
From:

Sent: 22 August 2022 16:01

To: Home <home@letchworth.com>

Subject: Re: 5 the Dale, Letchworth

19th August 2022

Heritage Advisory Team

One Garden City,

Broadway,

Letchworth,

SG6 3BF

Your reference: 39173

Dear Sir/Madam

I am writing to convey my concerns about the proposed plans at 5 The Dale – Single storey rear extension plus roof alterations and external cladding

With due respect, these proposed plans don't properly demonstrate details around the size of the extension. The size of the dimensions and proportions are not included and therefore I cannot clearly decipher what impact this will have on the property & rear garden. I get the feeling that the plans have been drawn in a way to mislead. For instance the back boundary and the garage has not been shown at all.

Nonetheless, what I can determine from these plans is that the changes from the initial application are minimal, and as such my initial concerns still apply.

Given the scale of the proposed plans (a two storey rear extension) which is disproportionately large for the plot size of 5 The Dale, my concerns are as follows:

- A rear extension of 5 metres means my living space comes closer to the back garden at Station Way, and with a second storey (which isn't there now) I am concerned this will encroach on (my and my family's) sense of privacy. The occupants will have direct views into the back garden as well as into the rear indoor living space through the second storey windows. The second storey window will overlook into all of the back garden space.

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- The proposed plans for a second storey also mean this property will become visible to me and others either from inside the house (rear side) or from the back garden. There is a concern the property will tower above me and be too overpowering. Especially given that 5 The Dale is on a higher ground level than my house.

- A larger house means a larger number of occupiers in the house and with that comes more vehicle traffic and need for nearby parking. Subsequently this will lead to increased traffic and parking on The Dale and thus will change the entire face and atmosphere of this entire quiet & quaint neighbourhood. As traffic/parking increases on these narrow roads, it will become more difficult for all residents.

I am concerned that this neighbourhood is slowly turning into concrete jungle, when I should be preserving the Garden City principles to maintain the desirability of my green, spacious desirable looking streets. I don't think these proposed plans are in keeping with the Garden City and I kindly ask that the Heritage Foundation consider all points carefully before making a decision.

sincerely,
