

OBJECTION

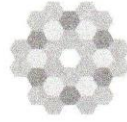
1. As in the last application, there is insufficient parking, and what has been allocated also utilises No.12 parking and the increased crossover will diminish street parking for the residence and guests.
2. Misleading/incorrect Site Plan causing over development of the site. From the title plan, attached, the existing site area is incorrect and substantially reduced from that indicated on the drawings, causing the proposed extension to be dominant on the site and, therefore, considered to be inappropriate.
3. Inappropriate and overdevelopment. The existing retained property is a two-storey detached house with something in the order of a 4 metre deep two storey rear extension. To extend further with a two storey extension is inappropriate for the house type for the houses of the street and should the application be for an extension to the single dwelling this would not be acceptable and it should not be with this application.
4. Balcony. This overlooks my property which for a house extension do not believe would be acceptable.
5. Size. Whilst the properties are described as 1 bed, they are generous in size and a second bedroom could be made from the studies which, again, would give rise to parking issues.
6. Inadequate Refuse Area. There are 4 flats requiring 8 – 12 bins. Insufficient space is allocated. Furthermore, the area shown as a common right of way with No.12 will not work as there is some 900mm difference in ground level between No. 11 and No.12
7. Need to consider how will this be built when they cannot get access to my property ?
8. I experience flooding at the bottom of the garden during heavy rain. I would like some reassurance that this problem is not going to increase with this building and that steps will be taken to avoid this happening.
9. Are they going to increase the waste/sewer pipes that run downhill and have caused quite a number of problems since no.12 has been built/occupied.



10 Tolmers Gardens, Cuffley, EN64JE.

HM Land Registry
Current title plan

Title number **HD100474**
Ordnance Survey map reference **TL3002NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Hertfordshire : Welwyn Hatfield**



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