

From: [REDACTED]

Sent: 12 July 2021 17:20

To: Home <home@letchworth.com>

Subject: PROPOSED EXTENSIONS TO 77 WILLIAN WAY, LETCHWORTH GARDEN CITY. REF. 37479

Dear [REDACTED],

Thank you for your letter of the 2nd. July 2021 advising [REDACTED] that [REDACTED] neighbours wish to extend their house situated at the above address. [REDACTED] lived [REDACTED] [REDACTED] and are concerned about the impact this will have. [REDACTED] studied the plans on your website and would like to comment as follows:

- 1) No. 77 was extended more than 20 years ago. The front (east) elevation was transformed by creating two gables which brought forward the building line at both ground and first floor levels. Prior to that the single storey part of the house at the northern end of the property footprint (previously a garage), [REDACTED], was extended westwards by about 2.5 metres so is now already beyond the rear building line of the main 2 storey part of the house. [REDACTED] point is that no. 77 has already been changed and extended to a considerable degree.
- 2) The original rear building line of [REDACTED] is set back to the [REDACTED] by approx. 3.6 metres [REDACTED]. This is the relative layout of the houses when they were constructed in the early 1960s. Thus the garden/terrace [REDACTED] is already in the shade of no. 77 to a greater or lesser extent depending on time of day and season.

We understand that the proposed extensions at no. 77 comprise the following:

- i) Extending the single storey part of the house to the rear, [REDACTED] by a **further 2.5 metres**.
- ii) Extending (part of) the main, two storey, section of the house to the rear, [REDACTED] by 3.5 metres.

Having set the scene in points 1) and 2) above, you can readily see that these proposed extensions will impact [REDACTED] as follows:

- a) At ground floor level [REDACTED] a further length of blank wall a few centimetres from [REDACTED] boundary line at a height of about 2.5 metres. This is well above [REDACTED] fence line and so will **diminish the level of daylight/sunlight (particularly in winter)** [REDACTED] and [REDACTED] view [REDACTED] [REDACTED] (In passing, it appears that the north facing elevation of the single storey extension is to be rendered. This seems pointless as it will not match the existing long run of bare brick wall and will be difficult to achieve bearing in mind the close proximity of [REDACTED] fence).
- b) The problem presented by the 2 storey extension is **much greater in that extending westwards by 3.5 metres will increase building line offset [REDACTED] to around 7 metres**. You can readily appreciate that this offset will **severely reduce the level of daylight and sunlight in spring and autumn** [REDACTED] [REDACTED] [REDACTED] view [REDACTED] will be similarly curtailed.

- c) In this context, it should be noted that [REDACTED] plot is only [REDACTED] metres wide at the back of [REDACTED] house. [REDACTED] plot is, [REDACTED] believe, over 16 metres wide at the equivalent point.

There is no scope for [REDACTED] to counteract the effects of the proposed extension since [REDACTED] prevented from moving [REDACTED] terrace [REDACTED] (away from no. 77) in view of the layout of [REDACTED] house at the back. There is little point in re-locating the terrace [REDACTED] either since [REDACTED]
[REDACTED]
[REDACTED] In any case, [REDACTED] would rather not have to consider making significant changes to [REDACTED] garden layout.

[REDACTED] hope that [REDACTED] described [REDACTED] situation and feelings clearly and reasonably and look forward to your response in due course.

Yours,

[REDACTED]