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PLANNING DEPARTMENT
22 OCT 2013
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Sent: 21 October 2013 20:48
To: Planning
Subject: Re: 5 Orchard Close, Cuffley - Your Ref: S6/2013/1884/LUP

We are writing further with regard to the "Certificate of lawfulness for proposed loft conversion and erection of single storey side and rear extension" application as referenced above.

We have made a further representation with regard to the amended planning application made for this property under your reference S6/2013/1886/FP, which we set out in italics below in case any of our objections and comments in this respect are in any way relevant to the certificate of lawfulness application:

Re: Erection of Two Storey Side and Rear Extension, Loft Conversion and Front Bay Windows at 5 Orchard Close, Cuffley, Potters Bar

Since we submitted our comments on 27th September, 2013 in respect of the original application there have been two amendments to these plans (WHBC letters to us dated 8th & 16th October, 2013 refer).

Neither of these amendments take any account of the considerable objections already made by the various people whose properties neighbour 5 Orchard Close.

We understand that we do not need to repeat our earlier concerns, as they will automatically be applied to the new proposals, so in response to the amendments that have now been submitted, we add the following comments :

The proposed bays to the front of the property are now shown as being formed by windows. The side window of the front right upper bay will directly overlook our main living areas (those being our lounge and dining rooms) infringing upon our privacy and our personal space.

Similarly, the amended dormers to the rear of the proposed property, despite being reduced in number from three to two, are now individually larger so their potential for overlooking neighbouring back gardens remains effectively the same.

Although the new proposal indicates a reduction in the number of bedrooms from seven to five, there is still no inclusion of any garage and the frontage now shows a driveway with only limited space for off road parking. The applicant has indicated to neighbours that the revised plans will provide parking space for three cars but we fail to see how these can all be accommodated given the site plans as submitted. All existing properties in Orchard Close have garages and large driveways for their visitors' use and, as we have previously mentioned, due to the fact that number 5 is sited at the head of our culdesac, it is vital that the turning circle and other neighbouring driveways are left unobstructed.

The "Existing Row of Trees" along the border of our property and number 5 as indicated on the revised title site plan is incorrect. For the avoidance of doubt, we would like to point out that these trees were planted by ourselves well within our boundary line with number 5 and are most certainly not sited within the land belonging to number 5.

Furthermore, the "Existing Row of Trees" along the boundary of numbers 4 and 5 is also inaccurate. These trees actually run back from the road along the inner boundary line shown on the Land Registry Title No: HD349125 submitted by the applicant and they end where this Title Plan shows the original garage. They do not, as indicated on the amended site plan, form a barrier part way across the driveway to number 4 and directly in front of, what appears on the plans to be,

two thirds of the sub station building. This is wholly inaccurate and totally misleading as, again, it implies that the proposed building work on that side of the property will be totally within the applicant's own boundary.

Given the many anomalies and irregularities in these plans from the outset to date, we strongly suggest that it would be appropriate for a planning officer to re-visit the site with the submitted application and plans to see for themselves the many inaccuracies in the proposal.

We trust that our comments will receive the planning department's full and careful consideration.

Thank you in anticipation of your kind attention.

Mr & Mrs R Crawley
6 Orchard Close
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