

106 Brookmans Avenue
Brookmans Park
Hatfield
AL9 7QQ

29/09/2018

Re planning application ref 6/2018/1996/FULL
– proposed development at 77 Brookmans Avenue.

Dear Sir/Madam

Further to notification about the above proposal and planning application we would like to raise an objection.

Brookmans Park is a quiet village, one of the reasons we moved here from London years ago. Brookmans Avenue is a residential road of single dwelling homes on plots that allow for privacy and quiet habitation. There are no multi dwelling properties on this road and to allow this application would set a precedent which would completely alter the character of the road and be out of keeping with the neighbouring properties.

As the proposal is for 8 dwellings, this would increase the amount of vehicular access to the proposed carpark, which has plans for 15 carparking spaces, 3 of which are intended as 'visitor' spaces. However, this would also mean that other visitors would need to park on the road causing obstruction to the general flow of traffic, in turn causing potential hazards for other road users and congestion to the usual ease of passage. This would be out of keeping with the general road access and adversely affect traffic flow as all other single dwelling properties have substantial driveways to accommodate visitors off road.

Brookmans Avenue has 2 nearby schools which results in a large number of children walking and cycling up and down the road directly in front of the proposed site. Those on foot mainly walk along the private pathways of the Avenue on the same side as number 77. At each end of the school day there are many more children in this area and to increase the volume of vehicles would add to the risk to the children's safety. In surrounding roads there are some multi flat dwellings, but these are at the ends of the roads ie Georges Wood Road which allows for immediate dispersal of vehicles onto arterial roads away from the quieter residential roads and the pedestrians.

The proposal shows 8 storage areas, if these are for refuse bins, of which we have 3, one recycling, one garden waste, one household refuse, this would equate to 24 bins storing rubbish in close approximation causing an increase in the likelihood of vermin, as well as increase in kerbside obstruction when presenting for collection.

Yours sincerely

Mr. & Mrs. R. Silverman

