

DM

[Redacted]

27 FEB 2012

Sent: 26 February 2012 20:10
To: Planning
Subject: Planning application ref S6/2012/0096/FP
Attachments: Planning objection.docx

I attach a copy of our objections to the planning application at 9, Wilkins Green Lane, AL10 9RT.

A hard copy has been sent in the post.

[Redacted]

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8, Wilkins Green Lane
Hatfield
AL10 9RT
25/02/12
Your ref: S6/2012/0096/FP

Re: planning application for 9, Wilkins Green Lane, AL10 9RT

Dear Sir/Madam,

With reference to your letter dated 7th February, we wish to inform you that we have serious objections to the proposed development, as detailed below.

- The proposed building is far too large for the plot
- The proposed height, effectively three storeys, is excessive. The building is positioned to the SW of us, adjacent to our garden. It would cut off the remaining light from our garden, which is north-facing.
- This is exacerbated by the fact that the ground level at No 9 is higher than our property, and the existing building is very close to the boundary.
- There would also be a significant loss of privacy, as the proposed development would overlook our garden and the rear window of one of our bedrooms.
- Because of staggered positions of numbers 8, 9 and 10, anything other than a bungalow at No 9 would be intrusive and have a serious adverse effect on the enjoyment of our property.
- There would also be a detrimental effect on the value of our property, with a large building in such close proximity.
- There is insufficient space on the site for the parking requirements of a 6-bedroom property. There is also the potential for increased congestion in the narrow lane.
- It is our impression that the proposal has been put forward by property developer, as a six-bedroom property is far larger than would be required to accommodate the current occupants.
- We suspect that the developer is aware of this, and is expecting this application to be rejected. We fear that a so-called "compromise offer" would then be proposed, which would still be intrusive and oppressive for the neighbours, but might be accepted because it is seen as a "compromise"

Even the existing bungalow has caused us privacy issues and loss of sunlight. We wish to re-emphasise that any building at No 9 of more than one storey would be severely detrimental to our property.

Yours faithfully

