



Mr C Shipman
Heritage Advisory Service
Letchworth Garden City Heritage Foundation
One Garden City
Letchworth GC

Dear Mr Shipman

7 Broadcroft - Application for planning approval for a rear extension

Thank you for your notification of the above which is combined with an extension to the front of the property at 7 Broadcroft. The 'plans' are not very clear and do not give specific measurements or even comparisons with existing and proposed, but from what [REDACTED] do not object to the front extension (which would not appear to impact on others) but I do strongly object to that proposed at the rear.

Houses on Manor Park were built in two phases in the 1960s and late 70s as you will know. Broadcroft was built in the first phase and our property was part of the second phase. They are all detached houses. Many of the gardens in the first phase were bigger than those in the second, but the developer, Wates, chose to stagger the placement of houses to give owners more privacy and so 7 Broadcroft ended up with a much larger frontage but a very small rear garden compared to the neighbours to each side, and to [REDACTED] property, which is not long, but is wider as it backs on to [REDACTED].

[REDACTED] have owned [REDACTED] property since early 1983, having bought it as the show house when [REDACTED] lived overseas. There have been, I think, perhaps three owners of 7 Broadcroft since that time and one of them did some substantial extension work about 25/30 years ago, if memory serves. The present owners do not appear to be gardeners and seem to use their small area of garden for laundry purposes and for entertaining. [REDACTED] occasionally get a ball across the fence when children are playing but not often.

[REDACTED] concern about the extension to the rear is that it represents, in [REDACTED] view, a serious overdevelopment of the plot and would bring them very much closer to [REDACTED] boundary fence and in clear line of sight of [REDACTED] bedrooms. [REDACTED] have done our best to develop a green boundary along that fence with trees and hedging, as [REDACTED] do not want to be looking across into their kitchen, living, dining and bedrooms, any more than [REDACTED] want them looking into [REDACTED]. But there is a limit to how much one can do with planting and, of course, trees in winter are bare.

By extending the house to the rear they will also be forced to bring their usable outside space much closer to [REDACTED] garden and thus impact upon [REDACTED] privacy and quiet, an amenity which [REDACTED] much value as retirees and gardeners.

As [REDACTED] suggested earlier, a feature of the original development layout was the staggering of house placements and the difference in the size of gardens which was proportional to the size of the house. [REDACTED] this to be an important issue here – some houses were not meant to be greatly extended and sometimes owners have to acknowledge that the solution to their space problems may have to be to move.

[REDACTED] do think that the owners should look more at their proposals for the front extension to see if they can create more of the space they want there, but again, it will come down to proportionality.

[REDACTED] send a couple of photographs separately which shows the proximity of the rear of 7 Broadcroft to [REDACTED].

I look forward to hearing from you.

Yours sincerely

[REDACTED]