

Re. Application reference: 6/2021/2384/EM

Objections to Proposed Development

Dear Sirs,

I wish to make you aware of a number of strong objections that I have with regard to the proposed development of an extension to the side of 31, Lemsford Lane, Welwyn Garden City ("No.31") application number referenced above.

I live at 23 Lemsford Lane ("No. 23") and my garden and property are situated next No. 31.

As an immediate neighbour to the site of the proposed development, the development will have a serious impact on my property and my standard of living.

My specific objections are as follows:

1. Shadow / Effect on light received by my property and current view.

The proposed extension will put much of my property into shadow. The ground level of No 31 is a good meter or more above the ground level of the terrace which include No 23. This elevation means any height added to No 31 has an increased impact on my property. Additionally, as my property/No. 23 faces 143 degrees SE this means the shadow will be present for most of the day. I would therefore no longer have the current light/view that the Property has benefitted from to date, which I believe I have a right to.

Additionally, there are windows in my property where I currently have a view of the sky (e.g. my dining room window). My view, if this proposed development goes ahead, will be substantially of the wall. I think this will affect the value of my property and well as my well being.

If the proposed development was only a one storey extension, I think this could alleviate my concerns.

2. The traffic in Lemsford Lane is substantial especially at the beginning and end of the school day given the number of special transport vehicles needed by Lakeside School. The road is narrow and parking difficult. It is extremely difficult to exit my property safely given the number of vehicles using the road and parked on the road. Lemsford Lane also has a blind corner a hundred yards beyond No 23 and No 31 making negotiating out onto the road even more hazardous. Indeed, on the grounds of safety this manoeuvre has often had to be aborted. The presence of construction vehicles and the delivery of construction materials will make this greatly increase the problem. No 31 is opposite the junction with Newfields which again increases the dangers and decreases the parking available to residents.

3. The proposed development would have a dominating impact on me and my right to the quiet enjoyment of my property. Article 8 of the Human Rights Act states that a person has the substantive right to respect for their private and family life.

Should the application be approved despite my strong objections, I would request that the council consider using its powers to enforce controlled hours of operation and other restrictions (eg parking restrictions on building vehicles) that might make the duration of the works safer and bearable.