

It is difficult to understand from the plan how the adjoining neighbours on either side will be protected from overlooking, loss of privacy and also the potential loss of light.

There is no mention of the side windows at no.41 being obscured. Moreover all the upper floor side windows are shown as opening so allow views over the neighbouring properties on both sides.

The wide balcony is at a height above ground level with glass barriers – giving clear diagonal views across the adjoining gardens as no obscured side screening is shown.

The addition of an upper floor Juliette balcony could be seen as an additional intrusion to neighbours' privacy.

It is not made clear if the insubstantial existing front flat-roofed structure at no.41 will be demolished in order to provide suitably strong foundations to support the new roof on the boundary. 1930s foundations in Cuffley properties do not meet current building standards. Typically shallow brick corbel foundations were built in the topsoil, which is prone to movement while also being able to support less weight due to the affect that the water table and seasonal weather changes can have upon it.

The plan should not be approved unless these aspects have been thoroughly investigated.