



Please Reply to:

Mr & Mrs Walter Lima
43 Northaw Road East
Cuffley, Potters Bar
HERTS EN6 4LU

To Planning Officer
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Herts AL8 6AE

20th November 2015

Kind attention of Mrs K. Charles

Dear Sir/Madam

**Re: Planning Application Ref:6/2015/2223/HOUSE by Mrs K. Anklesaria
At 45 Northaw Road East, Cuffley, Potters Bar, Herts EN6 4LU.**

We refer to your letter dated 4th November 2015 with reference to the Planning application under the relevant Act - Order 2015, we thank you for your notification.

We refer to the telephone discussions of Mr Lima with Mrs Charles on 17th November 2015.

As requested we are writing to place on record our concerns and objections for your consideration prior to your approval of the Plans as presently submitted.

Matters could have been resolved with the process of an earlier neighbour consultation.

The Block Plan of the properties filed with you does not reflect the true position of our property as available from the Land Registry.

Our property had been given Planning Approval for a single story extension and a loft conversion with Dormer Windows.

We did not construct a loft extension but completed a rear and side extension of our bungalow.

Our side-extension faces the neighbouring property at 45 NRE. As we were not permitted to have windows except a high-line window in the Kitchen; we were permitted to have three Sky-Lights on the side flat roof extension i.e. Garage, Bedroom and kitchen.

Please consider the distance between ours and 45, the neighbouring property, is approx. 3 Feet (36 inches)

...../2.

The Proposed Dormer Planned at No. 45.

The plans do not state the size of the three Dormers with measurements, as they appear to be Oversized and Overbearing without council restriction.

We suggest that the Dormers facing our property should be Scaled back and fitted with fixed Obscure Glass with high-line shutters. This is because we will be directly overlooked into our Bedroom, Kitchen and Deck with a loss of privacy. We would draw your attention that you have approved, in the area, dormers without windows but with highline shutters, where they overlooked the neighbouring property.

Similarly, we suggest that the proposed Juliet Balcony should be a rail guard with a window. The application for opening doors should not be approved as it will overlook the our garden and deck. Therefore, the Juliet balcony should be fitted with inward opening windows.

As we have had planning permission to construct a loft extension; both we and/or future owners of our property should be able to do so without the loss of the right to extend or be denied the right to privacy and avoid being overlooked.

The Level of the property at No. 45 is lower which would adversely affect our Existing Right to Privacy and to Light. Therefore we suggest, the proposed Rear Extension at No. 45 ought to be a single storey and should be restricted to three meters under the present permitted development. This restriction should apply to include both the rear dwelling and the proposed rear loft extension.

Additional Driveway to No.45:

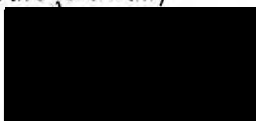
When the previous owners had constructed an additional drive they did not apply to lower the kerb to exit to the road. We would suggest the present owners lower the kerb to enter and exit their property so as not to drive over our driveway at 43.

To Summarise, we are concerned that the current proposed plan would cause a loss to both our privacy and person and would also cause loss of Sunlight to our Bedroom and Kitchen.

We suggest that a Council Officer should conduct visual inspection of the site to appreciate our concerns and objections.

The Council may grant the loft extension under present permitted development, however, we request consideration of our 'Loss of Light' and 'Loss of Privacy' with the proposed overlooking Dormers at 45 and a future construction at our property (43) of Dormers with the loft extension to our property.

Yours faithfully

A black rectangular redaction box covering the signature of the sender.

Walter Lima