

From: [REDACTED]

Sent: 13 April 2022 12:38

To: Home <home@letchworth.com>

Subject: Objection to 210 Icknield Way/38551 Double Storey Extension

Objection to 210 Icknield Way/ 38551 Part Single Storey Part Two Storey Rear Extension Including First Floor Balcony

Firstly, thank [REDACTED] for arranging the uploading of the more detailed drawings and extending the appeal time.

The fairly recently purchased [redacted] Icknield Way has already been extended and is the most modern house within its area of Icknield Way and surrounded wholly by early houses which played a pivotal role in defining the early character of the Garden City. The applicant soon after purchasing this property made a cynical point of informing [redacted] that [redacted] was only going to convert the garage to a flat and would possibly have to build a the garage on the side closest to [redacted] property ([redacted] explained only [redacted] and [redacted] would be living in the property, but [redacted] was hopeful of [redacted] taking residence. [redacted] was therefore shocked, and saddened to see so very soon after [redacted] conversation [redacted] true intentions. The initial proposal and this revised version which is still close to doubling the house in size are most certainly something much different to what was discussed and much more imposing than a single storey garage! [redacted] have since learnt from the applicant that the consultant who the applicant boasts knows the 'loopholes' advised [redacted] not to tell the neighbours. [redacted] dont know if the advise was just not to tell about the rear or indeed fabricate a total different set of works. The deception continues within the application to North Herts Council. In the attempts to get this enormous build through false claims are made such as [redacted] house being higher and along with [redacted] neighbour ([redacted]) having had substantial 2 storey extensions; [redacted] wife has attempted to explain to one of the applicants that [redacted] house is as it was built over one hundred years ago but [redacted] is either struggling to grasp this or is allowing inaccurate statements to be made on a public domain. Having looked at this revised but still vast and intrusive proposal, viewing both from an immediate point a view & it's effect on my family and also on the surrounding residents/area, [redacted] again wish to object in the strongest possible terms and have highlighted below some of [redacted] reasons why:

- The proposal would mean this already extended 1950's house will almost double in size and is not subservient nor in proportion to the house at present.
- Disproportional to neighbouring dwellings. At present it is a well-balanced 4 bedroom house and already one of the most prominent houses on the road.
- [redacted] is flanked and faced wholly with houses built 1903 – 1907 built in the Arts and Crafts style. No other of the houses in the vicinity show visibility of any alterations including [redacted] Icknield Way. The applicant on his submission to North Herts Council has again falsely claimed that both [redacted] have had extensive double story extensions at the back and in the case of [redacted] also on the side. Reference to original drawings will show the structure is as built in 1907 and any alteration claims to be fictitious.
- Immediately opposite are two houses of special interest where important characteristics are also protected, and the quality of the settings are preserved. These special houses of interest were linked directly to the Garden City ethos, which included green character across the street scene. This huge structure if allowed to be passed would not only significantly change the character of the area but also impact on the ethos. It will block some view to the trees within the common, denying Letchworth residents and visitors' views from the street of the greenery offered from the nearby Norton Common.
- It will impact views enjoyed since 1907 from several rooms in [redacted] house as well as from [redacted] front and back garden. The roof will dominate the horizon and block the trees within the common not only for [redacted] but other neighbouring properties.
- The raising of the roof line will destroy the vista of the tree line currently enjoyed when approaching from Bridge Road and the house opposite and nearest to Bridge Rd will also have a permanent view of the rear extension rather than the Norton Common tree line. A view no doubt enjoyed for many years previously.
- The oppressive nature and large scale of the development, [redacted] believe, will cause reduced light in areas of [redacted] house particularly in autumn and winter . Also, not only will [redacted] family and [redacted] have the sunrise taken from [redacted], but areas of [redacted] small garden will also be deprived of sunlight for longer periods, and [redacted] will be left with a domineering/closed in effect.
- The new three pane window on the side will be intrusive as it will face straight into [redacted] most used room for [redacted] children. Similarly the upper façade and balcony will be set back much further and overlook the properties in Cowslip hill. [redacted] family and [redacted] have grave concerns regarding privacy and not only for [redacted]
- Due to the enormity of this proposal and the proximity to it, the extension will be imposing and very visible from within Norton Common; particularly in Autumn and Winter. Norton Common allows people to escape [redacted] normal surroundings and enjoy nature. This imposing structure with it very heavy glass rear elevation, if allowed to go ahead, will change the view aspect in this part of the Common and may affect the many varied species within it.

█ family and █ love living where █ do and have never regretted choosing the house nor the area. The present surroundings with its look and open feel and not being overlooked were a major factor . In the eight years █ have lived here █ have made improvements to the property without impacting on the area whilst always following the Heritage Foundation Design principles. This incongruous proposal with its very high ridge line and rear balcony would have more than a negligible effect on █ property and impact on the wider area. █ Icknield Way is already a substantial family home and is why it attracted interest from families with children when it went on sale.

Regards

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