Reply to: town.clerk@hatfield-herts.gov.uk

15 February 2023

Ms Elizabeth Mugova
Career Grade Development Management Officer
Welwyn Hatfield Borough Council
(via email)

Dear Ms Mugova

6/2022/2901/HOUSE – 42 Daffodil Close

Firstly thank you again for the slight extension to comment, which allowed us to consider this application as part of our Committee meeting on Tuesday 14 February.

Having considered the application, the Town Council would like to raise a **Major Objection** should planning officers be minded to grant planning permission. We have assessed the proposed plan to be grossly out of keeping with the rest of the street, in particular the 3 storey front extension which would dominate the street scene, and would extend the front of the house beyond the building line. Furthermore we have concerns about the garage conversion and extension which is likely to be overbearing to the neighbouring property at 40 Daffodil Close, and which will have dormer windows overlooking the garden of 40 Daffodil Close. Our Members were also concerned about the loss of two parking spaces due to the loss of the garage, and would like this to be taken into account by planning officers.

Should planning officers and the Development Management Committee be minded to grant planning application, we would suggest conditions are placed on the property which would prevent the "granny annex" being used as a separate dwelling, such as:

The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 42 Daffodil Close.

REASON: To prevent the undesirable establishment of a use which is not ancillary to the host dwelling, in the interests of the amenities of the occupiers of the neighbouring properties.

Furthermore conditions should be established to ensure the correct party wall agreements are in place before work commences.

Yours sincerely,

J. Anthony
Town Clerk
on behalf of Hatfield Town Council's Planning, Environment and Policy Committee