



From: [REDACTED]

Sent: 11 July 2021 13:32

To: Home <home@letchworth.com>

Subject: Demonlition of conservatory and garage. Erection of part single storey and part two storey rear and side extension and associated works: 30 Newlands, Letchworth Garden City, SG6 2JE

Dear Sirs,

REFERENCE: 37486: 30 NEWLANDS, LETCHWORTH GARDEN CITY

Thank [REDACTED] for [REDACTED] notifying of the planned alterations to 30 Newlands, Letchworth Garden City dated 6th July 2021, [REDACTED] have reviewed the proposed plans and elevations and have the following comments and objections:

The Modern Character Area Design Principles for Letchworth Garden City states the space between buildings is an important feature of the whole garden city and shall be maintained and states that side extensions can greatly impact on the original character of the home, it is preferable for extensions to be at the rear of the property as these normally have a reduced impact on the character of the context, therefore rear extensions should be explored. The proposed plans show an unnecessary side extension which will dramatically impact on the space between the houses at [REDACTED] and our house at [REDACTED] Newlands. This impact would include reduced light and increase in noise. Currently on the border of the properties in the rear gardens there is a detached garage belonging to No [REDACTED], this is not living space and in the original design of the garden city this was never intended to be living space, to allow the open feel between properties. The proposed plans will mean there is no space between the house at No [REDACTED] and the border and garden of [REDACTED] Newlands. The Design Principles state there should be at least 1 metre maintained between any extension and the border and therefore the proposed extension should not be allowed to proceed as it does not meet this criteria.. The proposed side extension is wholly unnecessary as there is sufficient space at the rear of No [REDACTED] to extend without such impact on No [REDACTED]. [REDACTED] strongly feel the current space between the living accommodation should be maintained.

The existing garage at No [REDACTED] is built directly on the border with No [REDACTED], if this was a new build garage this would not meet the current Design Principles that a new garage should be one metre from the border of a property, the existing garage was obviously built in its current position due to lack of space and [REDACTED] understand this. The proposed plan shows the existing garage being demolished and being changed to living accommodation and then being extended considerably forward to the front, doubling the amount of building on the direct border between No [REDACTED] and No [REDACTED] currently this forward area is driveway for No [REDACTED] and borders No [REDACTED] side entrance and rear garden giving a light and open feel to the properties with hedging in place. [REDACTED] object to this as it will leave a dark walkway at No [REDACTED] which could be a safety issue and will give a cramped feel between No [REDACTED] and No [REDACTED]. Part of the additional proposed building at the front directly on the border is for a garden store, this is again wholly unnecessary as the existing garage can be used for this purpose and the garden at No [REDACTED] has a large shed and does not comply with extensions being at least a metre from the border of a property.

An extension at the rear of No [REDACTED] could be designed to allow the garage at No [REDACTED] which borders No [REDACTED] to remain so the distance between living accommodation is not negatively effected and is in keeping with the guidance as detailed in the Design Principles.

It would appear from the plans that the proposed extension is more than 5 metres from the original main rear of the house at No [REDACTED] due to the inclusion of the demolition of the existing garage and rebuilding as living accommodation, again this proposal is detrimental to No [REDACTED]

Taking the above into account, the proposed plans for the garage demolition and proposed side extension clearly conflict with the Heritage Foundations design principles for maintaining the special characteristics for the garden city and therefore should not go ahead.

Yours faithfully,

[Redacted signature line]

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