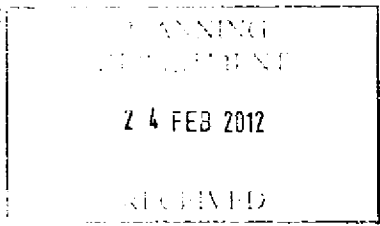


DM



Sent: 23 February 2012 20:46
To: Planning
Subject: Welwyn Hatfield Council Online Planning - Comment



Application Number: S6/2012/0096/FP
Name: [Redacted]
Address: 10 Wilkins Green Lane
Hatfield
Herts
AL10 9RT
Comment Type: Object

Comment: As the owners of no.10 Wilkins green Lane we would like to give our objections to the proposed extension/development of no. 9.

Firstly I would like to give a little background to our current status. In 1962 the owners of no.10 split their plot and sold part of the land for the building of no.9. This was under the agreement that they only build a 'single detached bungalow' on the land. This covenant is still on the deeds of no.9. The reasons for this restriction have not changed.

As we share a plot and are in such close proximity it is imperative that we respect each others light and privacy.

The proposed build description does not give a full picture of the enormity of the changes to the existing building. Not only is it proposed to add a 2-3 storey front extension, but the existing bungalow will also be raised to 2-3 storey, thus doubling the depth of the property and almost trebling the ridge height.

Daylight

As we have an easterly facing chalet bungalow surrounded by trees, we do suffer with poor light. The proposed position of the 2-3 story house will be directly in front of our home, overshadowing the front aspect. This will no doubt have a detrimental effect on the natural light in our front rooms. Due to the dramatic increase in height of our neighbours proposed home I am especially concerned for our ground floor rooms - lounge, entrance hall and ground floor bedroom.

Sunlight

The best time of the day in our home is the morning. As the sun rises in the east, the lounge and front bedrooms are flooded with natural sunlight and warmth. The proposed front extension is in a direct line to the east, and the height will mean the sun will have to be high in the sky before it touches our windows. There will also be a big impact on the front garden which will be in shadow most of the day.

The impact will be:

- increased usage of electricity due to use of artificial lighting
- loss of natural heat from the sun, leading to increased use of gas
- insufficient sun light in the front garden impacting on the success of our vegetable patch and fruit trees.
- increased damp, more moss and lichen - already a bit of an issue

Privacy and overlooking

The rear and side windows of the proposed project face the front of our home and garden. Therefore we will have a direct view into their back bedrooms and they will have a view into our bedrooms and reception rooms. This will mean that we will both lose privacy. This is contrary to policy D1 of the district plan and paragraph 5.7 of the current SPG. The submitted plans are misleading in that they include trees on our land that give the impression of seclusion, but this is not the case.

Imposing

We feel that the proposed extension/development to take the property from a 3 bedroom bungalow to a 6 bedroom 2-3 story house is much too large a project for the size of the plot and will be very overpowering and highly imposing to our property behind. The project will give around a 300% increase in square footage. Our outlook will alter from fields and trees to be an enormous expanse of brickwork towering over us. This is contrary to policy D1 of the district plan. The proposal is out of character and context for the area.

This will affect our quality of life which we have enjoyed here for the past eight years.

In closing we feel that Note 5.2 of The current District Plan SPG has not been met on the following:

5.2 The Council require that:

- i) extensions should be designed to complement and reflect the design and character of the dwelling and be subordinate in scale;
- ii) the extension must not reduce the space around the dwelling to such an extent that the dwelling looks cramped on its site. The spacing of buildings adjacent to and in the locality of the site should be reflected;
- iii) the extension should not cause loss of light or be unduly dominant from adjoining properties, as a result of either the length of projection, the height or the proximity of the extension.