

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear Sirs

Two storey rear extension, single storey rear extension to garage, first floor side extension, 42 Barrington Road, Letchworth Garden City

Thank [REDACTED] for notifying [REDACTED] of the planned alterations at 42 Barrington Road within [REDACTED] letter reference 37287 received on 20 May 2021.

[REDACTED] can confirm that [REDACTED] have reviewed the existing and proposed plans and elevations and have the following comments.

Whilst [REDACTED] have no issues in regard to the majority of the proposals, [REDACTED] would object in principle to the part of the extension along the boundary to [REDACTED] own property (this currently is the section extending the Living Room on the Ground Floor and enlarging 'Bedroom 2' on the first floor.)

Although part of a rear extension, under the Design Principles for the Modern Character Area of the Garden City it comes under the same criteria as a side extension, and therefore at two storeys needs to be a minimum of 2m from the side boundary. This would in addition have a significant negative effect in terms of blocking light to the rear of [REDACTED] property, which is North facing.

When constructing [REDACTED] own rear two-storey extension in 2013 [REDACTED] were considerate to both neighbouring properties in keeping the side walls a significantly greater distance from the boundary (approximately 3.5m to [REDACTED] and 5m to [REDACTED] to ensure any impact was reduced, so [REDACTED] would consider that this should be reciprocated.

At the same time, the previous owners of number 42 asked [REDACTED] to include obscure glazing to the side window included in [REDACTED] extension facing them, which [REDACTED] complied with, so [REDACTED] would ask that the small first floor side window facing [REDACTED] in the proposed Bedroom 1 is similarly amended to obscured glazing.

Taking the proposed extensions as a whole, [REDACTED] would note that these add around 60-65% to the existing habitable area, which [REDACTED] would contend disproportionately increases the overall size and scale of the property again alluded to under the Design Principles (although in fairness an exact proportion is not stipulated). [REDACTED] do feel that for instance addressing part of the scope as mentioned above would bring the overall increase down to an acceptable proportion.

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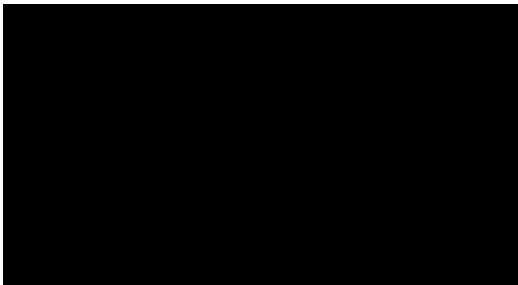
42 Barrington Road (ctd...)

█ do have a slight concern about the positioning of proposed extensions with regard to the shared foul drain run to the rear of █ properties. This drain is shared by numbers █ Barrington Road and collects in a manhole within the rear garden of number █ close by the corner of the proposed extension, before running to the main sewer in the street between numbers █

Consideration just needs to be given as to the location of the shared drain to the rear and beneath the new extensions in terms of proximity to new foundations, as well as the proposed additional capacity being potentially added to it. In respect to █ in particular, █ would also presume that flow via this drain would be maintained during construction works.

█ hope this clarifies █ position with regard to the proposals and look forward to notification of █ decision in due course.

Yours faithfully

A large black rectangular redaction box covering the signature area.