

To the Planning Department,

Planning Application - REF 6/2018/1996/FULL

77 Brookmans Avenue, Brookmans Park, Hatfield, AL9 7QG

I am writing to strongly object to planning permission to build 8 flats at number 77 Brookmans Avenue.

The proposed development will result in a considerable intensification creating an uncharacteristic, overdevelopment both on the road but also on us as immediate neighbours. Our house (75) is a part chalet design with the majority of the first floor being in the roof; the proposed site will be a story higher. The increased ridge height is going to be **another** extra metre high. Being up hill it will dwarf our property with size and mass, making it completely overbearing.

The proposed site layout and rear balconies on the first floor will create the opportunity for overlooking and a general lack of privacy. Also, with a balcony only a couple of metres away from our bedroom window, it will defiantly cause noise issues especially as it's a 3-bedroom apartment with multiple inhabitants.

The underground parking would create noise disruption as it's also only approximately a metre or so from my property with 15 cars making there way in and out. The amount of parking available compared to the number of cars each occupant will own will most likely not be an adequate amount. Therefore, many may resort to leaving their cars on the side of the road that will create congestion.

The proposal will undermine the established single-family dwelling character of the road. It is completely out of keeping, and destroys the quiet residential street and setting a precedent for the village. Other blocks of flats approved in Brookmans Park have been at the beginning of roads or on corner plots, not in such a prominent place ruining the street scene.

