



ARCHITECTS
INTERIOR DESIGNERS
PARTY WALL SURVEYORS
TOWN PLANNING CONSULTANTS

Hertfordshire Office

25 Tudor Hall, Brewery Road
Hoddesdon, Herts, EN11 8FP
t: 01992 469001
f: 01992 469002

London Office

9 Devonshire Square,
London, EC2M 4YF
t: 0207 979 2026
f: 01992 469002

e: info@dpa-architects.co.uk
w: www.dpa-architects.co.uk

Welwyn Hatfield Council
Planning Department
The Campus,
Welwyn Garden City
AL8 6AE

Dear Sirs,

RE: Planning Application for Garages and land adjacent to flats 37- 48 Lambs Close Cuffley EN6 4HD

This letter has been recent in support of the new application for the above site following the recent refusal (6/2018/1323/FULL).

The submitted Design and Access Statement provides an in-depth analysis of the application and the appropriate arguments for the development. This covering letter is to specifically address the most recent reason for refusal, which is as follows:

The proposed development would result in a loss of sunlight to the ground floor windows within the southern elevation of Block D, Lambs Close resulting in unacceptable harm to the amenity and living conditions of occupiers. This is because the proposed development would block most of the direct sunlight that these flats currently receive for at least three months, over the winter, each year.

Accordingly, the proposed development would be contrary to Policy D1 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance 2005 (Statement of Council Policy 2005) and the National Planning Policy Framework 2018.

As per the reason above, the application was refused based on the loss of sunlight to ground floor windows at Block D Lambs Close during three winter months.

The proposal of an additional third flat in the new development would not cause harm to the amenity and living conditions for the occupiers of the existing flats. This is because the application site is around 14m from the existing flats in Lambs Close and as the sun is lower in the winter months, the flats would suffer from an existing loss of light due to the surrounding trees.

Further to this, a daylight and sunlight report has been produced and provided as part of this new application to prove that the proposed application is in accordance with the planning guidance and the relevant BRE documents.



dpa (london) ltd
registered office: 25 Tudor Hall, Brewery
Road, Hoddesdon, Herts, EN11 8FP
company registered in england & wales
reg no.: 5406240



We therefore feel that the previous reason for refusal has been addressed and therefore the application should be granted permission in due course. We look forward to receiving any correspondence from the allocated planning officer.

Yours Sincerely,



Domenic Padalino BSc ArchDip (HONS) Arch RIBA MFPWS ARB