







25 November 2021


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


Your reference: 38069

Dear ,

Re: Two Storey Rear Extension at 75 Wilbury Road

 wish to make  aware of a number of objections that  have with regard to the proposed two storey rear extension at 75 Wilbury Road. As an immediate neighbour,  are of the view that the proposed extension does not comply with the Design Principles for the Heritage Character Area in Letchworth Garden City.

 have reviewed the proposed plans and believe that these are inaccurate. The ground floor plan shows a window in the Utility room which is not shown in the West side elevation.



 specific objections are as follows:


1. Excessive depth of rear extension

Design Principles, p8: Rear extensions should complement the character of the original house, utilising matching materials and detailing, and have balanced proportions and scale.

Design Principles, p8: The area and volume of the proposed extension shall be subservient and in proportion to the existing house and plot.

Design Principles, p8: When 2 storey extensions have a harmful impact on neighbouring properties, a reduction in depth and/or width may be required."

 believe that the proposed rear extension is a direct contravention of these principles. The proposed extension has a depth of more than 4 metres¹, spans the entire width of the existing house and is less than 2 metres from the boundary on the East side.  believe that the size of the rear extension and location near the boundary means that the proposed extension will have a detrimental impact on the neighbouring properties.

The existing house has a depth of approximately 7.5 metres and the proposed extension would increase the depth to over 11.5 metres. The neighbouring properties on both sides have two storey rear extensions of just over 3 metres in depth and the proposed extension would extend well beyond the levels of both the adjoining houses.  believe that the depth of the proposed extension is out of proportion with both the existing house and the adjoining houses.

¹ The proposed plans indicate a depth of almost 4 metres, but this is measured from the edge of the roof overhang rather than the ground floor wall.

2. Roof pitch inconsistent with original roof design

Design Principles, p8: Roof pitches can have a substantial impact on the appearance of a building; therefore proposed roof pitches shall be consistent with the original roof design of the house.

The proposed rear extension is a direct contravention of this principle as the proposed roof pitch is much shallower than the original roof design of the house. ■■■ note that the first-floor rear extensions on similar properties at numbers ■■■■■ Wilbury Road all have a roofline at the same height as the front of the house (and the original roofline at the rear).

■■■ would be grateful if the Foundation would take ■■■ objections into consideration when deciding this application.

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