N.H.D.C.
23 FEB 2018

33 NIGHTINGALE WAY
ROYSTON
HERTS.
SG8 7XZ.

20.02.2018.

North Hertfordshire District Council
PO Box 10163
Nottingham. NG6 6DH.

Dear Sir/Madam,

RE: FULL PERMISSION HOUSEHOLDER: TWO STOREY REAR EXTENSION FOLLOWING DEMOLITION OF EXISTING CONSERVATORY 21 PIPIT CLOSE, ROYSTON, HERTFORDSHIRE. SG8 7XY.

Further to your letter dated 9th February 2018, I wish to object to the above and list below my reasons:

- The proposed extension would have an extremely detrimental effect on the value of my property.
- The proposed extension would have an extremely detrimental effect on the privacy & enjoyment of my garden.
- The proposed extension would alter completely the existing 'staggered' position of the property and be more intrusive on my property.
- The proposed extension would cause considerable noise levels which would have an extremely detrimental effect on the enjoyment of my property.
- The work associated with the proposed extension would inevitably cause the use of/ and/or blocking of both the front & side access gates to my property.
  This access is 'joint' and applies to my property, Number 21, 23 & 25 Pipit Close. It is in constant use for the purpose of gaining access to the side of my property, my rear Garden, and for the other residents to take their bins in and out etc.
- The rear upstairs windows of the proposed extension would directly overlook my garden and spoil my privacy/enjoyment of the garden.
- My property has both front side and rear side access to the passageway between No 21 and my property. This front/side boundary is my
  boundary and is maintained and owned by me. Any works being conducted at No 21 would inevitably result in the continual use of/and/or blocking of the access both at the front left and rear side of my property.
- The property (NO 21 Pipit Close) has been the subject of flooding in the past and any further building works constructed at said property could
  cause any future flooding/flood water to encroach further on my property.
- Yet another extension to one of these property's will further spoil the overall 'look' of the street, and will inevitably result in further intrusion onto neighbouring properties.

To conclude, I am not happy for a two storey rear extension to be built at this property. The property is a small 2 bed end-of-terrace, to extend it in this way would almost double the size of the property and it would result in it no longer being a 'staggered terraced'. It would look completely different to the neighbouring houses and make the terrace 'stick out like a sore thumb'.

I further believe that the proposed extension would have an extremely detrimental effect on the value and future saleability of my own property. It would intrude unfairly on my property and would affect the enjoyment and relative privacy that my property currently enjoys. In fact I believe the end result would be that my property would end up looking like a 'squashed in terrace' rather than the semi-detached property that it is.

Yours faithfully,

[redacted]

Mr W. Richardson.