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PLANNING
DEPARTMENT
06 DEC 2013
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19 Kingsmead
Cuffley

Herts EN6 4AN

5th December 2013

Mr M Peacock
Planning Department
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Herts AL8 6AE

Dear Mr Peacock,

Re: Planning application No: S6/2013/2202/FP - 17 Kingsmead, Cuffley EN6 4AN

I wish to object in the strongest possible terms to the proposed extension for this bungalow.

Kingsmead is a road of character bungalows built in 1928. Each bungalow has been carefully placed on its plot so that no home is overlooking another and each resident is afforded the degree of privacy which is our right.

The plans submitted for this property turn a 2 bedroom bungalow in to a huge 5 bedroom house of immensely overbearing stature. The planned design of this building would completely destroy the current street scene and character of the road and as a result, Kingsmead would no longer retain its appearance as one of the unique roads in Cuffley.

The design is unsightly and overbearing and would dominate the bungalows surrounding it. The topography of the land means that this property already sits above that of my own and therefore the light I now enjoy would be destroyed and I would be subjected to dark rooms, an overpowering and oppressive wall as my outlook and a patio deprived of sunlight

I note in the drawings, that the height levels on both the current and proposed plans are the same. This is misleading however as it does not allow for the fact that, at the moment, the garage is only a single storey but once it is built on, the overall height of the wall facing my property will be much greater. This garage wall which is a mere 4 feet from my home would result in an appalling loss of skyline and light. The proposed extension for this property would be intrusive, overbearing and would overshadow my home making it a dark and oppressive dwelling. The proposed window on the north facing wall would look directly in to my home therefore destroying the privacy of my living accommodation

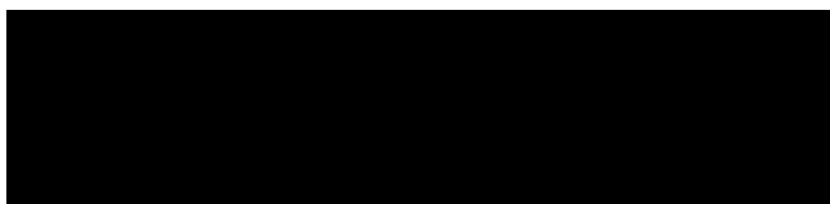
When the present occupiers bought this bungalow some 2 years ago I suffered almost 18 months of building mess and noise 7 days a week with no respect for weekends or Bank Holidays. No attempt was made to clean up the building dust and debris which my property was subjected to and similarly no consideration was given to the upheaval and disturbance it caused to neighbouring properties.

In conclusion therefore, I submit that this plan should be refused on the following grounds:

- It is immensely overbearing to surrounding properties
- There would be significant loss of sunlight/daylight for the neighbouring bungalow
- The impact of windows overlooking the adjoining bungalow would result in loss of privacy especially in view of the topography of the land
- The impact of the design would destroy the unique character and current street scene of Kingsmead

I trust great consideration will be given to these objections and that you will keep me informed regarding the progress of this application

Yours sincerely,



Mrs Nikki C Lewis