

S6/2009/2208/ NM

PLANNING
DEPARTMENT

- 7 OCT 2009

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Architecture & Planning

Our ref: BRB/at/hps8270

5th October 2009

Welwyn Hatfield Borough Council,
Planning & Environmental Department,
Council Offices,
The Campus,
Welwyn Garden City,
Herts., AL8 6AE.

Dear Sir/Madam,

'Birchwood', 40 The Ridgeway, Cuffley, Herts., EN6 4BA.

The local authority records will indicate our clients, Dr & Mrs Ware, the freeholders of the above noted property obtained a detailed planning approval, via our Practice, for the erection of a double garage with first floor roof space accommodation plus a link to the main dwelling house, granted under LPA Ref: S6/2006/137/FP.

We confirm works have recently commenced on site and having taken into consideration our clients current vehicles in relation to the size of the garage construction, as approved, it is evident the floorspace will be prove to be cramped and unmanageable. For your information our clients existing vehicles measure 4.8m and 4.9m in length and the garage construction, as approved, measures just below 5.2m in length. Although this floorspace will accommodate the vehicles it will not leave sufficient room to manoeuvre around them and the access to the door providing linkage to the main dwelling house will also be extremely difficult.

Therefore we have produced a revised design scheme and have pleasure in enclosing an amendment application for formal consideration which indicates an additional 1m to the length of the proposed structure. We trust this will be acceptable to the local authority planning department with a formal consent granted at your earliest convenience.

If a site visit is required by the allocated case officer we confirm contact should be made with our office to arrange this and a member of our Practice will be present to discuss the situation. A site inspection will indicate the building under construction is positioned at the lower part of the site whereas, the original garage was almost at road level.

Therefore, when considering the height/position of the adjacent property, to the right hand side, the additional metre as proposed, will not have an adverse effect on the adjoining neighbours dwelling house nor the general street scene. We trust when taking these considerations into account the proposed amendment will meet with the approval of the case office with a consent issued.

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'Birchwood', 40 The Ridgeway, Cuffley, Herts., EN6 4BA.

Should you require any further information with respect to this matter please do not hesitate to contact my office.

Yours faithfully



B.R. Bennett
HERTFORD PLANNING SERVICE

Encs.