

*6 Orchard Close
Cuffley
Herts
EN6 4QD*

F.A.O. Ms J. Hillman

The Planning Department
Welwyn Hatfield Borough Council Offices
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

24 January, 2017

Dear Ms J Hillman,

Proposed Development at: 7 Orchard Close, Cuffley, Potters Bar EN6 4QD
Application Reference: 6/2016/2728/HOUSE
Proposal: Erection of front and side extension and exterior alterations

Our house and land borders 7 Orchard Close. We live at 6 Orchard Close and have studied the proposed development next door giving rise to the following comments:

Firstly, we object to the side extension or so called 'construction under permitted development' as it is worded on the plan. We are particularly concerned about the proximity of the new flank wall to the boundary with our property. As you can see from the proposed block plan, this extension would bring the flank wall right up to the border. As a result, the foundations for this proposed side wall would appear to be sighted on our ground and would certainly undermine the foundations to our wall (which currently borders the 2 properties) and possibly the foundations to our own house.

We would therefore request that the developers are reminded of their statutory obligations under the Party Wall etc. Act 1996, in particular, with regard to any likely detrimental effect that the proposed development will have on the foundations of our own property at number 6 Orchard Close.

We would also stress the need to ensure that all due care is undertaken when excavating for the footings for the new flank wall, so as to ensure that the existing boundary wall between our properties is adequately supported during the course of the planned constructions works.

Please also make the developers aware of their obligations to make good any damage caused to the boundary wall between our properties, our own property or to the fabric of the private shared roadway which may be caused as a result of the planned development.

Secondly, due to the lay of the land, the property at No: 7 is sited about a metre higher than our own. We are very concerned therefore that any construction to this side, even a single storey one, which comes right up on the boundary line between our 2 properties would therefore effectively increase the height of the flank wall by a metre and close our house down into the corner of the culdesac.

This effect would be especially prevalent given the proposed addition of a porch to the front at this side, which is detailed to extend further forward of the current building line and current house at this side. We fail to see how this addresses and solves our own concerns and objections, along with those of the Council, which gave rise to the refusal of planning permission for the last proposal.

We would also point out that any property in Orchard Close that was positioned right up on the border line with a neighbouring property would be grossly out of keeping with the rest of the properties in the Close which are all sited well within their own borders.

We therefore object to this proposed development and would urge you to visit the site to see for yourself the lay of the land and the detrimental effect that this proposed development would have not only on our own property but also to the existing open aspect at this end of the culdesac.

Yours sincerely

Mr & Mrs R.J. Crawley