

47 Northaw Road East
Cuffley
Hertfordshire
EN6 4LU

24th October 2016

FTAO – Mr. S. Dicooco

Dear Sirs,

Re: Application 6/2016/1855/VAR

Further to your recent notification concerning the above application and that the appellant has applied to remove condition 2 (obscured glazed dormer windows) we would respond as follows.

The original planning application as well documented was subject to much correspondence and although approval was granted we as neighbours have been left with a building that is out of character with the surrounding area and totally overbearing in relation to our property.

The applicant retrospectively was granted planning for several variations. However at the Council Planning Meeting the Planning Committee, incorporating 17 Councillors, voted to approve the application on the proviso that the dormer windows that look directly into our property had obscured glass and that the windows were unopenable.

The applicant has employed Apcar Smith Planning on her behalf to challenge the council's planning committee. It should be noted that the Planning Consultant did not ask to visit our property to inspect the view so that a more balanced opinion could be ascertained.

It should also be noted that throughout all of Cuffley properties that have dormers overlooking their neighbours have had this condition imposed and have correctly complied.

I would comment on Apcar Smith Planning letter dated 6th September 2016 as follows:

The paragraph stated that the appellant could alter the development back to the original approved plan is not what I would expect from a Planning Consultant. The appellant retrospectively applied for Planning for additional works that possibly would not have been granted in the original application.

Please ask the appellant to take down the parapet wall that increased the height of the development and realign her dormers in line with the original application.

The three dormers that overlook our roof slope do look directly into our habitable rooms.

Please see attached photos that illustrate the intrusion into our privacy.

Our staircase/hall is directly overlooked by two dormers. This staircase is our only access route to our downstairs bathroom from our bedrooms. To be overlooked is again an intrusion to our privacy.

I am somewhat taken a back that the planning consultant says, "there is no overlooking into these rooms". As you can see from the photos this is nonsense and better should be expected from a Planning Consultant.

Please take note of all that we have stated and abide by the decision made by your Planners and the Planning Committee. It would make a mockery of the whole Planning process if people can over turn Planning Conditions imposed by the Planners and endorsed by The Planning Committee.

Yours faithfully,

David Chapman

Mr & Mrs Chapman