

7 Sherrardspark Road
Welwyn Garden City AL8 7JW

18 September 2015

Welwyn Hatfield Borough Council

Planning

For the attention of Mr Sam Dicocco

Dear Sirs

Ref: 6/2015/1636/EM

Further to my letter of 15 September, I would like to add observations regarding the application under the Estate Management scheme.

I have not seen any notice displayed outside the property – should there be one?

I have looked at the Estate Management Scheme leaflet in regard to hard and soft landscaping EM4 and I consider that the proposals exceed the 50% rule and detrimentally impact on the street scene and visual amenity. Other properties in the neighbourhood being part of the Welwyn Garden City conservation area have managed to combine hard landscaping whilst retaining sufficient soft landscaping to maintain this visual amenity.

The proposal is very stark, with only a small amount of grass and planting remaining.

The property has two vehicular and a separate pedestrian entrance. It has a large porch and front door and a second entrance door within a few feet.

The boundary to Scholars Mews is wire netting, there is a privet front hedge and a brick boundary/retaining wall to no. 7. The deciduous hedge on this boundary is planted on land belonging to no 7 and maintained by me.

I appreciate that the existing driveways are in poor condition, and could benefit from widening in front of the property by about a metre to allow access on hard surfaces but the proposals exceed this and would appear unnecessary. The property has two garages, one on the boundary with Scholars Mews set back from the road with a long driveway which can accommodate three medium size vehicles and another garage on the boundary with no 7 and has a driveway which is 20ft long and can accommodate one further vehicle. This seems in keeping with properties of a similar size in the neighbourhood. The current parking restrictions in the road are the nominal "9-11" which exist in the area and have done for some 15(?) years.

The drawings I was given do not show what materials will be used in the scheme and how much digging will be required. As you know I am concerned that the boundary/retaining wall needs to be maintained to prevent collapse of my hedge, border and path to my main entrance.

I cannot see the benefit of removing the planting along the front of the property and leaving two small pockets adjacent to the large porch. Retaining planting, even in a narrower border would be desirable to keep the feel of the "Garden" City.

I trust you find my comments useful.

Yours faithfully

Mrs M Mitchell