

Welwyn Hatfield Borough Council  
Council Offices  
The Campus  
Welwyn Garden City  
Hertfordshire  
AL8 6AE

14<sup>th</sup> June 2021

Ref: 1297

duncan james design  
33 Camp Road,  
St. Albans.  
Herts.  
AL1 5DX

Dear Sirs,

**Re: Planning application for the rear extension to 4, Plough Hill, Cuffley, Herts.**

Please find enclosed our application for 'full plans approval' for the proposed single storey side/ rear extension, loft conversion with dormers and roof lights and new terrace at the above property.

The proposals are a reduction of the scheme previously approved under reference 6/2020/0641/HOUSE and as such we would expect approval to be forthcoming.

The proposals seek to enlarge the existing dwelling by way of a modest extension and loft conversion as common in the street.

The existing ridge height remains and dormers have been proposed as prevalent in the district.

The rear terrace deals with the steep site topography and is similar to that approved at N° 2 Plough Hill previously and measures were taken in the previous application to mitigate any overlooking.

The works have been designed so as to have no overlooking, over bearing or impact upon the neighbours and as such we believe should meet with planning policy and that approval will be forthcoming.

As required I enclose the following information:

- The completed application form.



- Drawings as required to describe the proposals.
- The 1:1250 site location plan.
- Biodiversity statement
- The fee of £226 will be paid directly.

We trust the enclosed meets with your approval and will allow you to register the application at your earliest convenience, however, should you have any further queries please do not hesitate to contact the undersigned on either 07789 885155 or [duncan@duncanjamesdesign.com](mailto:duncan@duncanjamesdesign.com).

We await your earliest response.

Yours faithfully,

Duncan Michel RIBA

For and on behalf of duncan james design

