



Letchworth Garden City Heritage Foundation

One Garden City

Broadway

Letchworth

SG6 3BF

Dear Mr Shipman

I have looked at the updated plans published on your website and still have the following concerns which are outlined from the original letter submitted on 28th May :

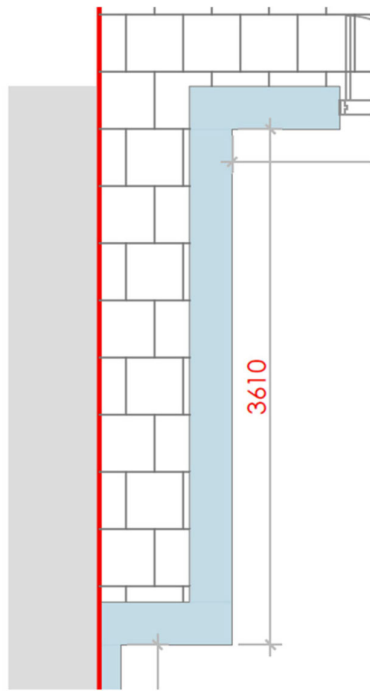
Rear Extension

██████ has an existing rear extension constructed as part of development approved under application Ref. 07/00889/1HH. This is shown on plans submitted with this proposal to already have a maximum depth of 3.61 metres, which is just short of the recommended maximum depth of 3.65 metres within the Council’s design guidance for Letchworth. In addition, this existing extension is stepped away from both of the shared rear flank boundaries. Clearly, significant care and attention has already been given to ensure that previous extensions at ██████ were not excessive in scale, bulk and mass and that they were stepped away from flank boundaries to ensure that sufficient space remains about the property.

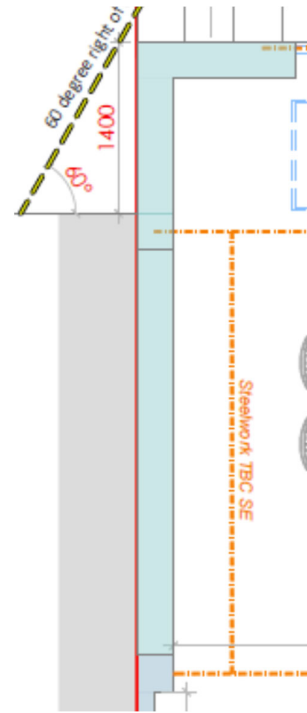
The rear extension would completely fill the existing gap between ██████ and the shared rear boundary with ██████ (a gap which is already less than 1 metre in width) and would be positioned significantly closer to the southern site boundary compared to the existing situation. As such, it would not maintain a gap to either flank site boundary as advised. Overall, the proposed rear extension would extend across the entire width of ██████, and indeed nearly the entire width of the plot itself. This, together with other extensions, would markedly erode the space about the dwelling.



Image shows current maintenance gap between properties

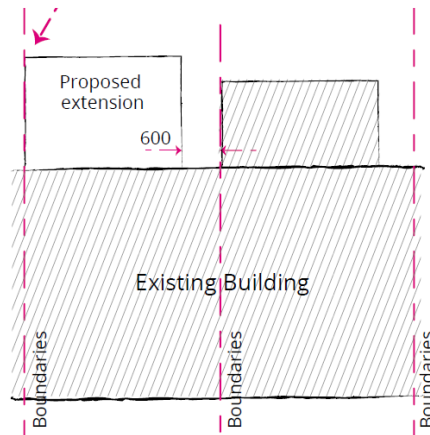


Existing Plan



Proposed Plan

█ is joined on the ground floor to both neighbouring properties █ in effect making █ a middle terrace. The current 600mm gap between the extensions of █ provides maintenance access between the properties, the proposed plans aim to remove this gap and therefore remove this essential maintenance access.

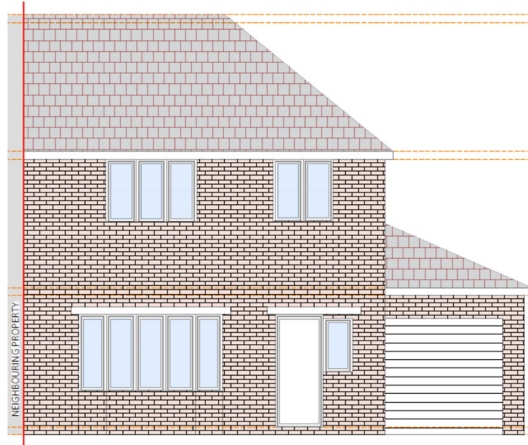


From Modern Character Area guide

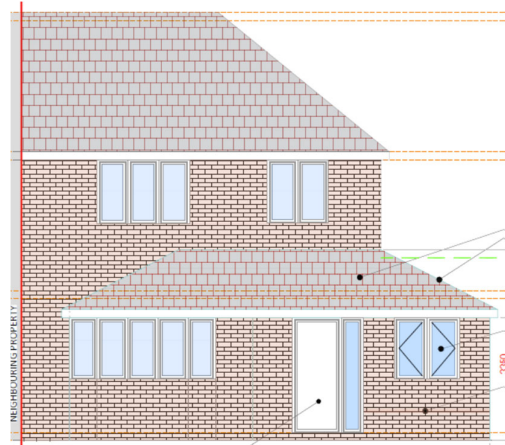
Taking the above into account, particularly when the rear extension is considered in conjunction with previously approved and constructed extensions at █ this development would wholly overwhelm the original design of the host property. Not only would the proposed bulk and mass of the single storey extension unduly dominate the rear elevation of the host property and █, but it would also occupy purposefully designed gaps to flank boundaries resulting in █ appearing cramped upon its plot.

Front Extension

The proposed front extension would disrupt the design of the ground floor bay window and would remove an existing porch canopy hood.



Existing Plan



Proposed Plan

■■■■ forms one half of a pair of semi-detached buildings with ■■■■. The proposal would add such a significant amount of bulk and mass to No 27 that it would inappropriately compete with, and dominate, ■■■■. Accordingly, the balance and rhythm of the pair of semi-detached properties would be lost. The shortening of the bay windows to front and the enclosed porch would reinforce this harmful impact.

Yours sincerely,

