

Land to rear of 52 and 54, Bridge Road, Welwyn Garden City, AL8 6UR

6/2021/1177/FULL

6/2021/1341/EM

6/2021/1342/EM

I wish to object to the planning application for the following reasons:

The proposed two two-storey detached four-bedroom houses appear to be crammed into the back gardens of the existing historic houses. This could be considered as over development of the site. The two proposed houses will dominate the existing historic houses.

House A will almost touch the boundary (public Right of Way) to the west and will have a tiny back garden shaded by the overhanging existing trees. Pedestrians, cyclists and horse riders will be able to look in the rear windows of House A as it is so close to the Ayot Greenway at the north boundary.

House A will be built over a portion of the Root Protection Zone of one important tree and House B will be built over areas of the Root Protection Zones of two important trees. There are no foundation designs shown on the application nor any details of how the services will run and their possible adverse effect on the Root Protection Zones of the trees.

There are no details provided of existing and proposed finished ground levels. No shrub and tree planting plans have been provided. Developments of this type are required to enhance opportunities for biodiversity and landscaping and this does not appear to be the case with this application.

The application gives no information on how foul sewage will be dealt with ("unknown disposal") or whether the two proposed houses will be connected to the existing drainage system.

The Hertfordshire County Council Rights of Way map indicates that path 13 at the west boundary of 54 Bridge Road is a **bridleway** and so no motorised vehicles should be using this route. There is no vehicular access to the Ayot Greenway track or to number 52 and 54 from Bridge Road along path 13 and so all construction vehicles would have to enter the development area through the front garden of number 52 Bridge Road - directly over the Root Protection Zone of the important oak.

Regarding the positioning of the two proposed houses, the existing trees to the east and the west plus the existing properties 52 and 54 Bridge Road to the south will mean that that the proposed development will be situated in a rather shaded and dark environment for a significant proportion of the year. The proposed two new houses will not benefit from solar gain and also, in the future, the inhabitants will not be able to successfully harness solar technologies to generate electricity and hot water.

In addition, the surrounding trees (which would be very close to the proposed houses) will drop leaves, seeds, twigs, branches and limbs onto and into the gutters, roof gullies, and chimneys of the proposed development leading to excessive maintenance and repair work. Some of the falling material could be a risk to inhabitants and their vehicles.