

Parking – as highlighted in more detail in other objections; there is already insufficient parking to service the existing residential flats and commercial units in Maynard Place, and in addition; the parking spaces at the front of the building in Maynard Place has recently (June 2020) implemented parking fees, exacerbating the situation further.

Precedent for further development – currently all buildings in the centre of Cuffley are 3 stories only. Developing this unit to add an additional storey would set a precedent for the other similar blocks in the village centre.

Height – the additional storey would make this the tallest building in the village centre – including properties on Plough Hill, despite them being sited at a higher elevation. The proximity of the taller building to the main road (Station Road) would be imposing and not in keeping with the setting.

Traffic & Road Safety – the junction between Plough Hill and Station Road is already a very busy junction, and the additional (concentrated) parking and new gate-system would offer a heightened road-safety risk.

Overlooking privacy – Section 2.6 in Part 2 of 1254.01 (the Design & Access Statement) is incorrect/misleading in stating “There are not overlooking/privacy issues”. The new flats would likely overlook the rear of No.’s: 2, 2b, 2c, 2d and 4 Plough Hill

Planning Guidelines Consistency In Application – in a recent FULL PLANS application submitted, we were asked to ensure that we weren’t overlooking our neighbours’ properties, and were required to add privacy screens to the plans. It would appear an inconsistent application of the guidelines if an additional 6 flats were approved that overlooked our neighbours’ gardens to a greater extent.

Note: although not a reason for objection; the number of flats proposed are not clear. The letter received from WHBC dated 2<sup>nd</sup> July suggests 5 flats, yet the plans themselves suggest 6.