

37 Sherrards Park Road  
Welwyn Garden City  
Herts  
AL8 7JY

24 January 2013

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

Delivered by Hand

Dear Mr Rahman

**Re: N6/2012/2652/FP  
W6/2012/2653/EM  
35 Sherrardspark Road**

We are writing to express our objection to the above applications. We note that these are revised applications following the withdrawal of application N6/2012/1688/FP in October 2012. The nature of the new applications is essentially the same as the previous one, and we refer you to our previous letter of 3 September 2012 (attached) and accompanying photographs. In addition to the concerns we set out in that letter, we would like to make the following additional comments having read the documentation for the new applications.

As previously noted, the photograph on the front page of the Design and Access Statement does not show the side of the roof where the proposed dormer window would be constructed. We think it would be more appropriate if you saw a photograph taken from the other side, where the impact on our property could clearly be seen (we refer you to photographs labelled 1 and 2 which were originally enclosed with our letter of 3 September and copies of which are included with this one).

In consideration of Welwyn Hatfield District Plan (2005) Policy R22 – Development in Conservation Areas, the Design Statement refers to an attached report commenting on 9 other properties with second floor roof dormer windows in the area. Of these, six are not relevant as the windows in question face the road, rather than having a side aspect affecting other properties' privacy, thus these are not at all comparable with the applications made. We comment on the remaining 3 windows studied as follows. The dormer window at number 13 Mandeville Rise (which is not at a 90 degree angle to neighbouring properties, unlike 35 and 37 Sherrardspark Road) overlooks a brick extension of number 11 rather than the garden, thus is not comparable with the applications. At number 54 Sherrardspark Road the dormer windows are at the front of the house (which is at a 45 degree angle to number 52) and overlook the front garden of the property itself (number 54) and the entrance to Sherrards Park Wood. Again, there are no privacy issues here for any properties neighbouring number 54. Out of the 9 properties studied, only 14 Roundwood Drive is at all comparable to the application and the effect on our property (but again the property is not at a 90 degree angle to neighbours). However, the dormer window is very small (a 2x2 panel configuration), and much smaller than that proposed for 35 Sherrardspark Road. Accordingly, none of the 9 properties studied are meaningfully comparable to the proposals set out in the applications either from a design or privacy perspective. We do not know when planning permission for the dormer window at 14 Roundwood Drive was granted, but we do note that at number 10 there is a velux rather than a dormer window (please see enclosed photograph labelled number 3). We suggest that this is in keeping with the Council's objectives following the 2007 Conservation Area Appraisal and accounts for the velux windows also at 14 Sherrardspark