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PLANNING  
DEPARTMENT

16 NOV 2009

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**Sent:** 15 November 2009 08:24  
**To:** Planning  
**Subject:** Welwyn Hatfield Council Online Planning - Comment

Application Number: S6/2009/2247/FP - *Land near of 59 station Road Cuffley*  
Name: Stephen Payne  
Address: 4 Tolmers Gardens, Cuffley, Herts, EN6 4JE Comment Type: Object  
Comment: I wish to object for the following reasons:

1. This is a small site of backland development which is an over intensification of land. If allowed to be developed, it would set a precedent for other developments in Cuffley and surrounding villages.
2. On the outline planning permission, the properties for the rear development face to the south, they now face north, which means they will overlook the gardens and privacy of Tolmers Gardens. This will be an invasion of our privacy. Our garden is used by young children, we do not want potentially to have people leering into our garden. The gardens will be totally overlooked. No where else has such a development occurred in Cuffley or as far as I can find in the southern villages of WHBC.
3. The design with the wooden features is totally out of character of the 1930 suburban character of Cuffley.
4. The lack of parking is of immense concern. There will only be 13 places, this is totally insufficient for the flats being built. The three flat built above Tesco still do not having any parking. One flat has been sold and yet in their planning consent, they should have completed the parking before they were occupied. We were told that their parking would be on the rear lot, but where? WHBC have recently designated Station Road to Tolmers Gardens on Tolmers Road as double yellow lines. Their excess parking will therefore have to look elsewhere, also the car that currently park in Tolmers Road. The foot of Tolmers Road, which is a narrow road will become a car parking area. If cars are parking on both sides of the road, as we already see when Arsenal play at home, Emergency vehicles will not be able to get up Tolmers Road. There needs to be more parking on site and if this means less flats, then so be it.
5. Tesco as everyone expected has proved very popular. The car park is often full with shoppers looking for elsewhere to park. At one point, Tesco removed one space to make more room for manoeuvres, but was replaced after complaints. With the new double yellow lines in Lambs close and Tolmers Road, those shoppers will again look to the nearest road to park &#8211; Tolmers Gardens.
5. The addition of balconies, means that people will be sitting on their balconies looking into our garden. We object to the balconies. The outline planning permission referred to small windows to the north of the property, now it is proposed to have balconies.