

Objection 41 Northaw Road East

- The application is not in conformity with Northaw Cuffley Parish Council Neighbourhood Plan Policy D1 - Residential Design and Amenity which states that “Ridge heights will be required to be in conformity with the adjacent properties to retain a continuous frontage” etc
- The application is not in conformity with Northaw Cuffley Parish Council Neighbourhood Plan Appendix 2 Design Code and Guidance. In particular “The original building should remain the dominant element of the property regardless the amount of extension. The newly built extension should not overwhelm the building from any given point”. Whereas the oversize dormers dominate the one storey property.
- The precedent of poor previous design in Cuffley has been addressed in the Neighbourhood Plan under Environment and Design. “When undertaken unsympathetically, development proposals (including plot sub-division, infill and back land development and large housing extensions) can have adverse impacts on visual and neighbour amenity, character and highway safety (e.g. through overdevelopment of a plot)” The Neighbourhood Plan policies are intended to influence better design in the future.
- The application drawings do not show how no. 41 relates to adjoining properties. So it is not possible judge the impact of the juliet balcony, side parapet height and raised patio on immediate neighbours ie the potential loss of privacy/light
- The side dormer windows are shown as obscured glass to 1.7m. They should also be by condition none opening as advised at pre application
- The proposed porch appears to bring forward the front elevation
- It is questionable whether the 1930s foundations are sufficient for the weight of the multiple dormers.

In view of the above WHBC should refuse this application