



59 Gernon Road
Letchworth Garden City
SG6 3HS

31st May 2025

Shaun Greaves
Development and Conservation Manager
Planning Control
North Hertfordshire District Council
PO Box 10613
NG6 6DW

Dear Sir,

Reference 25/01241/FPH 57 Gernon Road Letchworth Garden City SG6 3HS

I would like to comment on the above proposal as follows:

- (1) In my view the extension is out of all proportion to the original exhibition cottage both in height and square footage.
- (2) The property is in a conservation area but no part of the plan shows any consideration to any guidelines regarding a sympathetic design and consideration of the Garden City principles.
- (3) The Architect's Planning Statement's justification as to the finished height of the side extension (now standing at approximately 3.3m) is not valid in my opinion as in the original application, one of the key issues given by the Case Officer was that the eastern flank wall must not exceed 2.8 metres from the existing ground level which is clearly shown in the photo of the original garage at the rear of No.57. The 2.8m height stipulated was in order that there should be no loss of amenity value to the neighbours. As the height is now approximately 3.3m, it does impact on the amenity value.
- (4) For the Architect to quote 92 Pixmore Way's application approval as a reason to justify approval of No. 57 Gernon Road's extension, I find difficult to understand as while the height of both extensions may be similar at the moment, the depths are very different. No 92 Pixmore Way only extends to approximately 4 metres while at No 57 Gernon Road, the extension from the rear of the property is in excess of 9.5metres which has much more of an impact on both neighbours.

I trust these comments will be taken into account when considering this application.

Yours faithfully

RJ Doney
Copy to Vicky Wood, NHDC Case Officer