

RE: PLANNING APPLICATION 6/2020/1837/FULL

28th August 2020

64 Bridge Road
AL8 6UR

We object to the proposed planning application 6/2020/1837/FULL.

The new proposed development is unacceptable for the following reasons.

In response to the application letter:

- 1) The application N6/2014/2504/FP in 2014 was granted, but this does not give any weight to the new application being granted, particularly as the application 6/2019/0879/FULL in 2019 was refused.
- 2) The original application referred to 'following demolition of existing dwelling'. This appears to have been removed from the proposal so we make no further comment on this point.
- 3) It is an over development of the site and poorly reflects the character within the Conservation Area of Welwyn Garden City.
- 4) It fails to retain the appearance or enhance the character of this part the Garden City adjacent to Sherrardspark Wood.
- 5) The application refers to removal of a 'trivial amount of hedge'. There is nothing 'trivial' about removing a section of hedgerow for a new access to the site, although it would be pleasing if the current owners had maintained the hedgerows. There has been no upkeep on the site for at least ten years showing a total lack of care for the street scene and total lack of regard for pedestrians.
- 6) There is no justification for allowing the development so that the owner of number 54 can it sell to generate funds to renovate the existing building at 54 Bridge Road.

In addition we would like to add:

- 1) Allowing the back filling of the property sets a dangerous precedent in the Conservation Area.
- 2) 54 Bridge Road is one of a semi-detached pair of cottages originally built for workers on the Panshanger Estate in 1876 pre-dating the formation of Welwyn Garden City. These cottages and others close by have historical significance and development to the rear will harm the setting of these cottages. Welwyn Garden City is known worldwide as one of the finest examples of garden city design. Visitors from all over the world (including planners and academics) come to tour the town. It would be tragic to damage that heritage.