

7 Sherrardspark Road
Welwyn Garden City AL8 7JW

15 September 2015

Welwyn Hatfield Borough Council
Planning
For the attention of Mr Sam Dicocco

Dear Sirs

Ref: 6/2015/1636/EM

Thank you for explaining the plans of the above application.

I was surprised at the scale of the additional hard landscaping and the loss of so much grass and borders.

The plan is incorrect, in that it shows the boundary to my property as "boundary hedge/wall". This is misleading. It is in fact a boundary/retaining wall along the boundary of no 5 with the boundary of no 7 (my property) coming forward from the garage on this side which is on the boundary, the hedge which is deciduous is planted on my land and maintained by me.

As I explained, whilst the driveway on this side of the site slopes down from the pavement to the front of the garage at number 5, the land on my side of the boundary is level and so at this point is approximately 3ft higher than the ground immediately in front of no. 5 garage. The entrance to my property is on this side and at this point my path is beside the hedge. You did say you would be doing a site visit and you are welcome to walk up my path so that you can see what I mean.

The application documents you showed me gave no indication of what materials will be used in this work. My concern is that the boundary/retaining wall was probably constructed circa 1930 and without full structural investigation it is difficult to know the depth of footings. I am extremely worried that drilling and digging away the existing concrete slope could de-stabilise the wall, and my hedge, border and path collapse onto the adjoining land.

The gov.uk website in regard to the Party Wall Act appears to include garden walls and the applicant is responsible for payment of a surveyor acting in my interest and has a duty to protect and if necessary repair and replace any damage to my property. It is also important to me that if this application is approved, conditions be imposed to this effect and I would appreciate being kept fully informed of the extent and programme of the works.

I appreciate that some of my observations may be outside your remit but would be grateful if these could be passed on to the relevant persons.

Yours faithfully

Mrs M Mitchell