

Application Reference: 6/2019/1192/HOUSE

Objection to proposed development at 34 Sherrardspark Road Welwyn Garden City AL8 7JS

We fully support reasonably scaled extensions to houses that are in line with current guidelines but believe the current proposals for 34 Sherrardspark Road are much more substantial than is reasonable.

We understand that the plans will increase the ground floor living area alone by about 50%.

The proposals will have a major impact on the light, which we have been accustomed to at 32 Sherrardspark Road

The direction of afternoon and evening sunlight to our living room, garden room, terrace and back garden is from the direction of no. 34. Indeed, much of the light in our living room throughout the day is through 2 side windows adjacent to no.34. Both the proposed new gable and the single storey extension will dramatically affect the amount of light. The proposed new gable projects about 4 metres from the existing wall and is 1.5 metres beyond the line of the existing gable. It will substantially decrease the light to an upstairs room as well as our downstairs room and garden. We currently look out onto a low level cottage style roof which is attractive; this will be replaced by a vast blank wall which will have a huge impact on our light and quality of life.

The Welwyn Hatfield District Plan Planning - Supplementary Design Guidance (SDG) February 2005 Section 5.2 iii) states that "the extension should not cause loss of light or be unduly dominant from adjoining properties, as a result of either the length of projection, the height or the proximity of the extension." The proposals do not comply with this: not only will our light be affected but also the new side extension wall is right up against the current boundary and extends way into the garden.

The proximity of the new buildings to our property will make the hedge unviable (the Welwyn Hatfield district plan states that means of enclosure should reflect the character of the area, which in this case is hedges) and will deny light to our border plants. Our large apple tree will not be able to grow so close to a wall.

Both the front and rear gardens will be substantially reduced, we are particularly concerned about the reduction in size of the rear garden as this is not in keeping with the woodland concept of the area and will have a negative environmental impact.

This is not a reasonably proportioned extension and the effect on our light will be devastating.

This proposal in its present form should be refused.