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Subject: Comments on Planning Application 6/2021/0079/FULL
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Catherine, thank you for your invitation to attend the Council's next Development Management Committee meeting on the 3rd March 2022 when Agenda item 7 is discussed.

I'm afraid I can't attend. But have circulated my view, which echoes that of neighbours & Cuffley & Northaw Parish Council, to the Chair & Vice Chair of the Committee & relevant ward members for their consideration on the day.

Namely, because I think the officer opinions expressed in the report are misjudged or mistaken & significantly understate the overall impact this development has in terms of its size, design & appearance.

A stance, markedly at odds with the professional advice my neighbours at 6 Hill Rise received from a **chartered town planner**, who thought the development constituted a clear contravention of local & national planning policies.

A difference of opinion that is perhaps better appreciated, if the report is supplemented by illustrative photographs of the building, &/or, a brief site visit to test the veracity of the following pivotal comments described in paragraphs 10.9 & 10.18 relating to the quality of design & impact on the character of the area, which state:

".....taking account of longer range views of Hill Rise, with particular regard to the building height & massing, it is considered that the dwelling does not result in overdevelopment of the plot or appear unduly prominent in the street scene"

"Having regard to all of the above & subject to the suggested condition, it is considered that the development maintains the areas character & represents an acceptable standard of design in this regard".

Regards

[REDACTED]
3 Hill Rise