

# Peter Dalling

75, Moffats Lane, Brookmans Park, Hatfield, Herts AL9 7RT.

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Colin Haigh  
Head of Planning  
Welwyn Hatfield District Council,  
The Campus,  
Welwyn Garden City,  
Herts. AL8 6AE.

Dear Mr. Haigh,

77, Brookmans Avenue, Brookmans Park, Hatfield, Herts.  
Planning No. 6/2018/1996/FULL

I have read with interest, about the proposal for 8 apartments in the centre of Brookmans Avenue and some of the 60 objections thereto. I would make the following comments adding my objection to this project.

1. Brookmans Avenue is a private road of large detached single family homes. To place a block of flats at its centre, however well designed in an attempt to blend in, is totally out of character with the surroundings. While there are a small number of blocks of flats cropping up in the area they are all smaller and more suited to the scale of the adjoining properties. They are also situated at the ends of roads where they are not overpowering.
2. I would consider the proposed building to be an over development of the site. By its very nature the massing of a three storey building with a large, albeit single storey, mass at the rear covering one-third of the site overpowers the adjacent two storey properties.
3. Garaging for 15 plus cars will add to the traffic flow on a private road which is not maintained by County Highways. For this reason the objections to this scheme, 43, or almost half of the residents of Brookmans Avenue, should be seriously considered.
4. Though planting has been proposed this will not stop overlooking from balconies and I think some of the windows.
5. I consider any development of this site, other than a single dwelling, is unsuitable. Anything more than two smaller dwellings is alien to the surroundings. Even then, they would look better as a pair of semi-detached houses.

I sincerely hope that this project is seriously considered by the Planning Committee and refused on the grounds of overdevelopment.

Yours sincerely,

Peter Dalling