

2012 / 1142



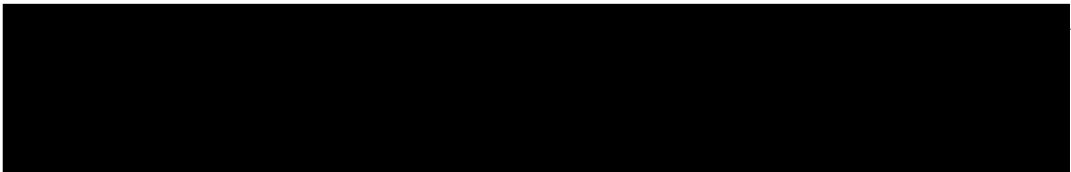
PLANNING DEPARTMENT
09 AUG 2012
RECEIVED

Sent: 09 August 2012 09:31
To: Planning
Subject: FW: Planning application for No 9 Wilkins Green Lane
Attachments: Council Planning Handout.pptx

Please can I log this as post and upload to fastplanning.

Thanks

Damian



Subject: Planning application for No 9 Wilkins Green Lane

Dear



I am the owner of number 10 Wilkins Green Lane, Hatfield, and I am writing to inform you of a planning application for next door at No. 9.

This is the second application to be refused by the planning office, but the plans have been 'called in' on the unfounded recommendation of councillor Juggins, who claims we will be unaffected. I am bringing this to your attention because despite refusal from, the planning office, and objections from Hatfield town council and the majority of local residence, this has been differed pending further consideration and we are seriously concerned that the Planning Offices decision will be overturned.

The Background

In the 1960s the owners of my property sold part of their plot for the erection of no 9. With a strict covenant granting permission only for a single detached bungalow, This covenant is still in force on the title deeds.

The reason for this restriction is because of the close proximity of the two buildings, and with no.8. and anything other than a single storey bungalow would have a negative impact on the neighbours.

The staggered situation of the houses means No.9 is in front of my property, so I look directly onto it. The angle also means, the further they extend forward the more it will impact on us.

The proposal is to double the height and also double the depth, to a depth of **85ft** meaning around a **300%** increase. This will be far too large for the plot and it will be very close to the boundaries of my home and that of no.8

The proximity of the proposed build will be highly imposing and overbearing on both adjacent neighbours. The depth is such that **1600 sq ft** (40%) of roof is flat. Our outlook will be a high featureless brick wall finished with a flat top. This is completely out of keeping with other properties on the lane and no one should have that overshadowing and dominating their home.

It will be like living behind an ugly industrial building.

The huge increase in depth and ridge height will have a detrimental effect on our home and no.8. Both properties already suffer with poor light. The proposed build will block the majority of morning sunlight to the front of our home. For no.8 the effect will be detrimental in the afternoon and evening when their patio and rear of home will be put in shadow.

The proposed build will also result in privacy issues for all three homes. Because of the positioning of the windows, no.8s garden, the rear and side of their home will be overlooked. This is made worse as no.9s plot is on a higher elevation to no.8. The front of two of our bedrooms will also be overlooked.

There is no doubt that this proposal is in breach of the councils planning regulations on the points we have raised, and this has been reinforced by the councils own planning officers, and Hatfield Town council.

Allowing this development will set a precedent on the lane, the majority of the residents of Wilkins green lane do not want developers coming in and destroying the character of one of Hatfield's most beautiful lanes.

This development has not only been opposed by myself and Mr. & Mrs Stratton the owners of number 8, but is also opposed by the majority of the residents of The Lane who have signed a petition and posted objections.

What is surprising is that Councillor Juggins is in favour of the development, especially when there is overwhelming opposition to it. Also that when she met with us, it became apparent that she called this application in without seeing the proposed plans. We have still not received an explanation from councillor Juggins as to how this came about.

Also comments such as: 'if this is refused then they can demolish it and build whatever they like' are most concerning.

I have attached a pack to support our concerns.

Any attention you can spare us in this matter will be greatly appreciated as you can imagine the impact on our home and the lives of our young family is a huge concern.

Yours sincerely

A solid black rectangular box used to redact the sender's name and signature.

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