

This is in reaction to the supporting document presented for 11 Tolmers gardens from the developer

The documents purpose is that the planning presented in 2023 is a milder version of what was rejected in 2022 in the motion to get this approved (considering this was rejected then for the same reasons presented now)

In my opinion this is actually worse and fortified with deliberate incorrect facts/details

The main comment is that the extension projecting in the garden is actually only 4m now in compared to previous planning in 2022 of 9m

This is actually incorrect on studying this with the planning/scale aprox. and grounds this is actually 6M rather than 4M a reduction of 3M only.

The difference also in the planning application of 2023 compared to 2022 is the widening of No 11 by 2.3M between No 11 & 12 alleyway and the increase in height/alleviation by 1.2M to No 11 building.

The reducing the alleyway in between 11 & 12 is a 60% light reduction by size decrease so to state there is no light reduction is nonsense and again deliberately incorrect

Again my main bedroom has side projecting windows which are small so to decrease this light would leave my bedroom (where i work from home) in 60% less light basically totally dark and requiring artificial light in the day to function.

The statement also in the "supporting document" quoted below:

"The site currently shares the car forecourt and access into the garden which is communal with Number 12."

This was never discussed with the residents of 12 Tolmers gardens the forecourt was always a space for flat 1 and a Visitors space

The garden was always communal for 12 Tolmers Gardens only, this was never shared with number 11 they have their own private garden which is fenced off: Below is a picture of their fenced garden which is their private garden.

No 12 garden is completely separated as pictured.

The border is in brick and fence that divides their private garden against No 12 private communal garden (totally separate)



How would they possible share this at present and if this was the case why would their garden be fenced off?

There is no easy access and no communal share there never was and this has never been documented or vocalized to residents in 12 Tolmers Gardens in any capacity. I have spoke with other residents in No 12 and no one has ever heard of this until now. To state this is a legal issue in itself.

Below is the local authority search of Welwyn Hatfield land Authority in March 2021 before i bought the Flat 5 in 12 Tolmers on 21st May 2021

Law Society CON 29 Enquiries of the Local Authority (2016)

The Law Society

If you are applying for an electronic search, you need only supply one copy of the form and plan. If you are submitting a paper-based search, the form and plan must be submitted in duplicate. Please type or use BLOCK LETTERS

A.

Local Authority Name and Address
 Local Land Charges Department
 Welwyn Hatfield District Council/Res
 Planning Department
 The Council Offices
 Welwyn Garden City
 Hertfordshire
 AL8 6JE

Search No: 2021/24
 Signed: Ga
 On behalf of: WELWYN HATFIELD DISTRICT COUNCIL
 Local Authority (As per the Local Land Charges Act 1982 and the Land Registration Act 2002)
 Dated: - 8 MAR 2021

B.

Address of the land/property
 UPRN(s): 100080970d79
 Secondary name/number: 12
 Primary name/number
 Street: Tolmers Gardens
 Locality/Village: Chiffley
 Town: Potters Bar
 Postcode: EN64Jc

C.

Other roadways, footways and footpaths in respect of which a reply to enquiries 2.1 and 3.5 is required (maximum 3 roads):



530308E, 202115N
 For Reference Purposes Only (9166205)
 Crown copyright and database rights 2021. OS 10002982:2

12
 Tolmers Gardens
 Cuffley
 Potters Bar
 Hertfordshire
 EN6 4JE

N

The issue with parking:

The forecourt was never communal parking with No 11

The statement again is incorrect this was for flat No1 and a visitors space for 12 Tolmers gardens (we have 4 in total)

If this is communal when did this happen? no one in 12 Tolmers was made aware of this and no documentation was ever produced to any of the occupants of 12 Tolmers gardens. Who changed the goal posts? who agreed to this? hmmm "NO ONE!"

If No 11 uses a new slot of 3 parking spaces in front of their property and then also uses a slot in the forecourt of No 12 there is a possible 8 new tenants with a possible car each so 8 spaces required where is the space for the other 4 cars?

The road is permit only and congested already with drop curbs for drive in access so this is not possible. They also would have no space for visitors? so no space for 4 additional required cars and no visitors spaces. They would of course look at using visitors spaces in No 12 as there is no alternative

Imagine the situations this would cause. (I have already raised issues we have constantly)

We already have had numerous parking issues with open access to drive into No 12 so this would create even more chaos and arguments which is the last thing anyone wants.

Plan of boundaries and parking at 12 Tolmers provided by my solicitor in May 2021 clearly showing parking visitors spaces and garden boundaries and parking allocations

**Condition 11 - Planning Ref: 6/2018/3125/FULL
Car Parking Allocations**

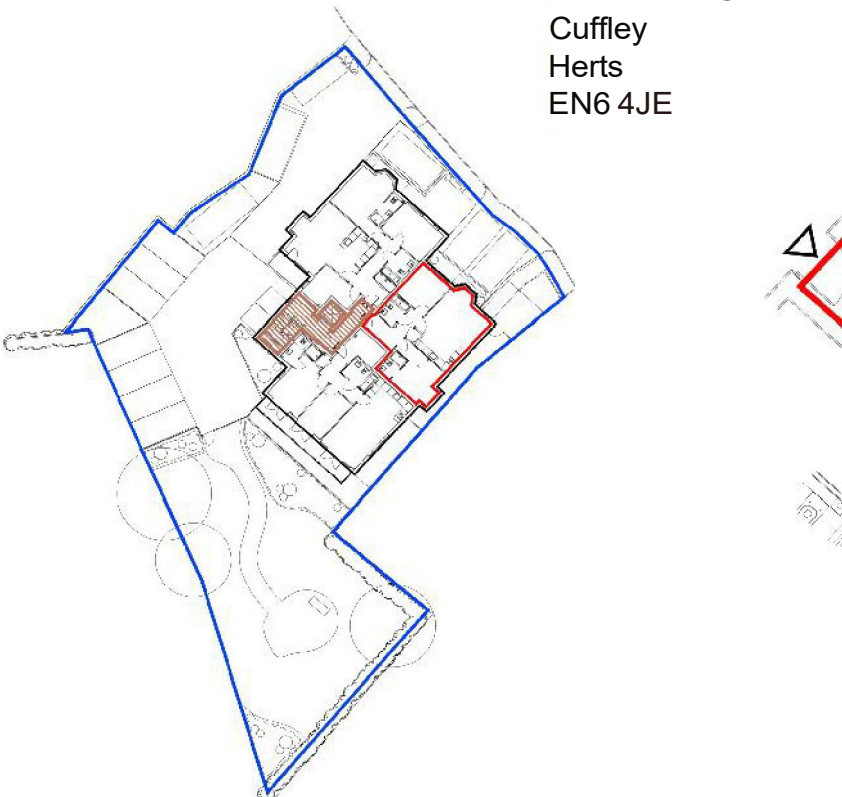


KEY

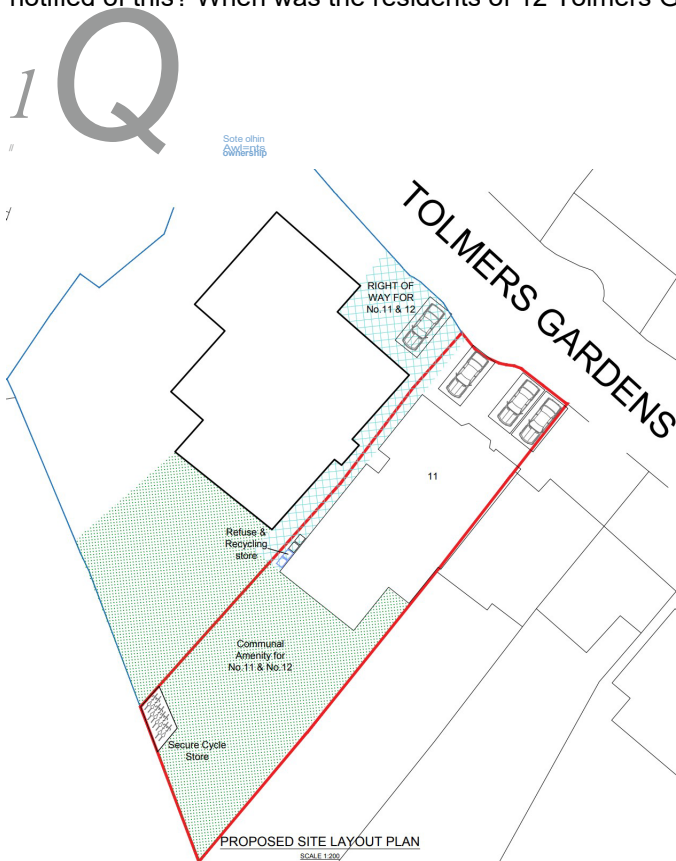
- 1 - Allocated Space for flat 1
- 2 - Allocated Space for flat 2
- 3 - Allocated Space for flat 3
- 4 - Allocated Space for flat 4
- 5 - Allocated Space for flat 5
- 6 - Allocated Space for flat 6
- 7 - Allocated Space for flat 7
- 8 - Allocated Space for flat 8
- V - Visitors parking

Boundaries of 12 Tolmers gardens provided by my solicitor May 2021

12 Tolmers Gardens
Cuffley
Herts
EN6 4JE



Plan below produced on plan of No 11 site by Developer in RED. The land now capturing/ encompassing the boundaries of the property i bought into at 12 Tolmers Gardens as shown above. Again the communal amenity for 11 & No 12? When? How? who was notified of this? When was the residents of 12 Tolmers Gardens noticed of this take back of boundary land/Garden? NEVER??



To be able to sit and read and have a coffee on the bench in the garden with this smell of large refuse bins/ toxic smells creating pollution and flies especially in the summer heat would be impossible.

Also to use the garden of 12 Tolmers for a cycle storage for No 11 again total abuse. This was always No 12 boundary

This would all create nothing but chaos and arguments and pollution and a devaluation of the existing apartments in 12 Tolmers Gardens (we never bought into a Developer changing the land boundaries on a whim to make space where there is none for No 11 desperate for a financial profit at our expense).

This is all in the name of a financial gain for a greedy developer.

I am sure he can find space somewhere else to make a profit without abusing the residents at No 12 and 10 Tolmers gardens by trying to create space where there is none.

It would be an issue for all in Tolmers Gardens adding congestion and pollution and noise and construction

You guys working in the planning sector have seen this I am sure numerous times and can obviously tell when an application is unacceptable on so many points.

In fact it is a complete disgrace to attempt to think this should even be considered.

This as you can see also defines the credibility of the Developer, once the apartments were sold in 12 Tolmers Gardens he wants to change the boundaries we bought into. He sold and made his money now he wants take away what we bought into but i guess you guys have seen these disgraceful tactics numerous times.