



Planning Application: 391 St Albans Road West Hatfield Hertfordshire AL10 9RU

Major Objection:

The Town Council do not have objections to the proposed garage conversion or house extension being proposed as part of this planning application, although we note that these would reduce the gap between the property with its neighbour. However, the development of two separate garden apartments at the bottom of the garden are inappropriate and **should officers be minded to grant planning permission we would like to raise a major objection** on the basis of the following points:

- 1) Whilst there is an obligation under the NPPF to provide a sufficient supply of new dwellings, these are not intended to be independent dwellings but are in essence an extension of the main house. We also believe the proposed development runs counter to paragraph 71 of the NPPF which states that “plans should consider the case for setting out policies to resist in appropriate development of residential gardens, for example when development would cause harm to the local area”. We have assessed the development to an example of over development and would cause harm to the local area given the proposed new density of the property, which would increase burdens on parking and waste collections in the area. This problem would only be exacerbated should such a precedence be sent and similar over developments be allowed in neighboring properties.
- 2) Should the developers wish to reclassify the garden apartments as independent dwelling, the Town Council would object to the development on the grounds that there is no independent access to the properties.
- 3) In both cases we do not believe that the development is an example of good design due to the access (or lack thereof) proposed. Paragraphs 112 and 167 of the NPPF state clearly that developers must consider the access for the delivery of services and for the emergency services. If these garden apartments are for elderly relatives, it is even more important that access to them is quick and easy. It is unclear how paramedics or fire fighters would access the properties without first going through the main house, and there is no vehicle access. This is a significant issue given the presence of two kitchens. Furthermore, there does not seem to be a sensible escape route from the garden apartments should an emergency occur in the main house, and in addition no sensible escape route for the second garden apartment (the one furthest from the house) should the first garden apartment suffer a fire or similar emergency.