

Cuffley
Potters Bar EN6 4HL

9th July 2020

Re: Planning Application Ref: 6/2020/1463/FULL

I object to the above planning application for the following reasons.

I am the leaseholder of No. 20 Maynard Place which is on the top floor, I bought this property as I did not want to have anyone living above me ; and the acoustics on any floor above would have to be zero noise.

I have natural light in the bathroom from a roof skylight window which would be lost if another floor was to be built above me which would make the flat darker, this is also very important and I would have to put the light on every time I went into the bathroom which would cost more on my energy bills,

I see from the plans that there is 11 parking spaces and 11 garages with 2 of the parking spaces being allocated for loading and unloading. This is not the case as the 14 flats do not all own or have use of a garage for instance No. 12, No. 15, No. 21 and No. 22 no longer have garages as through the years some flats were sold without the garages. Also the garages are not large enough to accommodate any vehicle larger than a Smart car so are not fit for purpose so in fact there are only 11 parking spaces for the 14 flats, it is already a HUGE PROBLEM and to build even more flats would be a disaster. The commercial premises on the ground floor all have parking permits which the freeholders have given them so a president has been set for the commercial premises to park as well as the flats which is quite understandable as the entrances for stock are situated at the back where the flats are.

There are no loading and unloading bays either, the two end bays belong to Cuffley Parish Council who have had "COUNCIL" painted on the floor so there is another two parking spaces that have been lost for the residents which in fact now only leaves 9 parking spaces for the residents which is completely inadequate. Putting a gate on the entrance will not suddenly make more parking spaces appear.

These are my objections