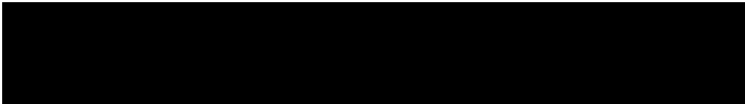


DM



Sent: 05 July 2012 19:57
To: Planning
Subject: Welwyn Hatfield Council Online Planning - Comment

- 6 JUL 2012

Application Number: S6/2012/1142/FP

Name: [Redacted]

Address: 8, Wilkins Green Lane
Hatfield
AL10 9RT

Comment Type: Object

Comment: Re: planning application for 9, Wilkins Green Lane, AL10 9RT Reference S6/2012/1142/FP

We have serious objections to the proposed development, as detailed below.

• The proposed building is far too large. It is clear from the block plan that the proposed footprint is approximately twice the size of neighbouring properties. Although there are larger houses in the road, they are all on much wider plots and so are further from their neighbours.

• The excessive depth of the building (from front to back) would make it appear over-bearing and too dominant.

• Because of staggered positions of numbers 8, 9 and 10, anything other than a bungalow at No 9 would be intrusive and have a serious adverse effect on the enjoyment of our property.

• The building is positioned to the SW of us, adjacent to our garden. An increase in height would cut off much of the remaining light from our garden, which is north-facing.

• This is exacerbated by the fact that the ground level at No 9 is higher than our property, and the existing building is very close to the boundary.

• There would also be a significant loss of privacy, as windows on the side elevation would overlook our garden.

• The existing bungalow has caused us some privacy issues and loss of sunlight. Even ground floor windows and doors, because of the position of the property and its slightly raised ground level, overlook the garden, which is why we have had to plant a hedge to afford us some privacy. This hedge already blocks sunlight to our garden, but would only partially screen us from the proposed development.

To deal specifically with the points raised in Cllr Juggins’ email calling in the application:

1. As mentioned above, the footprint of the proposed development is approximately twice that of neighbouring properties. The larger houses further down the road are on considerably wider plots and so are at a distance from their neighbours.
2. The proposal would severely interfere with the amenities of the properties on both sides, both because of its excessive size and its position relative to those properties. The fact that the existing property is in need of modernisation is irrelevant. Modernisation could be achieved in other ways which are not to the detriment of the neighbours.

• We wish to re-emphasise that any building at No 9 of more than one storey would be severely detrimental to our enjoyment of our property.