

Sent: 05 September 2010 22:37
To: Planning
Subject: Comments re: S6/2010/1555/FP
Attachments: S6_2010_1555_FP comments.pdf

05/09/2010

Dear Mr Jefcoate

Please find attached a letter containing comments in respect of the revised application for 85 The Ridgeway, Northaw.

Regards



Click [here](#) to report this email as spam.

Ack

83 The Ridgeway
Northaw,
Hertfordshire
EN6 4BG

Sept 5th 2010

Mr P Jefcoate
Case Officer
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
AL8 6AE

Dear Sir,

**Reference S6/2010/1555/FP- 85 The Ridgeway, Northaw
(amendments to application S6/2007/1588/FP)**

As per previous correspondence both written and verbal, we remain opposed to the extensions at our neighbouring property for the reasons reiterated below.

Privacy, Appearance and Size

The garage extension is being built directly on our shared party wall line just 1 metre from the flank wall of our property. In the new proposed plans the rear wall of the garage is flush with the proposed kitchen extension and hence protrudes some 2.2m beyond the rear of our house causing overlooking concerns and a serious prominence issue. Despite the aforementioned being a single storey extension it stands over 4.5m from ground level, as can be seen in *appendix photographs 'A' & 'B'*. I suspect the height consideration was overlooked when the original plans were first approved.

It is pleasing to note that the rear garage door has now been reduced to a window only, and that the rear veranda will now stop at the kitchen.

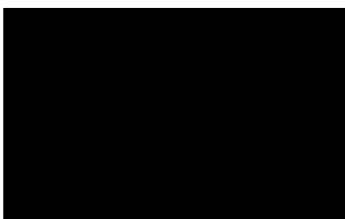
Daylight

Two of our first floor bedrooms have windows with west facing elevations which look onto the pitched roof of the garage extension. It would appear that potential loss of daylight or the proximity to our windows was not given appropriate consideration when the original plans were passed. *Appendix Photograph 'C' & 'D'* shows the close proximity of the new garage roof.

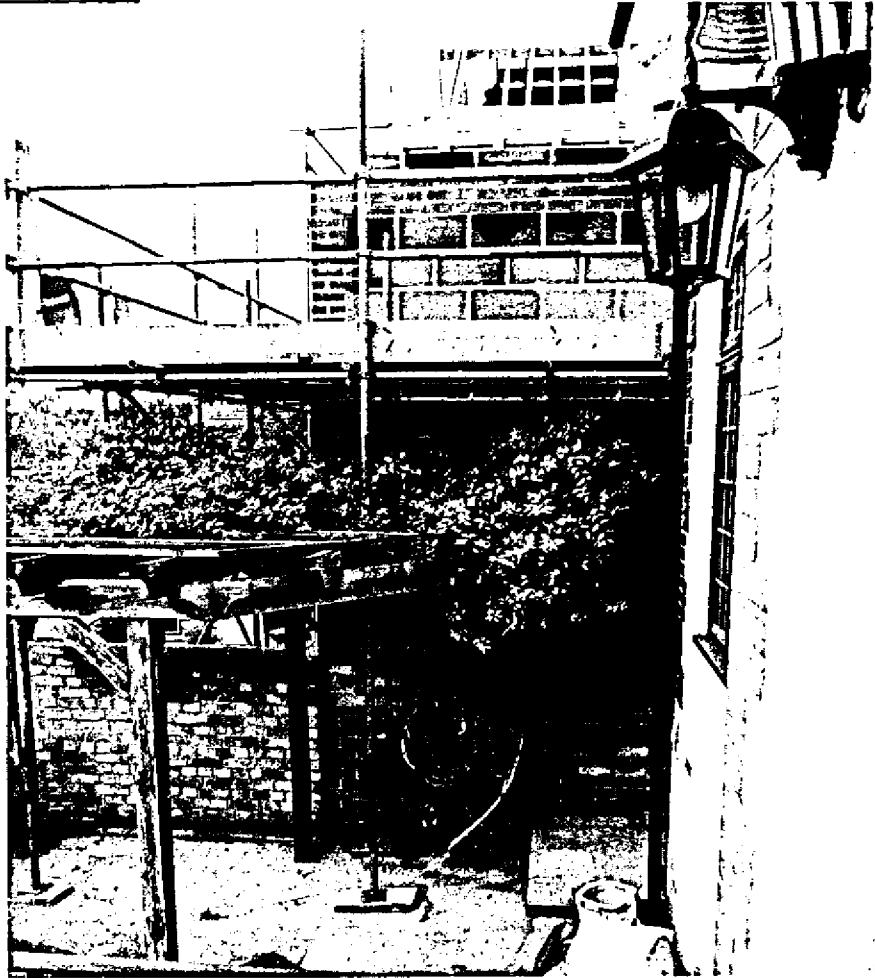
General

It remains our opinion that the proposed extensions are at odds with the Welwyn Hatfield District Plan 2005 Policies for Rural areas, in particular policies RA2 and RA3 which speak of adverse visual impact, visual obtrusiveness and disproportionate size increases.

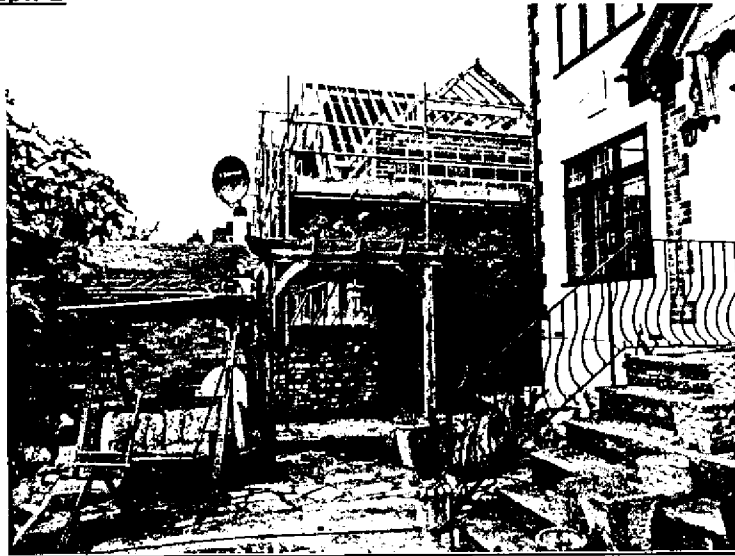
Yours sincerely,



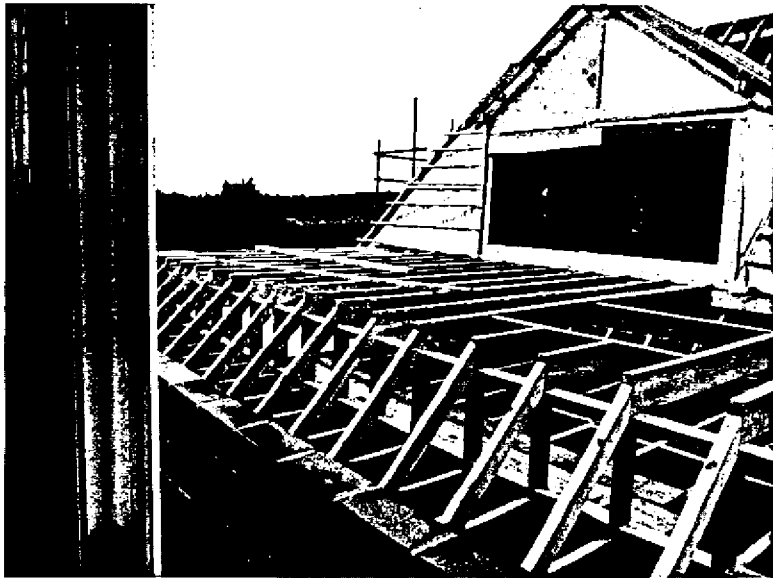
Photograph A



Photograph B



Photograph C



Photograph D

