

Letchworth Garden City Heritage Foundation
One Garden City Broadway
Letchworth Garden City
Herts SG6 3BF



2nd August 2021

Heritage Ref: 37528

LPA Ref: 21/02161/FPH

Two Storey Rear Extension, Single Storey Side Extension & Porch, 28 Cloisters Road, Letchworth Garden City

Dear Sir/Madam

Further to receipt of your letter dated 27th July 2021 regarding the above extensions please find [REDACTED] comments below to be taken into consideration.

Objection on grounds of impact of daylight and outlook to [REDACTED] Cloisters Road

Proposed extension to [REDACTED] Cloisters Road will have a dramatic impact on the neighbouring property [REDACTED] Cloisters Road both at the ground floor but more significantly at first floor level.

The proposed extension drawings 2194 -001 & 002 show the rear extension daylight/ impact at 45 degrees from the ground floor window of [REDACTED] and does not take into consideration that the first floor of [REDACTED] set back by over a further 1.000m. These first floor windows being stepped back further than the current drawings would show the increased distance and impact of the proposed extension of [REDACTED], a revised plan here would show the full impact and [REDACTED] concerns that need to be taken into account in this application.

When planning the rear extension to [REDACTED] Cloisters road this daylight/impact to [REDACTED] as it currently stands was taken into consideration and was therefore set back to limit the impact/daylight this effect is something not thoroughly considered in the design of the proposed rear extension in this application.

The current roof construction of [REDACTED] is hipped therefore sloping back from the existing building line, but the proposed extension has a gable wall with roof construction built to a ridge height for the full depth of the extension adding to its height and the daylight/impact on [REDACTED].

The proposed extension to [REDACTED] [REDACTED] strongly object to on the grounds of impact of daylight and outlook to the rear of [REDACTED]

Objection on the grounds of cutting down and removal of mature garden trees.

Drawing 2194-003 of the proposed extension makes reference to multi-stemmed shrubs and new shrubs to be planted within the back garden of No [REDACTED], what is not shown is the location of the existing mature trees. The drawing makes reference to new and existing shrubs only; the mature trees that currently exist are positioned in different locations to the shrubs drawn, so it is difficult to understand the proposals even if [REDACTED] were to interpret those shrubs drawn to be mature trees.

The multi-stemmed mature shrubs to be removed shown in red are inaccurate on the plan [REDACTED] are located around 4.500m nearer to the proposed extension and would have to be partly removed if it was to proceed. The position of the red multi-stemmed shrub is the location of a mature conifer in excess of 40 years and a dominant feature in the rear gardens of Cloisters road. Behind this is an apple tree again in excess of 40 years a fine specimen that would benefit from some pruning/maintenance. Both these trees [REDACTED] would strongly object to if [REDACTED] were proposed to be removed which seems to be the current proposal. (See attached photos) Suggest a site visit is arranged.

An accurate plan of the existing shrubs and trees with proposed protection measures to be undertaken would be beneficial for all parties to clearly understand the full implication for any ongoing approval.

[REDACTED] would welcome on [REDACTED] site visit to include [REDACTED] Cloisters road to fully appreciate the points raised above please do make contact with [REDACTED]

Yours faithfully

[REDACTED]