

Objection to 210 Icknield Way Double Storey Extension Ref 37426

I write regarding the proposed major alterations to 210 Icknield Way, the most modern house within its area of Icknield Way and surrounded wholly by early houses that played a pivotal role in defining the early character of the Garden City. The applicant who has very recently purchased the property informed [REDACTED] that [REDACTED] was planning on only converting the garage to a flat; [REDACTED] explained only [REDACTED] and [REDACTED] wife would be living in the property, but [REDACTED] was hopeful of [REDACTED] mother-in-law coming from overseas to take up residency. I was therefore surprised and saddened to see such an extensive change to [REDACTED] intentions. Now after having been made aware through [REDACTED] dated 22 June 21 of the true alterations and referring to the Design Principles in a Heritage Character Area, I wish to object to the proposals in the strongest possible terms and have highlighted below some of [REDACTED] reasons why:

- The proposal would mean this already extended 1950's house will almost double in size, won't be subservient nor in proportion to the house at present.
- Disproportional to neighbouring dwellings. At present it is a well-balanced 4-bedroom house and already one of the most prominent houses on the road.
- 210 is flanked and faced wholly with houses built 1903 – 1907 in the Arts and Crafts style. No other of the houses in the vicinity show visibility of any alterations including [REDACTED] Icknield Way. The applicant in [REDACTED] request with the local authority has written in the design statement falsely that both [REDACTED] have had extensive double story extensions at the back and in the case of [REDACTED] also on the side. Reference to original drawings will show this to be inaccurate and that the structure is in fact virtually the same as when built in 1907.
- Immediately opposite are two houses of special interest where important characteristics are also protected, and the quality of the settings are preserved. These special houses of interest were linked directly to the Garden City ethos, which included green character across the street scene. This huge structure if allowed to be passed would not only significantly change the character of the area but also impact on the ethos. It will block some view to the trees within the common, denying Letchworth residents and visitors' views from the street of the greenery offered from the nearby Norton Common.
- It will impact views enjoyed since 1907 from several rooms in [REDACTED] house as well as from [REDACTED] front and back garden. The roof will dominate the horizon and block the trees within the common not only for [REDACTED] but other neighbouring properties.
- The raising of the roof line will affect the vista of the tree line currently enjoyed when approaching from Bridge Road.
- The oppressive nature and large scale of the development, I believe, will cause reduced light in areas of [REDACTED] house. Also, not only will [REDACTED] family and I have the sunrise taken from [REDACTED] but areas of [REDACTED] small garden will also be deprived of sunlight for longer periods, and we will be left with a domineering/closed in effect.
- The wide balcony incorporating French doors and windows as well as the windows on the side elevation will be very intrusive to [REDACTED] family, but also in the case of the

upper façade, to [REDACTED] neighbours including some on Cowslip Hill. [REDACTED] family and [REDACTED] have grave concerns regarding privacy and this development.

- [REDACTED] understand that the Heritage Foundation is against the removal of chimneys on a Heritage Character Home other than in exceptional circumstances. For this proposal [REDACTED] can see the removal of a chimney.
- Due to the enormity of this proposal and the proximity to it, the extension will be imposing and very visible from within Norton Common, particularly in Autumn and Winter. Norton Common allows people to escape [REDACTED] normal surroundings and enjoy nature. This vast structure with its very heavy glass rear elevation, if allowed to go ahead, will change the view aspect in this part of it and may affect some of the many varied species within it.

[REDACTED] family and [REDACTED] love living where [REDACTED] do and have never regretted choosing the house nor the area. The present surroundings with its look and open feel and not being overlooked were a major factor. In the seven years [REDACTED] have lived here [REDACTED] have made improvements to the property without impacting on the area whilst always following the Heritage Foundation Design principles. This incongruous proposal with its very high ridge line and rear balcony would have more than a negligible effect on [REDACTED] property and impact on the wider area.