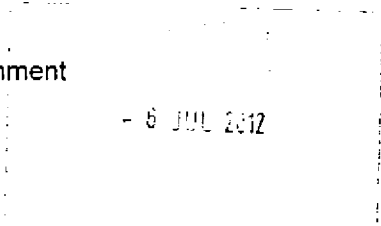


DM

[Redacted]

Sent: 05 July 2012 21:41
To: Planning
Subject: ✓ Welwyn Hatfield Council Online Planning - Comment



- 6 JUL 2012

Application Number: S6/2012/1142/FP

Name: [Redacted]

Address: 10 Wilkins Green Lane

Hatfield

Herts

AL10 9RT

Comment Type: Object

Comment: As the owners of no.10 Wilkins green Lane we would like to give our objections to the proposed extension/development of no. 9.

Firstly I would like to give a little background to our current status. In 1962 the owners of no.10 split their plot and sold part of the land for the building of no.9. This was under the agreement that they only build a 'single detached bungalow' on the land. This covenant is still on the deeds of no.9. The reasons for this restriction have not changed.

As we share a plot and are in such close proximity it is imperative that we respect each others light, privacy and quality of life.

The proposed build is far too big for the size of the plot as there will be very little space between our boundaries. The huge increase in depth and height will mean the property will be completely out of scale for the plot. The increase of ridge height will mean that it will be twice as high as it has been for the past 50+ years and will be overbearing and will have a huge impact on our property.

Imposing and out of character

We feel that the proposed extension/development is too large a project for the size of the plot and will be very overpowering and highly imposing to our property behind. Other properties in the Lane of similar stature are situated on wide plots that have no impact on neighbours. Due to the staggered nature of our properties, it is misleading to draw comparison.

The depth and hight of the proposed dwelling, due to its proximity to the boundary will be overbearing, imposing and an unsightly view from our home. Despite the front and rear of the proposed plan being designed to look like a modern home, this is a fissured of what is going on behind. From the sides, the view of the large flat roof will give a commercial/industrial impression. Our outlook will be an enormous expanse of brickwork with an ugly flat top. This is contrary to policy D1 of the district plan. This proposal is totally out of character and context for the area and will leave no recognition of the existing property.

Daylight

As we have an easterly facing chalet bungalow surrounded by trees, we do suffer with poor light. No.9 is positioned to the side but also in front of our property as we look out. The proposed increase of the depth and height will be directly in front of our home, overshadowing the front aspect. This will no doubt have a detrimental effect on the natural light in our front rooms. Due to the increase in height of our neighbours proposed home I am especially concerned for our ground floor rooms - lounge, entrance hall and ground floor bedroom and our front garden.

Sunlight

The best time of the day in our home is in the morning. As the sun rises in the east, the lounge and front bedrooms are flooded with natural sunlight and warmth. The proposed front extension is in a direct line to the east, and the height will mean the sun will

have to be high in the sky before it touches our windows. There will also be an impact on the front garden which will be in shadow most of the day.

The impact will be:

- increased usage of electricity due to use of artificial lighting
- loss of natural heat from the sun, leading to increased use of gas
- insufficient sun light in the front garden impacting on the success of our vegetable patch and fruit trees.
- increased damp, more moss and lichen.

Privacy and overlooking

The proposed second floor rear and side windows will over look our front bedrooms. This will mean that we will both lose privacy. This is contrary to policy D1 of the district plan and paragraph 5.7 of the current SPG.

The submitted plans are misleading in that they include trees on our land that give the impression of seclusion, but this is not the case. This will affect our quality of life which we have enjoyed here for the past nine years.

In closing we feel that Note 5.2 of The current District Plan SPG has not been met on the following:

5.2 The Council require that:

- i) extensions should be designed to complement and reflect the design and character of the dwelling and be subordinate in scale;
- ii) the extension must not reduce the space around the dwelling to such an extent that the dwelling looks cramped on its site. The spacing of buildings adjacent to and in the locality of the site should be reflected;
- iii) the extension should not cause loss of light or be unduly dominant from adjoining properties, as a result of either the length of projection, the height or the proximity of the extension.