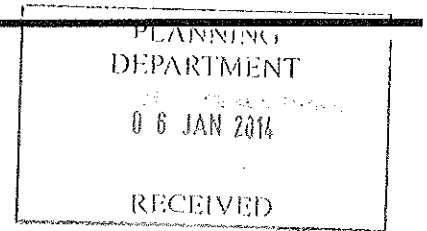


KC

JW



Sent: 03 January 2014 12:19
To: Planning
Subject: FW: S6/2013/2511/FP

Dear Mrs Charles,

I am writing to you in respect of the above named application for the conversion of the garage at the ground floor of 5 Flamingo Close, Hatfield (the "Property") into habitable accommodation (the "Application"). As the occupier of 3 Flamingo Close, one of the three neighbouring properties named in the Application, I have the following comments and concerns about the Application:

1. The Application does not give adequate detail as to the parking provisions that may be required as a result of the removal of the current parking provision for the creation of additional habitable accommodation. Although the Application provides the comment that the "parking space outside the coach house can be used" it is incorrect that this will not affect parking availability, as this space has always been available so the removal of the internal parking space will still be a reduction of this amenity. On this basis, it seems that the application is deficient and, in order to protect the availability of parking for the residents of the southern half of Flamingo Close, the Application should be subject to the express condition that the residents of the Property are not permitted to park on Flamingo Close itself. In addition, this condition should be also be applied in respect of any possible building works should the application be approved to prevent access to or parking on the close by builders' vehicles, skips and other construction vehicles.
2. The current housing arrangement only provides for habitable accommodation at the first floor level of the Property, which has a tolerable impact on the property density on Flamingo Close. I am concerned that the proposals within the Application will allow for a significant deterioration in the quiet of the close and a noticeable increase in the noise levels (due to the additional resident(s)) which will be most perceptible to myself and the other occupiers of 3 Flamingo Close due to the proximity of our residence to the Property, especially as this addition will be to the ground floor of the Property.

I would be grateful if the above comments are taken into account during the consideration of the Application.

Kind regards,

Ayo Awe