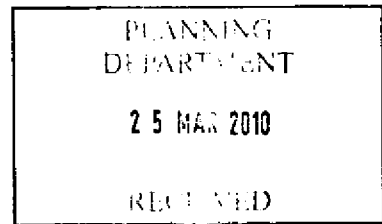
Ack

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MP

1 Tolmers Gardens
Cuffley
Herts.
EN6 4JE

Mr M Peacock
Case Officer
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Herts.
AL8 6AE



23rd March 2010

Dear Sir

Planning Application Ref: S6/2010/0271/FP
LAND TO THE REAR OF 59 STATION ROAD CUFFLEY POTTERS BAR
HERTFORDSHIRE EN6 4LA

I am writing to you because of concern regarding the above planning application, which is out for consultation.

This application is essentially the same application submitted in November 2009, which was rejected by the planning authority. The only changes made have been to the cladding of the exterior. My comments made in relation to the previous application submitted in my letter of 5th November therefore remain unchanged and I repeat them below:

This application is to build a 3 story high block of flats immediately adjacent to our rear garden. This will result in a blank 8.4m (28ft) high brick facade well within a metre of our rear boundary and over the majority of the width of the rear of our plot. Given that this on the south side of our plot, this will have the effect of:

- Dramatically diminishing the direct and diffuse light received by all of our south facing windows
- Putting a significant portion of our rear garden into permanent shadow
- Dominating the view to the rear

I note that the Rights of light Act 1959 protect our rights, both in terms of diffuse daylight into our windows and direct sunlight into our garden. I understand that BRE Digest 209: "Site Layout Planning for Daylight and Sunlight" is used as a reference as to what level of light impact is considered to be acceptable. The BRE digest uses the angle of the sun on 21st March as the reference point and notes limits in terms of deterioration in the amount of light, as a result of a development and the percentage of light that should be available. Although not an expert on rights of light, planning law or the calculation of the impact of light I believe that this development will breach the BRE guidelines in terms of both the impact on the light coming in to our windows and the light in our garden. My calculations suggest that the sun will be at approximately 40 degrees above the horizon at midday on the 21st March, which will mean that the new development will strike a 10m long shadow

over the majority of the width of our 20m deep gardens. Specifically quoting the BRE limits I believe that this development will result in a greater than 20% deterioration in the diffused light entering our south facing windows and a significantly greater than 25% area of our garden being prevented from receiving direct sunlight on 21st March.

The bulk of this proposed development is not consistent with that of the rest of the properties on this side of Tolmers Road which are generally single or double story residential properties. As a result I believe that the development is detrimental to the current streetscape and an over development of this plot. The 13 car spaces provided is not adequate for a 14-bedroom development and will increase the current problems we have with parking.

Of course the biggest concern I have is the impact on my property and on this basis I ask that you support my objection to this planning application. I would also ask that you request that this application is put to a full committee so I will at least have the opportunity to put my case prior to a decision being taken.

Yours faithfully

cc (via email)

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