

Ref 6/2016/1778/FULL – 11 Brookmans Avenue, Brookmans Park.

Objection from North Mymms Parish Council

NMPC **OBJECT** to this application. There are no flats midway along any road in Brookmans Park and those existing are located at gateway points to the village. The building will be over-dominant in the street scene and there are no roof level front dormer windows in Brookmans Avenue. This is out of keeping and therefore inappropriate. Parking is a serious issue in Brookmans Avenue particularly at the bottom end, near the shops, where this property is located. The number of spaces is inadequate as local evidence shows that homes with two bedrooms generate at least two cars and this proposal would therefore need at least 10 parking spaces which would be excessive and again inappropriate in this location. The proposal indicates a tripling of the floor space which would result in excessive mass and this would have a bearing on the flanks where the neighbours are in close proximity. NMPC are aware that there is an extant permission for this site but note it was not recommended for approval by WHBC officers and was only won at Appeal.