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Sent: 21 October 2013 12:54
To: Planning
Subject: FW: Planning appl. S6/2013/1886/FP (Amended)

PLANNING DEPARTMENT
22 OCT 2013
RECEIVED

To Miss K. Phillips

From Bruce and Cheryl Hay, 34 Kingsmead, Cuffley, Herts. EN6 4AN

Reference planning application: **S6/2013/1886/FP**

Dear Sir/Madam



I refer to the above planning application, your letter dated 16th October 2013 and the amended plans submitted.

I wish to register both my wife's and myself's objection to this application.

Although an existing dwelling, the application appears to disregard the advice of extending building and subsequent loss of natural ground to further drained areas. Once again the natural environment will be further eroded to run-off areas and loss of garden. This particular development has severely encroached upon the surrounding garden to such an extent that the plot seems to be almost completely built over! The size of the building shown on the site plan bear no resemblance to the actual built over area on the actual site so it looks to be contrived to show more remaining garden area bigger than is actually there, giving the false impression of ratio of house to garden different from what it really is!

The local authority are obliged to keep as much land open for rainfall to sustain the land as much as possible, even driveways and parking areas are subject to this guideline, here we have a gross disregard for the well being of the natural environment.

The application also encroaches upon privacy enjoyed by the surrounding houses and gardens from the rear and side aspects, the proposed dwelling being far too large and overpowering, cutting off large swathes of light and airiness from it's neighbours.

The application has misinformed the authority, on the Planning Application form, question 7 asks about whether any trees or hedges on the site or adjoining neighbours sites could fall on the new buildings to which the answer is 'No'. Clearly there is a fairly large Oak Tree, with TPO that could quite easily fall onto the new constructions, so the applicant should have answered Yes! The same form also asks if work has already started without planning permission? The applicant has answered 'No' when in fact if it had a site inspection it will be seen that there are progressing works that are within planning application requirements. The rear of the loft conversion appears at present to be able to contain a large floored area that may be constructed into a large balcony area that would overlook the adjoining properties.

It is our concern, that as some of the aspects of this application are dubious, we have no confidence that the rest of the building works will be within the planning application guidelines, and therefore request that the planning authorities consider not to grant planning consent and indeed closely monitor the works so far and in the future.

Yours faithfully

Bruce & Cheryl Hay