

Recd 4 Feb
2016

Colin Haigh
Head of Planning

Reply To: at the address below
Date: 2 February 2016
Reference: 6/2015/2223/HOUSE
Direct Tel: 01707 357298
Fax: 01707 357255
Email: planning@welhat.gov.uk

Mr and Mrs W Lima
43 Northaw Road East
Cuffley
Hertfordshire
EN6 4LU

Dear Mr and Mrs Lima,

45 Northaw Road East, Cuffley, Herts, EN6 4LU: Reference No: 6/2015/2223/HOUSE

Erection of single storey side and rear extensions and extension to the roof to form habitable accommodation.

Thank you for your letter and enclosures dated 11 January 2016 with respect to the above planning application. I note your concerns relate to prospect of a loss of privacy to your property by way of overlooking. The case officer who dealt with the planning application has been away from the office since Christmas and in her absence I have looked into this matter.

(1) Dormer Windows

Firstly, I can confirm that before any recommendation was made on this planning application, the planning case officer dealing with the application visited the subject property and viewed your property from the available vantage points.

The case officer made specific comment in her report of the relationship that would result with the neighbouring properties, particularly in the light of the proposed dormer windows. You will have noted from the plan that you have considered, marked up and returned to the Council that two of the three dormer windows facing towards your rooms would serve what are considered to be secondary areas of the neighbouring property. Specifically, these windows would serve a dressing room and en-suite bathroom and a bathroom and a stairwell. Having regard to this, it was not considered that there would be any significant and material loss of privacy by way of overlooking to your property. The third dormer window would be one of two windows serving a bedroom. The case officer considered in her analysis that, whilst there would be the capacity for some increased overlooking as a result of this window, it was not considered to be so significant so as to warrant the refusal of planning permission.

Having said all of that, I have been in contact with the architect who submitted the planning application on behalf of the owners of number 45 Northaw Road East. I have requested that his

client considers the application of obscure glazing to this window such that the window would be obscure glazed up to 1.7 metres above the floor level of the room that it would serve. At the time of writing I am awaiting a response from the architect.

(2) Juliet Balcony

I have looked at the comments raised in your letter of objection submitted during the course of the application and I can confirm that these were considered by the case officer. Specifically with regard to the Juliet balcony proposed for the rear elevation of the dwelling, and the potential for overlooking, this point was also addressed by the case officer. It was noted that some additional overlooking could result but that this would be towards the rear garden and would not be an unusual residential relationship. It was not considered to be harmful enough to warrant a refusal of planning permission.

I realise that the content of this letter may not be what you were hoping to see. However, I am hopeful that the owner of number 43 Northaw Road East will agree to the obscure glazing of the dormer window which serves the proposed first floor bedroom.

I will contact you again as soon as I have heard from the architect on this matter.

Yours sincerely



Chris Carter
Principal Major Development Officer