

18<sup>th</sup> August 2022

Heritage Advisory Team  
One Garden City,  
Broadway,  
Letchworth, Herts  
SG6 3BF

**RE: Objection of application plans for 5 The Dale – Single storey rear extension plus roof alterations and external cladding - 39173**

Dear Sir/ Madam

would like to inform that the proposed architectural plans regarding this application demonstrate no measurements of the length, width, height and distances of various proportions of this extension in relation to: the overall plot size, the existing property, boundary lines and neighbouring plots & properties. Therefore the plans are flawed. How can assess what the impact of these extension plans will be when all proportions and dimension sizes of the proposed extension are not clear?

The proportions and dimension sizes of the proposed extension plans need to be made clear, in relation to the existing property and wider surroundings. can't agree to these plans because don't indicate exactly what will be taking place and what won't be taking place, which gives no assurance in them. Hence it's difficult to assess the impact it will have on rear-side property & garden. If the proposed plans are submitted properly, would like to take another look at

However, based on the current state of these proposed (revised) plans it looks like there is no great change compared to the first set of plans. It still looks to build both a ground storey & second storey living space extension to the rear of the property by a lengthy distance & height. The slight scale down on the side, of the second storey extension won't prevent the impact (of the initial concerns raised) this will have on all neighbouring properties & gardens. Therefore concerns are still the same as what originally communicated.

concerns are as follows:

Due to the close proximity of The Dale rear garden and Station Way rear garden already have partial views of the rear side property (The Dale) in its current form. This current property structure does not obstruct any natural light/sunlight into rear garden and rear indoor living space. However the proposed plans still look to build a disproportionately large rear side extension in relation to surrounding properties and

the plot size [redacted] reside on. The proposed extension will therefore be disproportionately larger and overshadow [redacted] property thus obstructing natural light & sunlight [redacted] currently have in [redacted] rear garden and through all rear property windows of indoor living space (kitchen, living room & bedroom space).

The proposals illustrate that in addition to a ground storey rear extension, a second storey living space rear extension look to take place. This means that the higher depth roof also extends to the rear side exceeding where the farthest rear wall currently stands. Consequently this becomes a significantly higher and bulging building on the rear side compared to what is there now. This will obstruct the open space that is currently there and block any natural light & sunlight from reaching rear garden and all rear indoor living space.

The land on which [redacted] The Dale is situated on is at a higher level than [redacted] (and [redacted] The Dale). If the proposed second story rear extension is erected, this will add to the disproportional height and dominance that the rear side property will have in relation to [redacted] Station Way. As a result [redacted] stress that this will block any natural light and sunlight into [redacted] rear garden and rear indoor living space.

The rear side extension will be closer in distance to [redacted] rear side property and with the windows installed on the second storey extension, [redacted] will be overlooked by residents of [redacted] The Dale. [redacted] will lose [redacted] privacy, as [redacted] will gain direct, close views into [redacted] rear garden and windows of [redacted] rear indoor living space.

[redacted] am very concerned that the scale of these plans will change the look, feel and character of the whole street and wider neighbourhood, and in time affect the value of the neighbouring properties, especially [redacted] Station Way. If [redacted] are overshadowed by [redacted] The Dale and natural light/sunlight is blocked from entering [redacted] rear garden & rear indoor living space, potential buyers will not be interested in living in & buying this property. Also if [redacted] are overlooked by [redacted] The Dale residents, there is no privacy and once again potential buyers/residents won't be interested in living here. This is gravely concerning to [redacted] It is unjust that one property ramps up in value due to an immoderate extension, while consequently the surrounding properties depreciate in value.

The scale of the proposed plans will cause significant disruption to anyone residing in the neighbourhood. The Dale is on a narrow road and with a disproportionately larger house being developed on the street, a larger number of people move into the street, resulting in increased demand for nearby parking. Thus the area becomes more congested with vehicle traffic making it difficult to drive in and out of the streets. This also leads to increased vehicle emissions and noise pollution in the area.

faithfully,