

To

Letchworth Garden City Heritage Foundation.

One Garden City, Broadway.

Letchworth Garden City

SG6 3BF

From

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

3rd November 2021

Comments relating to proposed development.

Your Ref: 37906 - Re: Single storey rear extension application by neighbours at 20 Bedford Road.

Dear Planning team,

[REDACTED] are very unhappy about this proposed application because of its large scale and its location which is adjoining [REDACTED] property which would directly adversely affect the sun light to [REDACTED] property.

The morning Sun crosses diagonally south-west over [REDACTED] neighbours` property from the left hand side for a number of hours, where the proposed development would detrimentally affect the light to [REDACTED] property along this path.

Importantly, [REDACTED] currently catch the morning sun which lights up the kitchen from early morning.

Currently both properties have a near similar footprint, each facing [REDACTED] rear of house patios- on the very far end of each property over 10m apart: [REDACTED] single and [REDACTED] double storey extension from main buildings –these were part of previous over the garage extensions.

[REDACTED] designed [REDACTED] rear patio (adjacent to the proposed development) so that 3 rooms, two with double French doors and dual aspect kitchen would face the patio in an L shape to get the best sunny aspects and light from the boundary view.

[REDACTED] kitchen currently has a beautiful view with sun and skyline above the fence particularly in the morning. It is a key feature around which the kitchen was designed. When [REDACTED] looked at this sunlight view this morning, from kitchen and adjacent rooms, it just highlighted just how important the light was.

Most of [REDACTED] house is focused on the rear view adjoining or facing the proposed plans. The seating in all 3 other rooms are arranged so [REDACTED] can optimally enjoy the view of this area.

French doors and additional side glazing and windows from [REDACTED] lounge lead onto this patio area.

[REDACTED] dining room French doors also lead onto this same area.

[REDACTED] family enjoy using the sunny patio area for dining, family functions with 4 grand-children who visit regularly also use this.

Comments relating to proposed development.

Your Ref: 37906 - Re: Single storey rear extension application by neighbours at 20 Bedford Road

- [REDACTED] had expected that planned development at 20 Bedford Road to have been on much smaller scale and located to the left of the property, enabling more flexibility with dimensions, without affecting any light issues to [REDACTED] home
- [REDACTED] expected a smaller proposed development, also, because there was already previously mainly over the garage extension many years ago.
- But this is a huge planned development running 8.85m along from one end of the house to the other and 4.186m along the boundary-only marginally mitigated by including demolishing of a small area at the far end.
- The plans show the right hand side wall coming right up to [REDACTED] property boundary, but [REDACTED] request this to be re-planned and moved to the left, well away from the boundary, and instead to centre around the planned small extension area to be demolished,: this would have been a natural place for the development and minimise the problem of [REDACTED] property losing important sun light.
- The height of the planned flat roof is shown as 3 brick courses below the bottom of the patterned brickwork. [REDACTED] are requesting that this instead matches [REDACTED] joint property current rear flat roof height which is 8 brick courses below the patterned brickwork. This is 0.38m lower than the current plan.

The current flat roof total area for both properties is 0.8mx5.5m, part Kitchen& Dining room

- The removal of the raised patio to minimum ground level would be an option to help reduce the height to match existing flat roof. The garden slopes downwards allowing ground level adjustment.
- The proposed building length is very long at 4.186m along [REDACTED] border: this extends beyond [REDACTED] kitchen line – [REDACTED] most outermost point-which is only 3.35m from the main home. The difference is 0.836 longer than [REDACTED] property outermost point.
- [REDACTED] are unhappy that the proposed application shows build beyond our 3.35m Kitchen line from main building. [REDACTED] would request that this is reduced to go no further 3.35m, as [REDACTED] lose additional sun light and sky line to [REDACTED] kitchen and rooms facing the patio.

[REDACTED] are very grateful for [REDACTED] consideration of [REDACTED] comments in relation to this application which affect`s [REDACTED] home.

Regards,

[REDACTED]

