

Letchworth Garden City
Heritage Foundation

Dear Claire Pudney

Reference 38766 – Proposed extension 53 Norton Road.

Thank you for your letter dated 10th May.
I have checked the proposed drawings and need to make the following objections.

Issue 1- 53 Norton Road ground level is c.300-400mm higher than number 53 Norton Road. As such the new proposed kitchen window situated just 1 meter from the boundary line and facing number 53, will be overlooking the private patio of number 53. This window should be removed and a Velux type window could be used as an alternative. I therefore strongly object to this proposed kitchen side window.

Issue 2- The existing number 53 concrete drive currently slopes towards number 53 and therefore all ground water discharges onto number 53 property. This is currently exacerbating existing flooding to number 53 garage. There are currently no gulleys or drainage channels on number 53 drive. The proposed demolition of number 53 garage could mean even more surface water discharging onto number 53 in front of the number 53 garage, if the new extension to the number 53 drive is constructed as existing concrete drive.

Therefore proper drainage channels need to be installed to prevent any additional discharge onto number 53 and perhaps also the current issues caused by the existing number 53 drive could also be addressed, please. This needs to be made a condition for any planning approval.

Issue 3- The proposed demolition of the garage to number 53 will necessitate a new section of fencing to replace the garage wall, which is currently the boundary. The new fence will need to be provided and installed by number 53 on the property of number 53 i.e. where the garage wall is currently situated. Permission will not be given for the installation of the fence on number 53 property being a concrete drive which abuts the existing garage to be demolished. Number 53 would prefer that this be made a condition for any planning approval.

Yours sincerely