

Orchard Cottage  
4 Orchard Close  
Cuffley  
Potters Bar  
Herts



Miss K. Phillips  
Welwyn Hatfield Borough Council  
The Campus  
Welwyn Garden City  
Herts  
AL8 6AE

19 September 2013

Dear Miss Phillips

Re: Planning application to 5 Orchard Close Cuffley

3802/16.6/12

I reply to your correspondence dated 11 September and comment as follows.

The proposed application is considered inappropriate for both the plot size and situation. The increased footprint of essentially a three storey building is a significant difference to adjacent properties. I am particularly concerned with the overpowering side facade elevation that overlooks my property. This is particularly unacceptable as my home is at least one metre lower.

The prominent increased size of the proposal is inconsistent with the street elevation of our road. It is particularly unfortunate as the subject property will visually dominate the whole external environment.

A further concern is the impact on our natural daylight. The various roof lines apart from being unpleasant will reduce this natural benefit.

It appears the site plan 378 LO has an incorrect boundary. The site boundary between the subject property and number four is incorrect.

Finally I must mention that the available parking space on the proposal appears inadequate. A property of this size, six noted bedrooms plus the second floor would normally generate a significant number of cars. Off site parking would create problems within our small community.

I look forward to your appropriate consideration of these important thoughts and trust the application is refused planning permission

Yours sincerely

M.C.Archer