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Sent: 26 June 2021 23:04

To: Raymond Lee <r.lee@welhat.gov.uk>

Subject: Objection to Planning Application 6/2021/1177/FULL

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Dear Sirs,

I object to the application 6/2021/1177/FULL on the following grounds:-

- 1- Proposals such as this are an over development of the site.
- 2- This is not a case of the owner of the existing house extending it for their family use. It is purely an opportunistic attempt to make money from the existing site by cramming two more houses on it and disrespecting the garden city.
- 3- The proposed development will be very cramped into the site and will be very close to the Ayot Greenway, giving little privacy to the owners.
- 4- Natural England and the Forestry Commission have commented on this planning application as follows:-
“We strongly advise the retention of ancient woodland and veteran trees within the application site as they have important roles to perform as local landscape features and possibly as visual screening, as wildlife habitats for woodland species (including NERC Act s41 priority species such as stag beetle) and ecological corridors for mobile species. Depending on the configuration of the proposed development, they may also act as buffers to the designated site.”
The fact that machinery, materials etc. need to be kept on the site will severely threaten the wellbeing of the veteran trees on the site. The development could also have adverse impact on the wellbeing of Sherrardspark Wood, an SSSI and rare example of sessile oak/hornbeam woodland.
- 5- Two previous applications – Application 6/2019/0879/FULL and Application 6/2020/1837/FULL were refused. The current proposal involves building even larger houses than those proposed in the two refused applications.
- 6- approval of this application, will set a wrong precedent in this GARDEN CITY. Welwyn Garden City is not just any town. The Council must not allow the practice of “ Squash as many houses into back gardens as you

can" ? How could future applications to build houses within back gardens in Bridge Road and Brockwood Lane be turned down if this current proposal is approved?
7- please reject this application.

Kind regards



5 Youngs Rise- WGC AL8 6 RT