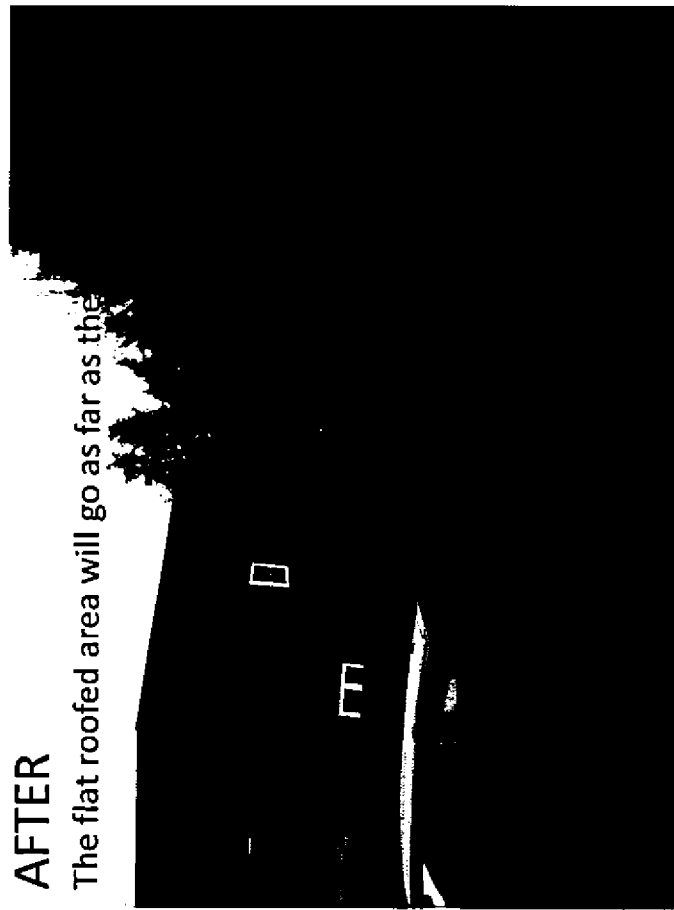


BEFORE



AFTER

The flat roofed area will go as far as the

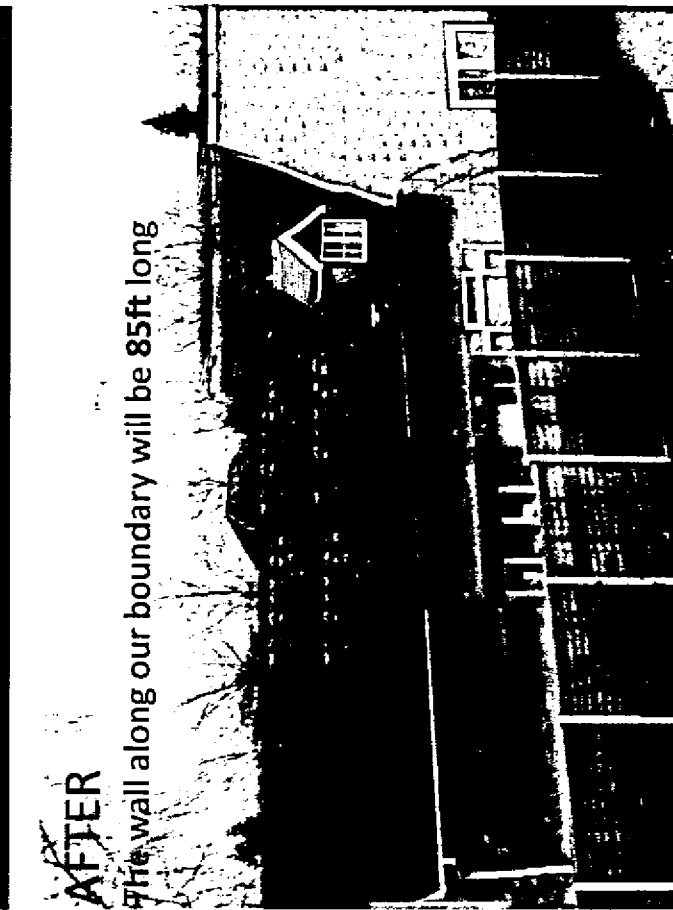


BEFORE



AFTER

The wall along our boundary will be 85ft long



No. 9 accuse us of blocking their light with our wall of conifers

- The wall of conifers to the right belong to No.11.
- The proposed 85ft brick wall to the left and wall of conifers to the right will leave us entirely boxed in
- The conifers were topped a few years ago at considerable cost
- No. 11 are unlikely to be willing reduce further, given the proposed new view

(p1)



- The sunrise position is in a **direct line** behind No. 9.
- Any increase in ridge height will be detrimental to our light

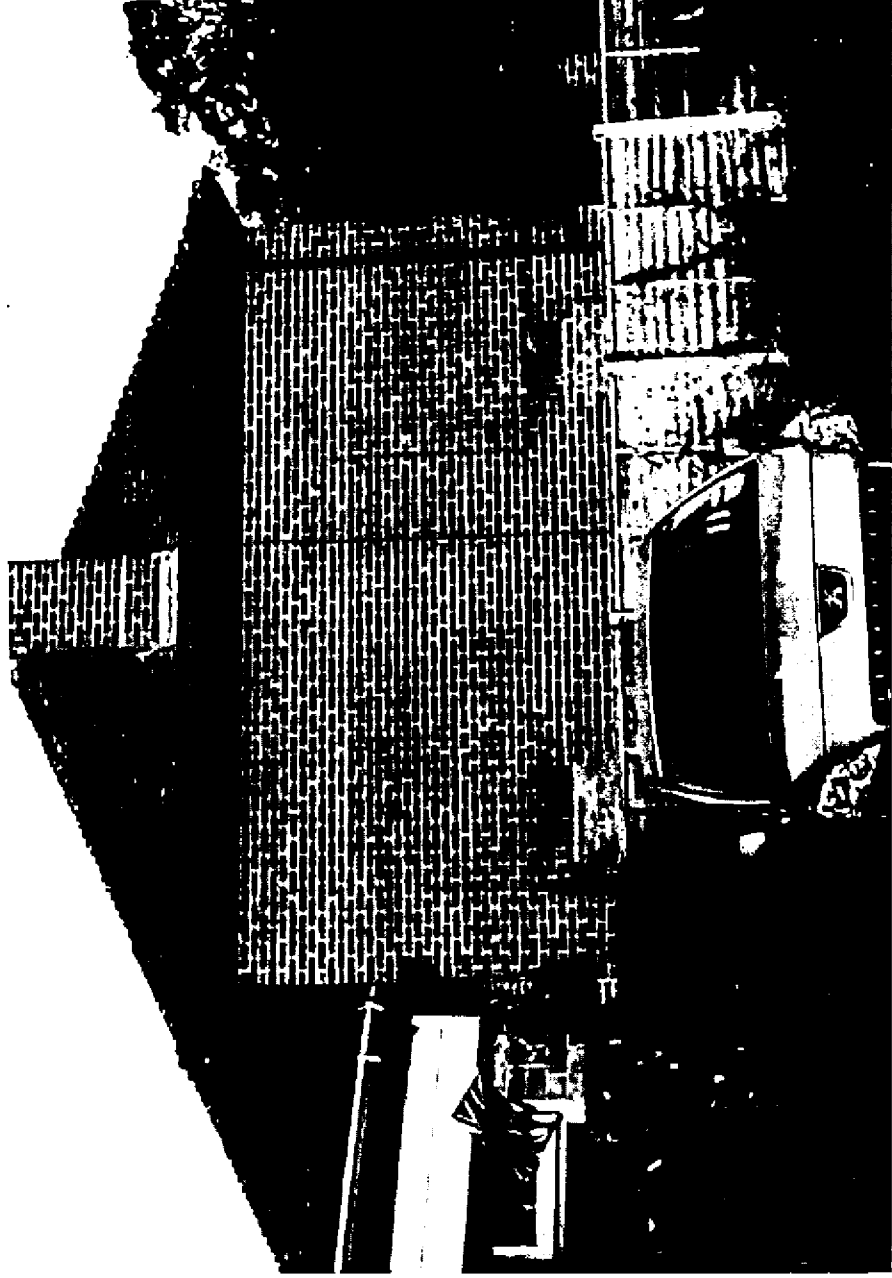


- The morning sunrise brings light and warmth deeply into the rooms
- Any increase in ridge height will be detrimental



No 9. use this picture to demonstrate their unsightly view of No. 8

- They will be giving us a much larger expanse of bricks without a roof
- The mature trees that screened this view were removed by No. 9 shortly after they moved in, possibly to avoid any root protection issues with their proposed build



No 9. use this view of our home to demonstrate the privacy issues

- The proposed build does nothing to improve this problem
- The increase in elevation only creates more windows overlooking



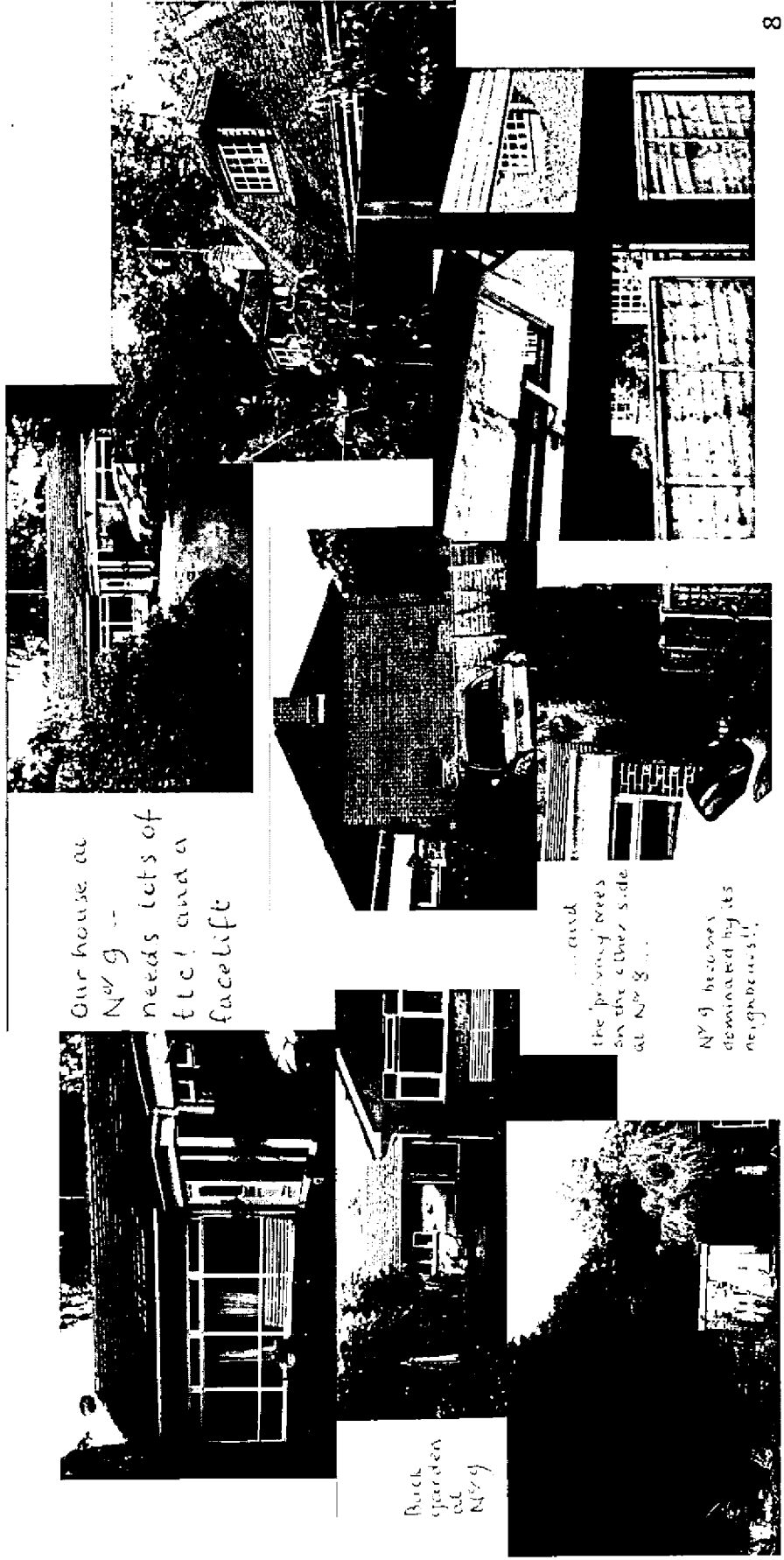
No. 9 use this view to demonstrate the additions to our home

- This point is irrelevant as these dormers were in place before No. 9 was built
- These are the features of a chalet bungalow, the covenant in place to protect No. 10 prohibit anything other than a bungalow for No. 9
- The proposed second floor of No. 9 does not qualify as a chalet bungalow as they do not sit within the roof eaves



No. 9 use the images below to show all issues they dislike about their new home

- They purchased the property fully aware of all these issues
- The proposed build does nothing to resolve any of them, it only creates new ones



No. 9 use this image to justify their flat roofed design, but:

- The flat of this roof is only a few feet long –The flat roof design for No. 9 is **40ft x 40ft**
- The Ellenbrook Lane example is side by side with it's Neighbour and not over dominating
- These 70's style estate homes in Ellenbrook cannot be compared with the homes in Wilkins Green Lane in terms of design.



This is the style that No.9 hope for



- The design example for No. 9 bares little resemblance due to what is proposed, which has a depth of 26m (85ft) and a flat roof area of 12m x 12m (40ft x 40ft)

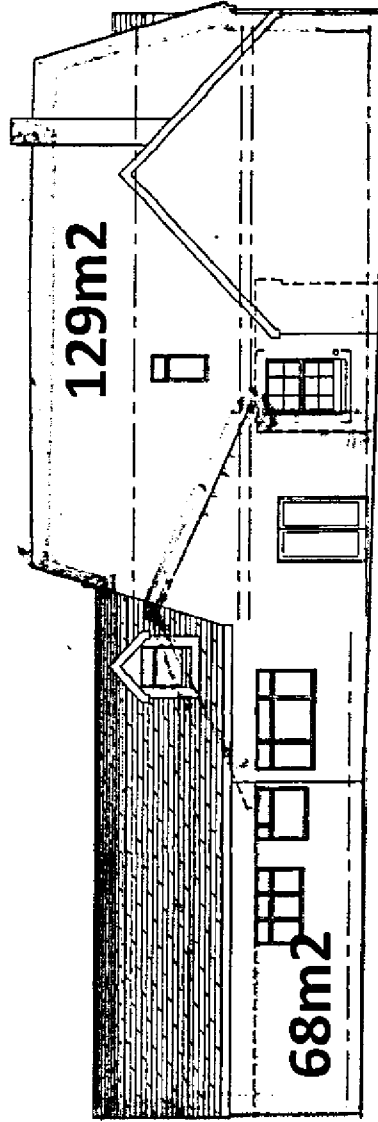


This is the
style that we
hope for No.9

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 ALL DIMENSIONS GIVEN SHOULD BE CHECKED ON SITE PRIOR TO PROCEEDING WITH WORKS.
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 ERROR OR OMISSION OF INFORMATION ON THIS DRAWING. EXCEPT FOR PLANNING PURPOSES.

NOTE
 ALL PROPOSED CONSTRUCTION MATERIALS TO MATCH EXISTING

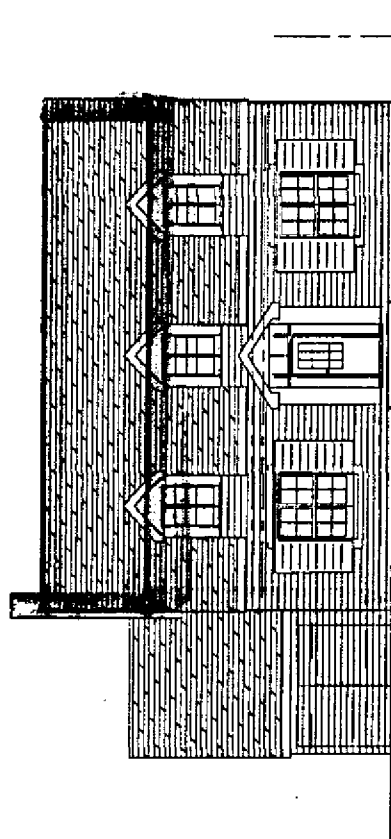
 = Proposed extra
 = Existing



SIDE ELEVATION FROM No 10

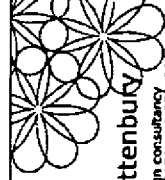
290% increase in area

11 JUN 2012
 No: 2012/1142



FRONT ELEVATION

60% increase in area



sara a rattenbury
 architectural design consultancy
 tel/fax 01737 753170 mob 07812828423

TITLE
 PROPOSED
 FRONT & SIDE ELEVATIONS

ADDRESS
 9 WILKINS GREEN LANE
 HAIFIELD, ALTO 9RT

CLIENT
 Mr. & Mrs TITMUSS

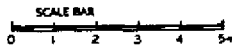
SCALE
 1:100 @A3

DATE
 MAY 2012

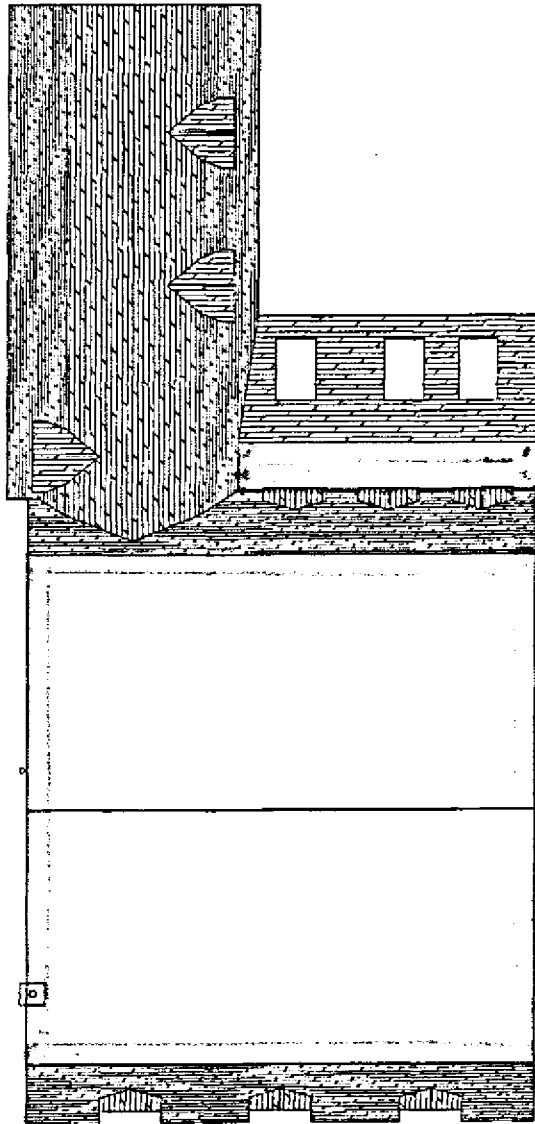
DRAWING No.
 WGL 102-5

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Flat roof area = 41% of total roof area



ROOF PLAN



Flat roof area = 152 m²

NO: 2012/11142
11 JUN 2012



sara a rattenbury
architectural design consultancy
tel/fax 01727 752170 mob 07812628429

TITLE
**PROPOSED
ROOF PLAN**

ADDRESS
**9 WILKINS GREEN LANE
HATFIELD, AL10 9RT**

CLIENT
Mr. & Mrs TITMUSS

SCALE
1:100 @A3



DATE
MAY 2012

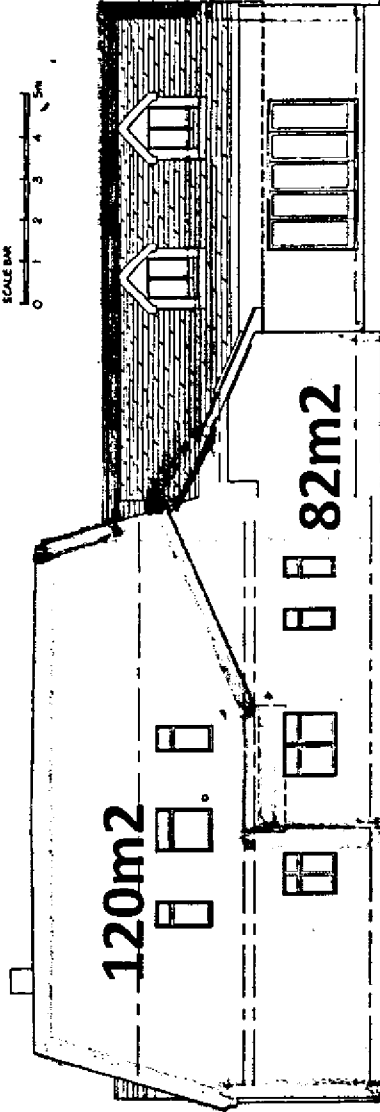
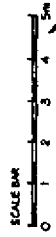
DRAWING NO.
WGL 102-3

REV.
-

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NOTE
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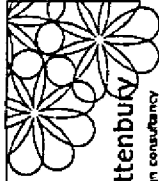
 = Proposed extra
 = Existing



SIDE ELEVATION FROM No.8

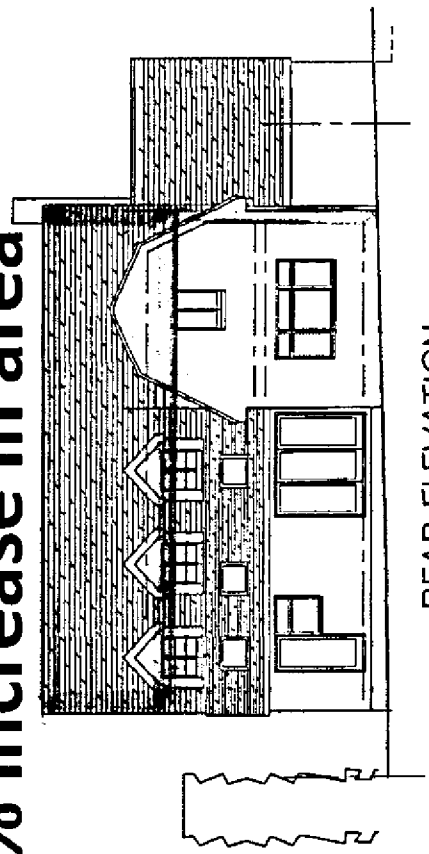
246% increase in area

11 JUN 2012
 No. 2012/11142



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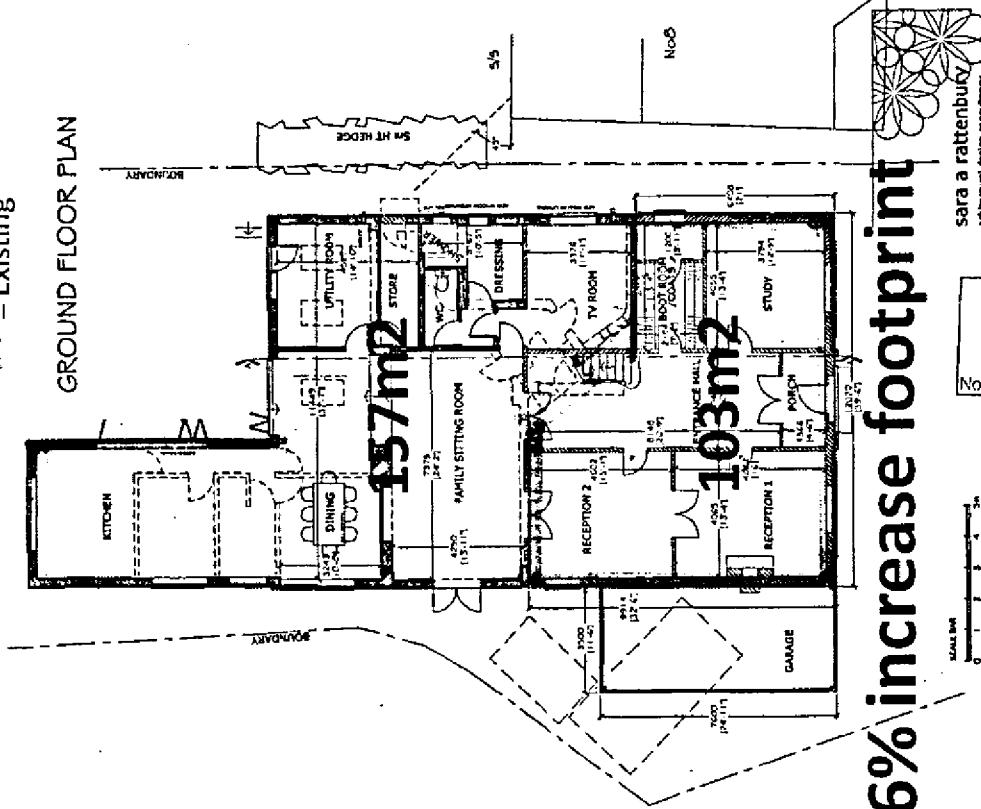
TITLE
 PROPOSED
 REAR & SIDE ELEVATIONS
ADDRESS
 9 WILKINS GREEN LANE
 HATFIELD, ALTO 9RT
CLIENT
 Mr. & Mrs TITMUSS
SCALE
 1:100 @A3
DRAWING No.
 WGL 102-6
DATE
 MAY 2012
REV.
 -



REAR ELEVATION

= Proposed extra
 = Existing

GROUND FLOOR PLAN

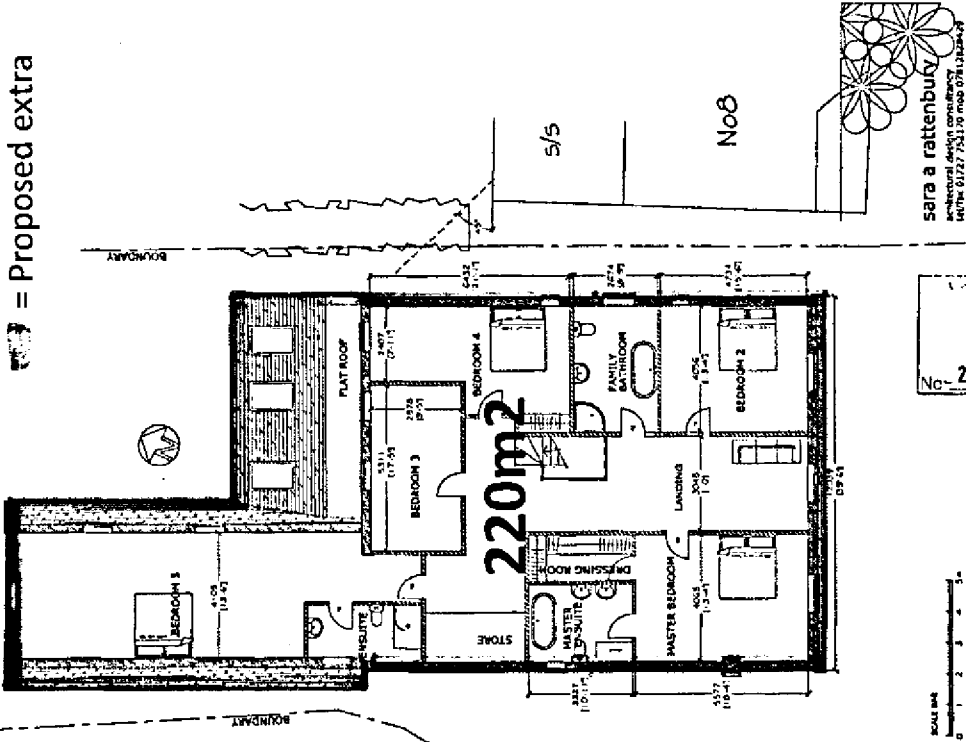


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 architectural design consultants
 01727 752170 mob 0781 228249
 No. 2012/142
 11 JUN 2012
 PROPOSED GROUND FLOOR PLAN
 ADDRESS 5 WILKINS GREEN LANE HATFIELD, ALTO SKT
 CLIENT Mr & Mrs TITMUS
 SCALE 1:100 @ A3 DATE MAY 2012
 DRAWN BY WGL 102-1
 CHECKED BY WGL 102-1
 WGL 102-1

66% increase footprint

FIRST FLOOR PLAN

= Proposed extra



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 No. 2012/142
 11 JUN 2012
 PROPOSED FIRST FLOOR PLAN
 ADDRESS 5 WILKINS GREEN LANE HATFIELD, ALTO SKT
 CLIENT Mr & Mrs TITMUS
 SCALE 1:100 @ A3 DATE MAY 2012
 DRAWN BY WGL 102-2
 CHECKED BY WGL 102-2
 WGL 102-2

Total Proposed 476m² (5,049 sq ft)
which is a 308% increase

Wilkins Green Lane Comparisons

- The proposed would be 2 storey, there is no first floor on the existing property, which is not possible due to the existing ridge height,
- The proposed build is too large for the plot if this were not the case it would not need such a flat roof.
- The proposed flat roof is 41% of the roof area.
- No other properties in the Lane have this design.
- The existing house is 154 m² (1,660 sq ft)
- The proposed is 476m² (5,049 sq ft) an increase of 308%
- The side elevation to No 8 would increase by 246%
- The side elevation to No 10 would increase by 290%
- The average home on Wilkins Green Lane is 2,682 sq ft (including Oak Cottage the nursing home) The proposed at No. 9 is 476m² (5,049sq ft) 88% greater.
- The average ratio house/plot size in Wilkins Green Lane is 16%. The proposal at No 9 is 38%, 139% greater