

My flat is front facing on the 1st floor beside No 11

My main bedroom is on the side in the alleyway between No 11 and No 12

Points of Issue:

- The reduction in the space between no 11 and 12 (increasing no 11 in width/height)
- My main bedroom window with side windows protrudes from the space between 11 &12. Reduction on pdf planning submitted drawing is approx. to scale which was provided from 12ft to 6ft a 50% reduction to enlarge width of No 11 and a 1 meter height elevation would dramatically reduce light into my bedroom which only has side windows. (It is quite dark without the 50% reduction)
- This height/width increase would make my bedroom obsolete without artificial lighting in the day.
- The visitors space below my Flat on 1st floor to be now changed to a "Right of Way" for 11 and 12 (Dual share). None of us was approached or consented to this
- The space in between 11 and 12 also now changed to a right of way where towards the garden where there would be kept 4 large refuse bins for the 4 new studio apartments to be built at No 11 (reside a possible 8 people in 4 apartments)
- These bins would be below my main bedroom window for clear access to the front of No 11/12 for collection which would then sit under my Lounge main window
- I have complained previously for the bins and terrible smells and flies at No 11 with just standard bins and a family to the developer.
- To accommodate 8 possible people the refuse would be 5x the existing and smell/pollutant odors from refuse and flies in the summer heat would be terrible below my bedroom window (experience from summer 2022 from No 11 bins below my window)
- The work required to reconstruct 4 apartments from house no 11 would take a huge and extensive amount of construction work and time. This would cause extreme noise and pollution in my main bedroom where I work from home. It would be impossible to tolerate this noise for months and months and not possible for me to work in any capacity (video conference meetings/phone calls etc.) plus to wake to the construction noises for endless months is not possible. The noise decibels alone would be horrific plus dirt dust etc. and 6 days a week construction work ruin the ethos/peace and quite we current enjoy and love.
- The communal garden of No 12 is now stated that this is for 12 and 11. I never bought my apartment to share a garden with another 8 possible people. The garden and parking of 4 visitors' spaces was for the 8 apartments at No 12. You cannot just decide to share the garden and also make the side/front of the house a right of access for refuse bins for no 11 plus change the visitors space at the front of no 12 to a right of way for No 11/12.
- The elevation of no 11 would also block more light into my main bedroom window and also block the views of the Cuffley landscape which I originally bought into. It would diminish the beautiful views which was a deciding factor in my purchase of the apartment.

I bought my flat for the privacy and purpose of sharing this with just 7 other apartments. This is a huge benefit with a small number of people sharing in terms of parking and using the garden, this was the main attraction/selling point for me.

To share this with 8 more possible people would double what we have at No 12 and add massive construction/noise/pollution/existing boundary sharing by changing of property areas to right of way, removing light by increasing the height and width at No 11 at the detriment of boundary space of property no 12 and the residents living there.

I have stressed some of the negatives and cannot think of 1 positive gain from this planning application.

The only gain is for this developer financially nothing more.

Please feel for to contact me on any of the above points for more details

██████████ (Flat no 5, 12 Tolmers Gardens)

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