

Objections to the adjoining Planning Application

36 Vineyards Road, Northaw, Potters Bar, Herts EN6 4PA

- The D&A Statement suggests that as the adjoining buildings are numbered 32 and 36 then it was 'always intended that in the future a dwelling would be constructed on the site'. The numbering does not infer this and indeed adjacent to the site there are other gaps between 20 – 24 and 36 – 40 (38 is located set back from the main building line). On the basis of the D&A Statement two further additional dwellings should also therefore be permitted.
- The D&A Statement states that there is a gentle slope from front to back. However on the survey it is indicated that the fall is in excess of 4 metres which suggests more than a gentle slope.
- The topographical survey also indicates a fall across the site of almost 1 metre where the dwelling is proposed.
- The design of the dwelling does not take into account either of the slopes across the site as the elevations suggest a flat ground level. The lack of response to the topography of the site will increase the impact of the proposals on the Green Belt.
- The D&A Statement states the dwelling is two storey including some loft accommodation. The dwelling is, in effect 2 ½ storeys, with 40% of the bedrooms located within the roof space.
- The D&A Statement suggests that a dwelling "would not harm the openness of the Green Belt". This cannot be correct as any structure on an open site does have an impact on the Green Belt. This impact is greatly increased by the lack of separation to the side boundaries especially on the western side where the chimney stack leaves hardly any separation to the boundary.
- The D&A Statement refers to stone cills and lintels but these are not reflected on the elevations where brick soldier courses are indicated above the windows and no stone cills are shown.
- The D&A Statement refers to solar panels on the roof but there is very little available roof space on the southern elevation due to the dormers, rooflights etc.
- The D&A Statement states that excavated material will be redistributed over the site. Due to the slopes across the site in both directions as detailed above it is difficult to see how this can be achieved without the materials being washed away over the adjoining sites. If the excavated material is to be used to create raised external terraces etc. then, as mentioned above, this would greatly increase the impact on the openness of the Green Belt.

- The elevations indicate a very shallow pitched roof for the rear single storey projection which is not in keeping with the traditional roof slopes of the adjoining properties.
- The D&A Statement indicates there are 3 parking spaces. However if the parking space parallel to the front boundary is occupied this would mean that a car parked outside the garage would not be able to turn around within the site.
- The building will have an unacceptable impact on the openness of the Green Belt and this adverse impact is exacerbated by the closeness of the building to the side boundaries especially on the western side and also the site levels which have not been accommodated within the building design.
- The justification for the building is the provision of an additional dwelling to the housing stock. This of course assumes that there are no other sites within the District which are more suitable for housing developments, and which may contribute more units to the housing stock.
- The D&A Statement confirms that the site is not sustainable and any dwelling would need to rely heavily on car usage. A fifteen minute cycle ride for shopping essentials would not appear to be practical.
- The D&A Statement suggests that any impact on the Green Belt and the lack of sustainability should be outweighed by the addition of a single dwelling to the housing stock. However a single additional unit has minimal impact on the housing provision and the type of unit proposed does not reflect the size of dwelling in demand within the District.

30.06.20