

Application Reference: 6/2019/1192/HOUSE

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

Although I have no objection to an extension of the property per se, I have concerns regarding the proposed development, and in particular, with regard to its size and non compliance with the Welwyn Hatfield District Plan Planning-Supplementary Design Guidance (SDG) February 2005, and general policy with regard to conservation.

The suggestion in the Design and Access Statement that the proposal is 'modest in scale and are in proportion to the original house,' is not a true representation of this proposal. Indeed, calculation reveals a c.50% increase of the ground floor living area alone.

The single storey extensions at neighbouring properties ie 30, 32 and 38 Sherrardspark Rd, are however, good examples of a more modest, and importantly, consistent design approach and which it is suggested should be applied here. The proposed additional gable is significantly larger than the original and which projects c.4m from the existing wall, and beyond the existing gable and general building line. The single storey extension extends to a distance of c.5.4m. The proposed first floor side extension adds further to an already substantial development. As such it does not conform to the consistent design principles established in the local vicinity.

The SDG Section 5.2 iii) indicates the extension should not cause loss of light or be unduly dominant from adjoining properties. However, the cumulative mass of this development will block both light to both my property and particular my neighbours at 32 Sherrardspark Road. As such, it would set an undesirable precedent in terms of overdevelopment.

It is suggested 'The proposed extensions do not significantly encroach on the large rear garden.' However, the distance between the development and the boundary of 2 Woodland Rise is relatively short and which has incrementally reduced over time, and will now again be subject to further reduction. The existing patio extends back c.4m. The proposed extends to c. 9m. The 'block plan as proposed,' omits to indicate this increase of the patio area.

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These plans have been brought to my attention and whilst visually the plans are within character and design is not an issue.

The problem is the size and scale of the extension for size of the back garden and plot in general.

To summarise the main points

1. The single storey extension downstairs extends to 5.4 metres, far beyond the building line, taking into account other properties in same road.
2. The proposed new gable extends more than 3.5 meters from the existing wall and is 1.5 meters beyond the line of the existing gable.
3. The side extension is very high and has no pitched roof and out of keeping with the style of the house. It is also affects the boundary of number 32 and will affect vegetation and destroy the character of their garden.
4. The side extension and huge gable will affect the light at number 32 Sherrardspark Road and officers are asked to commission an independent report from engineer/architect in relation to light.
5. It is recommended that the plans be rejected in their current form and a request be made to the architect to amend the said plans to take into account all objections.