

Mr and Mrs R and L lane
10 Stanborough Mews
Welwyn garden City
Herts
AL8 6DB



Attention of Mr G Manley.

Further to the recent planning application to extend the drive way to 10 Stanborough Mews I would like to make the following objections to the application to extend the driveway.

- 1) Policy EM3 has been contravened, re works to trees and hedgerows have already been removed prior to any planning approval. EM3 states works to hedgerows will only be allowed where the works would not result in loss of landscaping which would harm the character and amenities of the area. Please refer to the attached drawings and photos which indicate the areas of hedge removed and subsequent loss of privacy to 10 and 12 Stanborough Mews and detriment to street scene. In our view the character of the street has been fundamentally changed, we used to look out on to an appealing hedge/shrub scene, the new outlook from our kitchen and office is a patch of mud and dustbins. The removal of the hedge row is not conducive with council policy which states "the retention of frontages, hedgerows and trees are critical to preserve the character of the street and town. Policy states Consent is rarely given for the complete removal of the hedgerows without sound justification, I therefore would like the council to use all its powers to ensure the hedge row is reinstated as policy EM3 applies.
- 2) The planning application is not complete as the plan isn't to scale (1:50 or 1:100) therefore not possible to assess the full implications of the scheme, also noted there seems to be some dimensional errors on the drawing.
- 3) The planning application is incomplete as no elevations attached depicting the view or extent of additional parking. How can we make a judgement if we cannot see what it would look like. Existing elevations with existing hedgerow and proposed with **PRIVATE** cars parked should have been submitted to clearly depict the revised street scene or comparisons cannot be made .
- 4) Driveways extend beyond maximum 50% RE council state in relation to hard landscaping to the frontage of properties. Council will only allow hard surfacing in front gardens for parking of **PRIVATE MOTOR VEHICLES** (not company vans) which retain or create sufficient soft Green landscaping (flowerbeds/shrubs/hedge) and a sufficient length of hedgerow along the front of the property to **REDUCE** visual prominence of parked vehicles. This scheme clearly fails to meet this requirement.
- 5) Policy EM4 contravened re proposals for hard surfacing for parking of PRIVATE vehicles in the front garden will only be allowed where works would retain an appropriate balance between

hard and soft landscaping and do not result in the loss of any existing hedgerows or landscaping along the BOUNDARY. Clearly too late as hedgerow has already been removed without permission.

- 6) In the justification letter attached Number 9 have stated, justification for requiring over 50% of the frontage be turned into driveway is due to access problems retrieve the twins. Please see photos and drawing attached, re 11m meters (2 driveway lengths of unimpeded access) to both sides of the vehicle to extract the twins **from the vehicle**. I really find it hard to understand why any permission to extend the driveway width could possibly be granted on this basis. Number 9 currently owns 1 private vehicle and have four 6m x 2.7m parking spaces, what justification is there to increase capacity by yet another space. As I have stated in my previous objections to this scheme we have very little off street parking with some residents only having one space, if the scheme is allowed to go ahead there will be some residents with no parking space for visitors as the extended drop kerb will remove this amenity.
- 7) SUDS (Sustainable drainage systems) of driveways over 5m² should drain, according to latest regulations introduced on the 1st of October 2008, drain to a soft landscape area or be made of permeable surface, having studied the drawings it's not possible to ascertain how the driveway will be drained legally, as no levels have been annotated on the drawing or notes referring to the hard surface finish, therefore until this issues is clarified it would be wrong for the council to grant permission to extend the driveway.
- 8) Considerations to be given to additional noise from commercial vehicles making deliveries. **(27th march my wife had the day off and counted twelve commercial vehicle movements directly associated with 9 Stanborough Mews)**
- 9) Visual impact more commercial vehicles will have on the street (see attached photos)
- 10) Considerations to be given to highway safety due to additional commercial vehicles delivering and collection materials and goods. (see attached photos)

Regards

Russell lane



Rollers Shutters
Garage Doors
Collapsible Gates
Fire Doors



info@securi-doors.co.uk
www.securi-doors.co.uk

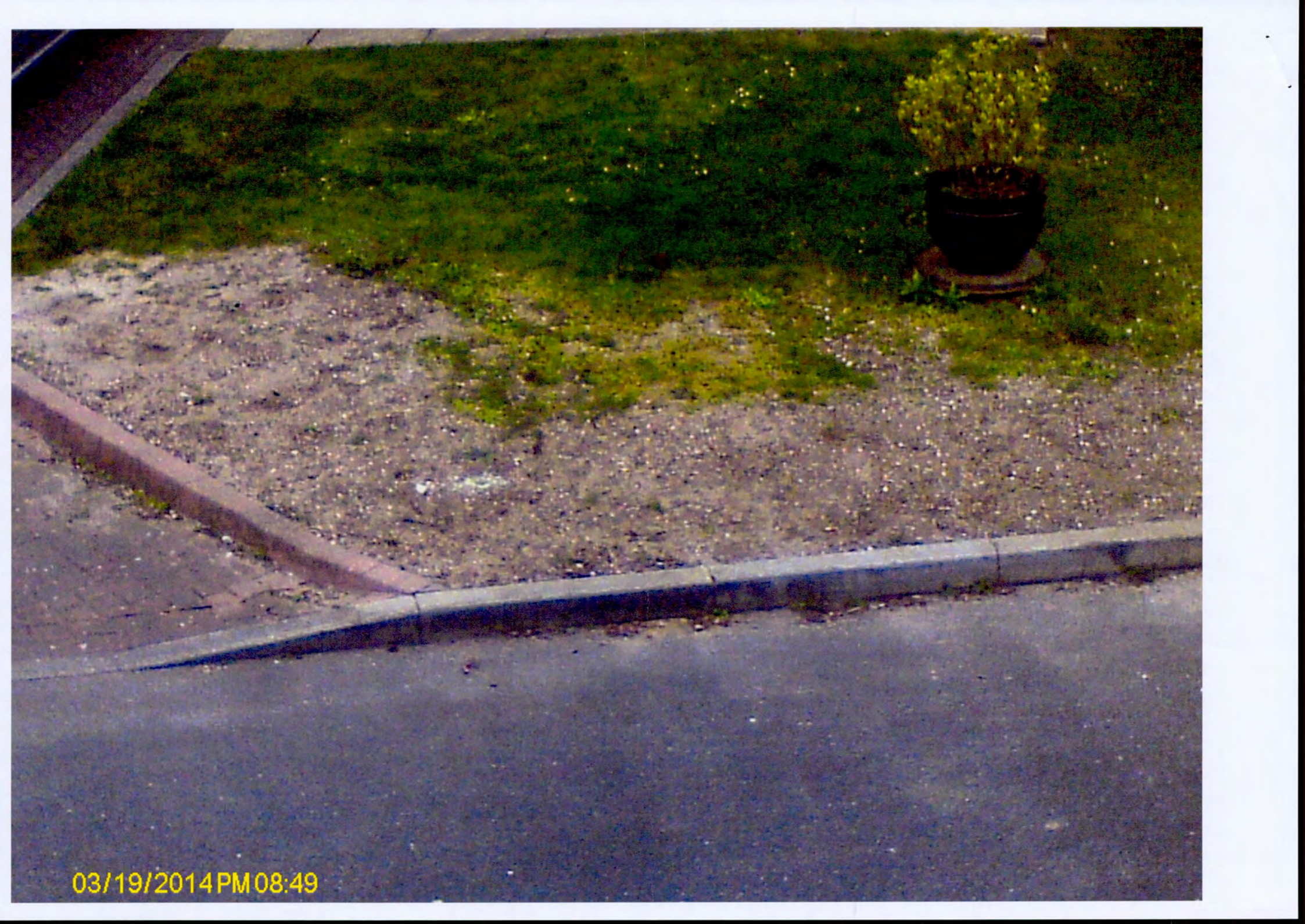
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SECURI-DOORS
SERVICES LIMITED
01707 886897



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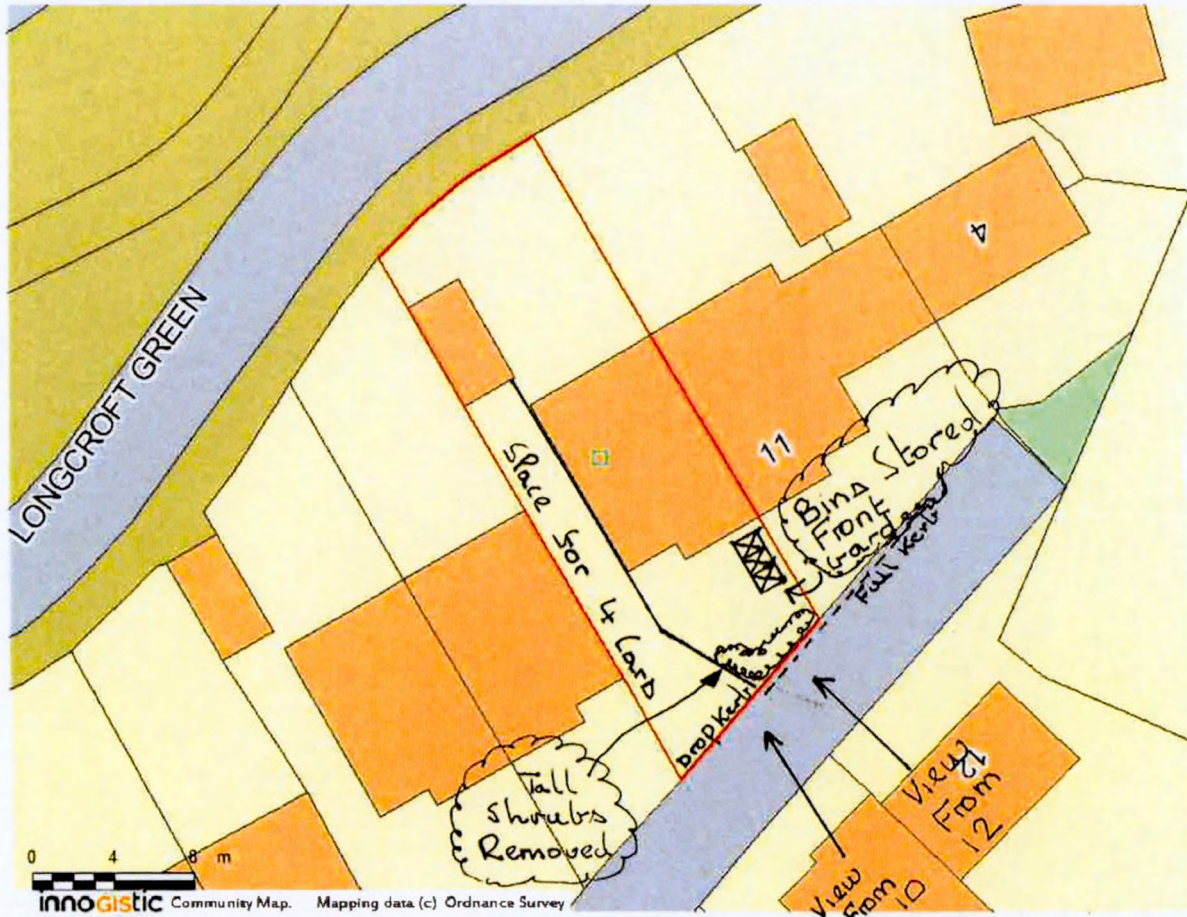
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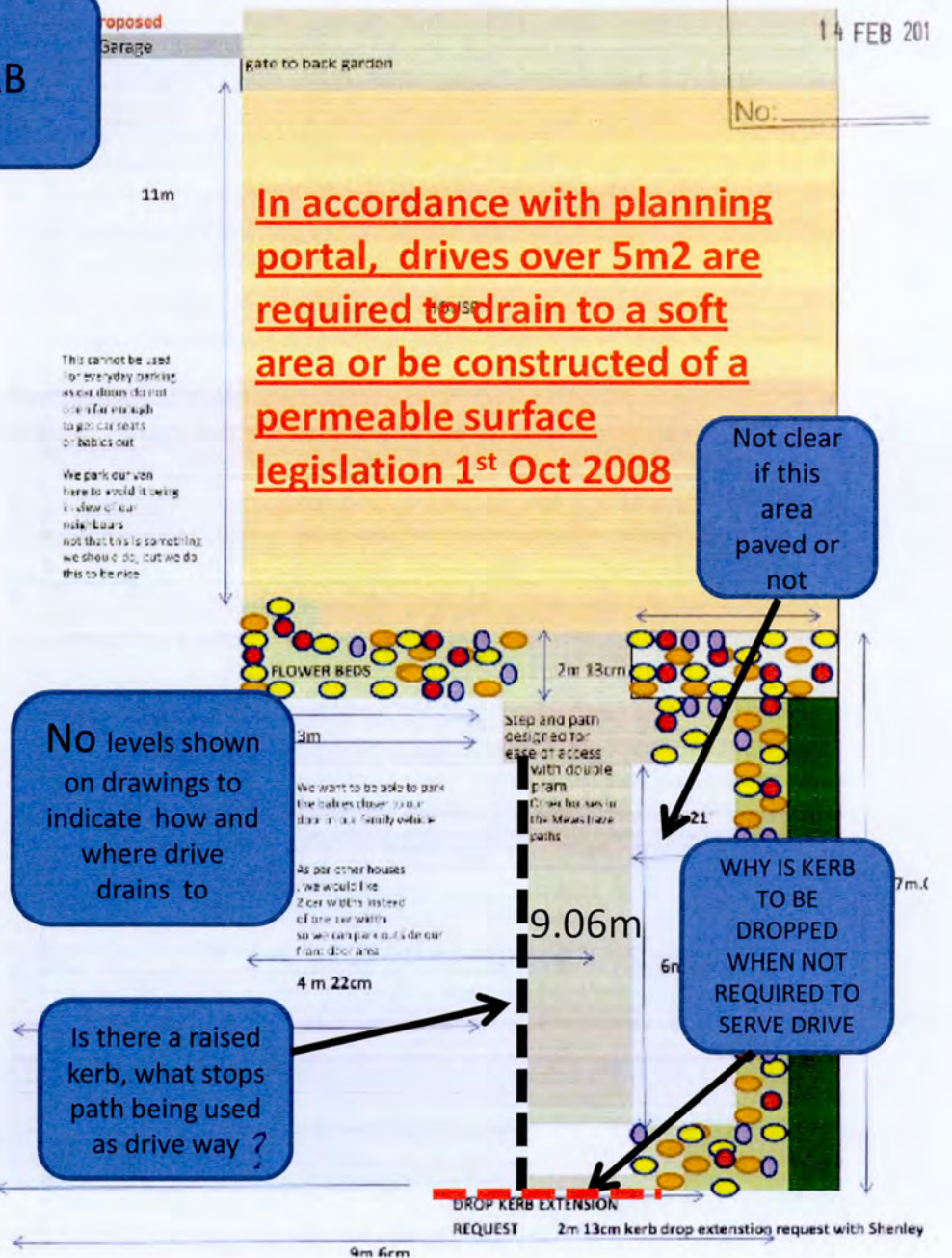
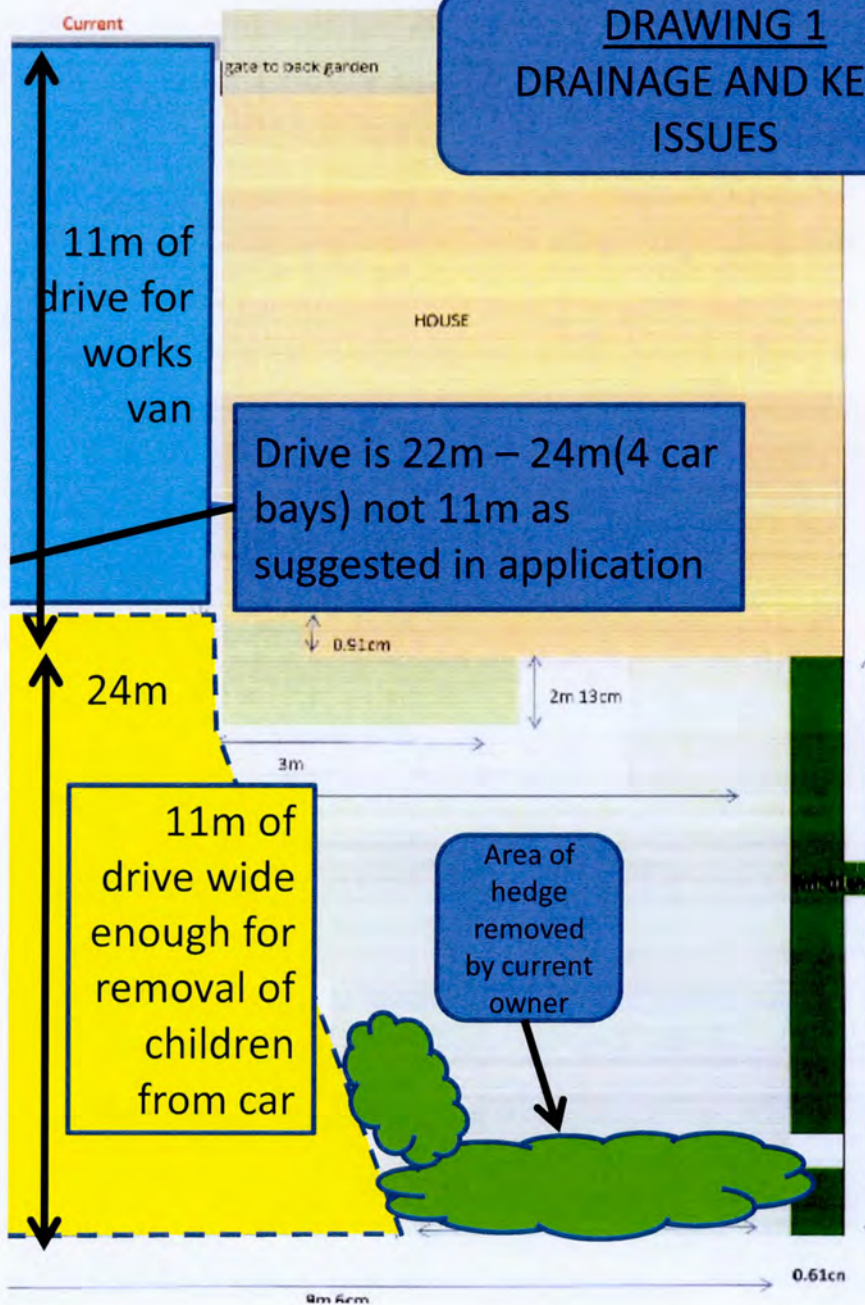
View from 10 & 12
already effected as
Loss of Privacy due
To Shrubs being
Removed See photos

Stanborough Mews, Welwyn Garden City, Hertfordshire, AL8 6DB

9 Stanborough Mews, Welwyn Garden City, Hertfordshire, AL8 6DB

WELWYN HATI
PLANNING
14 FEB 2014
No: _____

DRAWING 1 DRAINAGE AND KERB ISSUES



DRAWING 2 Area and EM3 & 4 issues

Drawing not to scale re 1:50 or 1:1 as stipulated in item 4 WHBC application form.

