

20 May 2022

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

Your reference: 38069

Dear Ms Pudney,

Re: Two Storey Rear Extension at 75 Wilbury Road

have reviewed the amended plans for the two storey rear extension at 75 Wilbury Road. As a 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. 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 4.2 metres, spans almost 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 more than 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.

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 69, 71, 73 and 77 Wilbury Road all have a roofline at the same height as the front of the house (and the original roofline at the rear).

3. New outbuilding adjacent to boundary

Design Principles, p29: Sheds and detached outbuildings will not normally be acceptable if they exceed 10% of the area of the rear garden, free of buildings, to a maximum of 20 square metres and/or over 3 metres in height.

Design Principles, p29: Any outbuildings should be at least 0.6m from any boundary.

The proposed outbuildings are a direct contravention of these principles as the rearmost outbuilding is immediately adjacent to the West boundary. Furthermore, it is unclear whether the height and area are within the acceptable size as no dimensions are stated on the plans.

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

sincerely,