

**From:** [REDACTED]  
**Sent:** 29 September 2016 14:29  
**To:** Planning  
**Subject:** Comments on Application Reference:6/2016/1778/FULL - 11 Brookmans Avenue Brookmans Park, Hatfield,AL9 7QH

14 Brookmans Avenue  
Brookmans Park

Hatfield

AL9 7QJ

29th September 2016

Mr M. Peacock

Welwyn Hatfield Borough Council

The Campus

Welwyn Garden City

**AL8 6AE**

Dear Mr Peacock

**Proposed development at:**

**11 Brookmans Avenue, BrookmansPark, Hatfield, AL9 7QH**

**Application Reference: 6/2016/1778/FULL**

I have been given a copy of the letter dated 14<sup>th</sup> September 2016 (signed by Mr S Anyanwu of Planning Support) by my neighbour at No. 12, Brookmans Avenue concerning the above development and inviting comments thereon.

Both my neighbour and I and strongly feel that the development plans should have provision for forecourt parking adequate to accommodate at least **two cars per household** to prevent overspill into street parking in Brookmans Avenue. At present, space for parking in this area of Brookmans Avenue is very scarce and is normally occupied throughout the morning by non-householders, causing a significant traffic bottleneck in view of the narrow avenue passage, despite the recent welcome introduction of late morning parking restrictions.

Also at present, every property in Brookmans Avenue is occupied by only one household with adequate on-plot parking space for at least two cars, thanks to historical planning considerations. The proposed development at 11 Brookmans Avenue will comprise five households for five flats. Will the forecourt parking planned for this development accommodate at least two cars per household i.e. at least 10 cars? If not, traffic congestion in Brookmans Avenue will become a nightmare and set a precedent for other property developers to abandon the principle of on-plot parking for a minimum of two cars per household that has served our community so well up to the present.

As a further thought, since there is forecourt parking planned and the existing building is to be demolished and replaced with a new-build, surely extra room for a “two car per household” principle can be achieved simply by locating the new-build some two metres further to the rear ?

Kind regards

Yours sincerely

David Samols