

Welwyn Hatfield Town & Country Planning

Application Reference: 6/2023/2036/HOUSE

Proposed development at: Wing 2 Warren Wood Kentish Lane Hatfield AL9 9JQ

As immediate neighbours to the proposed site we wish to make the following objection.

Objection 1

Specifically regarding the proposed granny annexe development, Planning Statement, Point 2.3 The Council's pre-application letter (6/2022/1523/PA) states:

"The proposed granny annexe would be physically detached from the host property and would include two bedrooms, open plan kitchen/living/dining area, shower/wc, separate access, garden area and two car parking spaces. As such, it is considered that the proposal does not appear to have a functional dependency on the main dwelling and could potentially be capable of being used as an entirely separate self-contained residential unit. As such, the proposal would be considered against the policy for new dwellings in the Green Belt."

Following the receipt of the pre-application decision, that the proposal would be considered against the policy for new dwellings in the Green Belt, Point 2.4 explains and I quote:

Following receipt of the pre-app advice (and given that it is not currently and never was the applicants' intention to create a self-contained residential unit) the applicants seek to ensure that the LPA can retain control over the use of the proposed annexe. A planning condition suggested at paragraph 3.9 of this Statement would ensure that the annexe can only lawfully be inhabited in connection to the host dwelling and cannot be used as a standalone dwelling.

Point 3.9 proposes a condition restricting the use and I quote:

The applicants acknowledge that the LPA would be resistant to the creation of an independent residential dwelling at the site (as this would be contrary to local planning policy) and wish to explicitly confirm that this is not what is being sought. The applicants are very happy for the Council to apply a condition restricting the occupation of the annexe and preventing it from being sold independently from the host dwelling, as part of any grant of permission. A suggested wording is as below:

"The annexe hereby permitted shall remain ancillary to the residential dwelling known as Wing 2 Warren Wood and shall not be sold off as an independent unit of residential accommodation."

We are concerned that when the annexe is no longer required for the use as detailed in Point 3.2, that the annexe could be rented to a third party or for example used as an "Air B&B rental" The working suggested should be enhanced to also prevent the rental of the annexe to third parties.

Should the Council apply a condition restricting the occupation of the annexe and preventing it from being rented or sold independently from the host dwelling as any grant of permission, we would withdraw this objection to this planning application.

Objection 2

Highways Impacts, Point 4.29

An existing vehicular access to the site will be used in association with the proposed development, continuing to allow vehicles to enter and exit the site. The access onto Kentish Lane provides a satisfactory level of visibility in both directions, which allows for vehicles to safely access and egress the site.

We understand the applicants are referring to their own private drive but they also have right of way over Warrenwood Mews. We are very concerned that this access to Warrenwood Mews might be used for deliveries and general site traffic and strongly object to this use.

Warrenwood Mews is a narrow, single track private drive approximately half a mile long serving 4 dwellings. At the end of the drive there is a double gate, which is normally kept closed and prevents vehicles from continuing onto the separate drive enjoyed by the 3 dwellings at Warren Wood. Passing

alone the drive is limited to only one possibility. Where this drive joins Kentish Lane it is at the 3-way junction between Kentish Lane, Wildhill and Cum Cum Hill. The level of visibility is most unsatisfactory in all directions and there have been many accidents as vehicles travelling around the "blind bend" between Kentish Lane and Cum Cum Hill due to speeding.

The proposed development will require the delivery and removal of a significant amount of building material over a prolonged period, requiring the movement of a significant number of heavy lorries and other site traffic. We therefore object to the use of Warrenwood Mews for all traffic associated with the proposed development for the following reasons:

- 1 Access to and from Warrenwood Mews onto Kentish Lane is dangerous due to poor visibility in both directions because it is sited on the inside of a near 90-degree bend where traffic often travels at high speed. The speed limit is 60 mph and often we see cars exceeding this resulting in many accidents at this junction.
- 2 Warrenwood Mews is a single-track half a mile long with only one place to pass, which is right outside the entrance to our house.
- 3 Site traffic would have a detrimental impact on the enjoyment of our home because of noise and pollution, as the drive borders our garden.
- 4 The inconvenience caused to the residents of Warrenwood Mews by the size of lorries and volume of traffic using such a narrow drive.
- 5 The wear and tear damage that would be caused to the drive, verges and overhanging trees by heavy vehicles going back and forward to the site. The maintenance costs of this drive are shared by the residents of Warrenwood Mews and not by the applicant.

If the use of Warrenwood Mews as described above is prohibited and all site traffic uses the applicants private drive, then we would withdraw this objection to this planning application.