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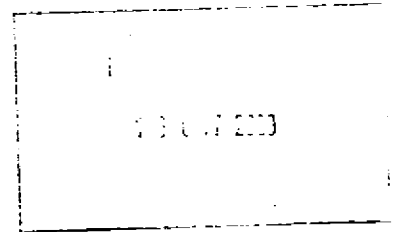
25 Bulls Lane, Welham Green, Hatfield, Herts. AL9 7NY



Ref: 0801

8th October 2009

Chief Planning Officer  
Welwyn Hatfield Council  
Council Offices  
Welwyn Garden City  
Herts  
AL8 6AE



Dear Sir,

**Planning Application**

**Proposal: Garage Extension**

**Location: 65 Pine Grove, Brookmans Park, Hatfield, Herts. AL9 7BL**

**Applicant: [Redacted]**

This letter is to accompany the above application and addresses the comment made by North Mymms Parish Council on my Client's previous Planning Application, Ref: S6/2008/2412/FP. In their letter to Mr Conway, dated 8th January 2009 they wrote the following:

"We do not object to this application but would comment that the forward projecting garage would appear to be out of keeping with the street scene".

As a result, the Planning Officer asked for the garage to be reduced by 3000mm in length in order for planning permission to be granted. The effective length remaining for a car was 3000mm plus a narrower part of 2000mm length, which would only be suitable cycles/recycling/general storage.

My Client is very disappointed with this decision. Other than a "Smart" car or a "Mini", very few cars would fit in a garage of this length. They are, therefore, reapplying for the 3000mm length of garage that they were not allowed.

In support of this application, please take account of the following:

Although the proposed garage extension projects forward of the existing house, it is set back from the building line of the road/adjoining house at No 67 by approximately 3500 mm.

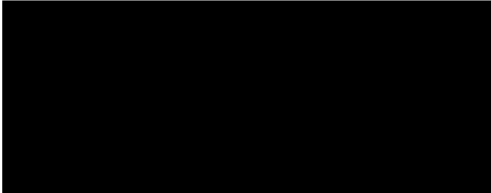
Looking at the street scene in Pine Grove, there are many houses that have garages that project beyond the front wall of the house e.g. Nos. 2, 4, 14, 20, 29, 30, 31, 31A, 37, 46, 47, 51, 57, 58, 72, 73, 75, 80 & 82.

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Of these, Nos. 2, 20 & 73 project a similar distance to this proposal.

Therefore, I hope you will agreed this proposal is very much in keeping with the street scene and also because of it's set back from No.67, will have less of an impact visually than some of the other houses/extensions in Pine Grove.

If you wish to discuss anything further, please do not hesitate to contact me.



cc. Client