

MS ✓

[Redacted]

Sent: 28 February 2013 23:44
To: Planning
Subject: S6/2013/0023/FP
Attachments: 4WGL.pdf

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- 1 MAR 2013
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Please find attached comments on the above application

[Redacted]

3 Wilkins Green Lane
Hatfield
Herts
AL10 9RT

February 28, 2013

Planning reference S6/2013/0023/FP

We are writing in relation to the above planning application.

We have three serious concerns about the proposed development, which we would like the Council to take into account when considering this application:

1. **Scale:** The covering letter suggests that this is a re-submission of a previous application (S6/2008/1822/FP) which was approved but which has now expired. In fact, it is considerably more extensive than the earlier application, to which we did not object. It proposes to add a further 50% to a property which is already double its original size; has already had its garage converted into 2 bedroom residential accommodation; and has brick built storage in the rear garden. We have attached a plan that shows the proposed extension in the context of previous extensions. We are concerned at this increased scale which would significantly overdevelop the site.
2. **Privacy:** This application includes several clear windows on the upper floor of both the west and east flanks. The application asserts that "*the building will not have a detrimental impact on the neighbours as windows will be positioned the same as the existing elevation*", but this is clearly incorrect. Residents of the new upstairs rooms in the care home would have an uninterrupted view of neighbouring gardens, and those at the far end of the building may well be able to look back at the rear elevation of neighbouring houses. The expired application had the condition that the side windows "*shall be glazed with obscured glass and shall be fixed so as to be incapable of being opened below a height of 1.8 metres above floor level, and shall be retained in that form thereafter.*" At the very least a similar condition should be imposed on this application.
3. **Character:** The new proposal removes front garden to provide parking for 16 cars with a block paved finish, changing the street scene. A significant part of the back garden of the house would be built on. It would represent a significant commercial development in the heart of a residential community, completely out of character with the surrounding properties.

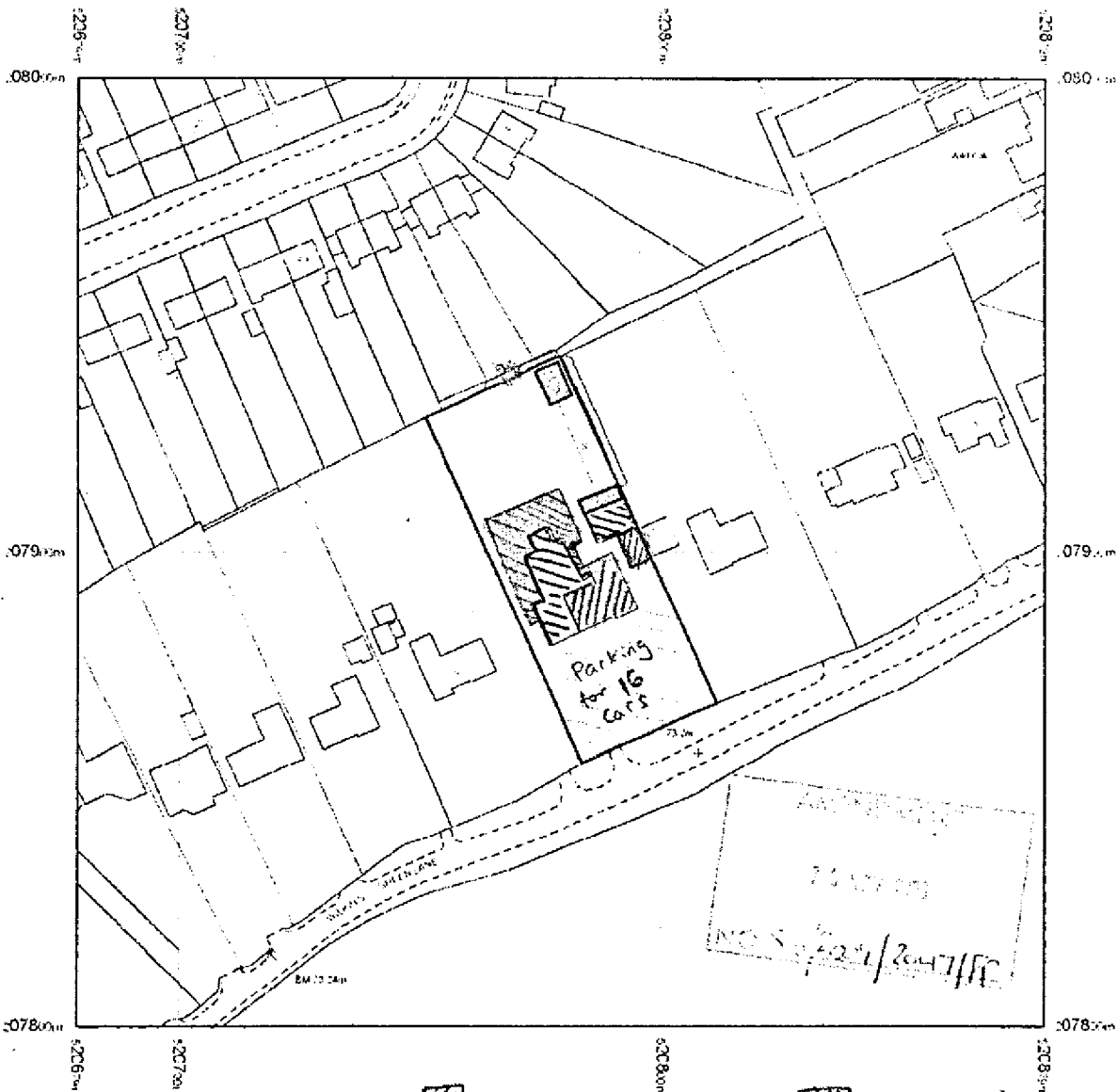
Yours sincerely,


Mr and Mrs G Nissen

1925 STATION PLAN



OS Sitemap™



print

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 192 STATION ROAD, HARPENDEN, HERTS AL5 4UL

- Original house
- Existing extensions
- Extensions approved 2009 (in part retrospectively)
- Current Proposal

Frank Thelton 4 Wilkins Green Lane Hatfield AL10 9RT	B Rev	20-11-09 Date	Planning comments addressed Description	SF By	SF Chk
	Description: Conservatory to residential property and shed to serve residential property Location Plan		Drawn: [Redacted] Date: 11/09/09	Scale: 1:1250 Pages: 6 of 7	Size: A4 Rev: