

Application Reference: 6/2019/1192/HOUSE

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

We fully appreciate the changes that have been made to the plans and in particular the removal of the first floor gable. However, we still have serious concerns.

1 Unreasonable size

We fully support reasonably scaled extensions to houses that are in line with current guidelines but we still believe the revised 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%, but do acknowledge a reduction in the garage space at the front of the house, which will be an improvement.

2 Reduction in light

The proposals will have a major impact on the light, which we have been accustomed to at 32 Sherrardspark Road for as long as the house has been in our family's ownership – [REDACTED] Even without the gable, our light will be reduced. The 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. The first floor extension and the single storey extension will dramatically affect the amount of light.

3 Woodland character of Sherrardspark Road.

We believe that the character of our road will be affected. Our boundary with no 34 is a hedge with beautiful camellias and bushes in front. The plan is to build a brick wall immediately adjacent to the boundary and stretching far along the side of the garden so the hedge is unlikely to survive and our border plants will receive little sunlight. Our large and long established apple tree will be lucky to survive the damage to the roots caused by building so close to it. The reduction in size of the rear garden of 34 is not in keeping with the woodland concept of the area and will have a negative environmental impact.

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. 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.