S6/2015/0229/FP
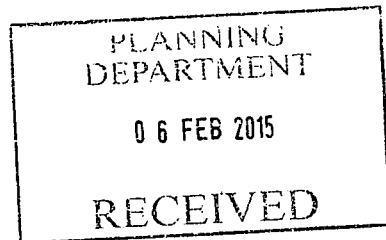
Mr David & Mrs Victoria Wheatcroft
12 East View
Essendon
Hertfordshire
AL9 6HJ

Ref: PP-03959628

5th February 2015

Dear Sirs,

Please find enclosed relevant supporting documents to our recent application made online with reference: PP-03959628

We are seeking planning permission for a proposed first floor extension to our existing home at 12 East View, Essendon. The main reason for extending the existing house is to create an additional bedroom thus creating four bedrooms upstairs. We have three children and currently one of our children is using the downstairs original dining room as a bedroom and we are keen to create four bedrooms on the same floor.

We submitted original plans in 2011 but were refused. We recently met with a planning officer at Welwyn Hatfield Council who confirmed that the original plans added too much "bulk" to the property and suggested that if we were to seek planning again, to consider applying for a smaller area, stepping the extension back and reducing the roof height, thus not creating a "terrace effect".

We submitted plans on a pre-application advice basis in December 2014, with the new plans reducing the size of the original extension design (submitted 2011).

The advice we received was that this too would probably add too much bulk and mass and to reduce this further. We have taken this advice onboard and reduced our proposed plans further, in line with the advice we received in writing and verbally.

Reference was made to a recent successful planning application for a property in Essendon (3 Holwell Manor Cottages) and we are looking for a similar layout to this. The feedback we received that this represented an increase of 46% in floor area. Taking this in to account, our plans represent an increase of approximately 44% from the original floor space.

I also enclosed supporting letters from our next door neighbour (our closest neighbour in terms of proximity to the new proposed extension) and also our neighbour directly across the road, whose front windows face our property / proposed extension).

Yours Sincerely