

CHARLES WALKER MP



HOUSE OF COMMONS

LONDON SW1A 0AA

Mr Michel Saminaden  
Chief Executive  
Welwyn Hatfield Borough Council  
Council Offices, The Campus  
Welwyn Garden City  
Hertfordshire AL8 6AE

WELWYN HATFIELD COUNCIL
PASSED TO _____
22 OCT 2009
CIRCULATE TO: PLEASE CIRCULATE TO
CJC.

20<sup>th</sup> October 2009



**Re:- Mr & Mrs Prendergast of 9 South Drive, Cuffley, EN6 4HP  
Planning Application S6/2009/1737/FP**

Please find attached a copy of correspondence recently received from my constituents, Mr & Mrs Prendergast, regarding their concerns about proposals for the building of an extension at 11 South Drive.

I would be grateful if you could look into this matter.

Thank you for your assistance and I look forward to hearing from you.

Yours sincerely,



**Charles Walker MP**

Att.

Representing Broxbourne Constituency

**Mr. Charles Walker,**

**M.P.**

**Good morning,**

**9. South Drive,**

**Cuffley,**

**Herts EN6 4HP**

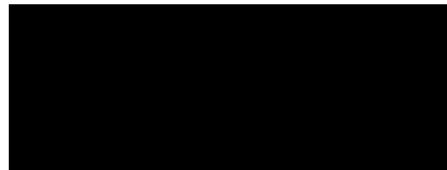
**16-10-2009**

**Re. Planning Application S6/2009/1737/FP, Planned extension to  
No. 11 , South Drive submitted to Welwyn and Hatfield Borough Council..**

**We understand that there have been recent changes in the planning rules, but surely  
this proposal cannot be legal, as a Right of Way is being ignored, though the full extent of said  
Right of Way has not been shown on the drawing submitted to the planning dept. so they had  
not been made aware of the full picture....They have now and I am enclosing copies of the  
paperwork involved for you to read and possibly help us, .**

**There are alternatives Mr. Collins can do, as described, and still have the long  
extension he requires ...We shall look forward to hearing your views , and thank you in  
advance for your consideration,**

**Yours cheesed off**

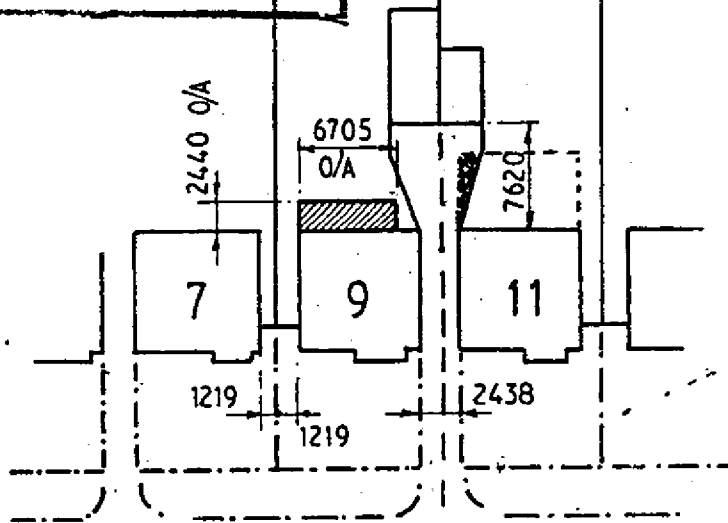


**V.A. And F.H. Prendergast**

WELWYN HATFIELD D.C.

SCHOOL

19 SEP 1982



WELWYN HATFIELD DISTRICT  
BUILDING REGULATIONS 1974  
PLAN REFERRED TO IN  
BUILDING REGULATIONS  
APPROVAL DATED

N.T.S.

SOUTH DRIVE.

HATCHED AREA DENOTES PLANNED  
ENCROACHMENT OF R.O.F.W. (14.10.09)

9 South Drive  
Cuffley  
Hertfordshire  
EN6 4HP

Ms B. Matlawski, Case Office  
Tracy Harvey, Head of Development Control,  
Planning Dept,  
Welwyn and Hatfield Borough Council.  
Herts AL86AE

13<sup>th</sup> October 20

Good morning, Re. S6/2009/1737/FP Planned erection at 11, South Drive, EN6 4HD

When we bought this bungalow we were shown a 1938 site plan copy and advised that the sharing went right up to the garage doors line. (see attached) Which is what Mr Collins was told when he enquired on 24<sup>th</sup> July, 2009, so we were most surprised to find the planned extension went so far as to need a part of that drive.

Should we sell this one the new owners will have to have unrestricted access to our garage.... Even now, reversing is a very tricky manoeuvre, more so if there is a jutting corner of an extension to avoid.... We can see either that, or our car being damaged unavoidably in normal weather conditions, let alone during icy periods.

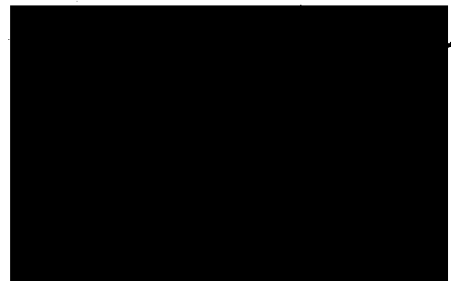
Of these seven similar bungalows, four have had long rear additions, all, bar one, have angled the wall next to the drive to suit the contours of the drives thereby not causing a nuisance to neighbours, or infringing the Right of Way... Mr. Collins has this option to have a shorter extension of course.

It is bad enough having the light and sun hours reduced drastically for ever on our rear garden and conservatory without having a hassle each time we want to use our car.

All purchasers of properties with shared drives with their inherent problems have that fact reflected in the price. We thought that we would be saving our new neighbour both money and time by acquainting him with the facts,

yours, very cheered off,  
V.A. And F.H. Prendergast

P.s. If any of you would like to try reversing from our garage, you will be more than welcome.



copy

Mr.N.Collins

11, South Drive,

Cuffley,

EN6 4HP

9, South Drive,  
Cuffley,  
Herts,  
EN6 4HP

13<sup>th</sup>. October ,2009

Good morning,Nick, Re planned extension..

We have been advised to ask you to confirm in writing ,that there will be no building, or part thereof, erected on that area of land over which we have Right of Way. The shaded area on the attached plan taken from the Deed of Conveyance dated 22<sup>nd</sup>. Day of August 1938. A copy of the site plan was shown to you on 9<sup>th</sup> August 2009, when you presented us with your plan.and the Right of Way was stressed yet again.The deed states states as follows:-

“The area coloured Blue and Yellow. together with the free and uninterrupted passage by both parties, together with a Right of Way at ALL times” as stated in the original deeds., on all these properties in South Drive which we have continually emphasised.

You will agree that we have been extremely sympathetic to your difficulties during this initial moving period, with commercial and private vehicles parking on the shared drive, often without prior agreement. Which is why we are so disappointed that even though being advised on 24<sup>th</sup> July that the shared drive limits went up to the garage doors line you have ignored it You were told of the Right of Way and ban on any encroachment of the said drive, you have not amended your plan accordingly and followed the contours of the drive as on the site plan as others have done in the area.

We shall be taking this further, we had hoped that a friendlier approach would be reached. .the choice is yours,

V.A. And R.H. Prendergast

Copy to Head of Development Control  
Welwyn Hatfield Borough Council.

copy.

