Jo Cousins
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth Garden City
SG6 3JF

Richard & Kathryn Dearn
15 Redhoods Way East
Letchworth Garden City
SG6 4DF

11/05/2018

Dear Ms Cousins,

We have some views against the planning proposal for a two story rear extension and single story side extension to 13 Redhoods Way East. (Your ref 18/01010/FHP)

While we are not opposed to an extension in principle, we are opposed to size and scale of the extension currently indicated in the planning application. We feel the size particularly of the double story aspect of the proposed extension will have a major impact on our own property with respect to natural light and give the rear of our property a sense of being closed in.

First of all, any request for planning permission based on the current plans cannot be fairly judged at present as there is an error on the block plan.



The plan shows that our house No15 has a rear extension and we do not have a rear extension as shown by the photograph of the rear of our house.



The only light source to our lounge is through the windows and glazed door so we are concerned that the double story extension will have a greater impact on the natural light coming into our lounge as we do not have a rear extension as shown on the block plan. This means that the proposed 2 story extension would have a major impact on our property.

Objection to the size of the extension

The plans show the width of double story extension at 5610cm with additional width of 1200cm for the single story extension and the depth at 3775cm

The existing volume of the original house as built is W 7.120m x D 6.960m x H 4.935m = 244.55m^3
The volume of the proposed extension is as follows:

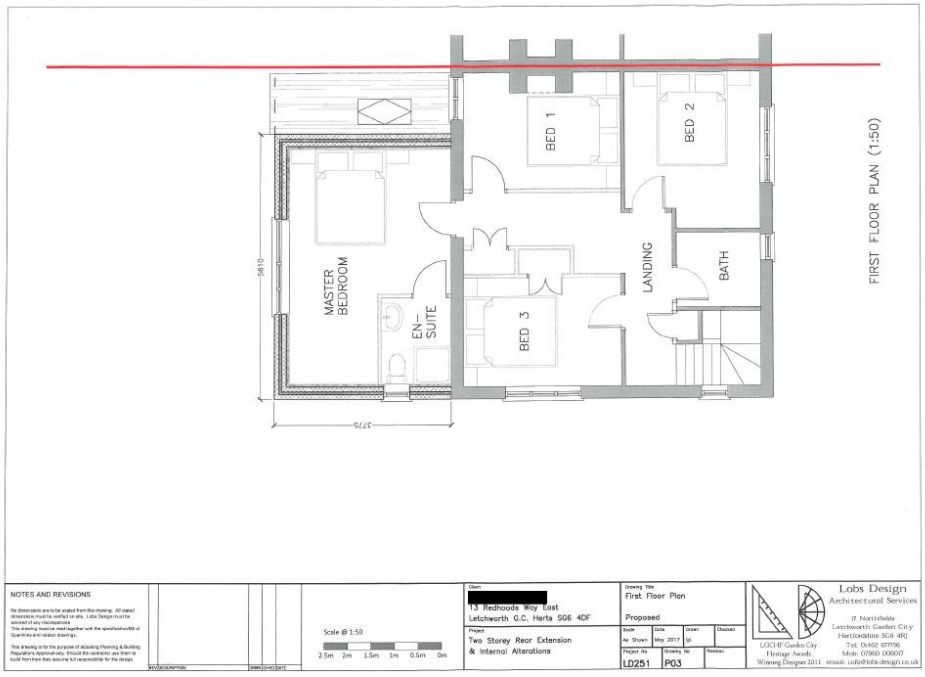
Double story extension W 5.610m x D 3.775m H 4.935m = 104.51m^3
Single story extension W 1.200m x D3.775m H 2.490m = 11.28m^3

Total volume for the proposed new extension = 115.79m^3

The proposed new extension gives an increase of 47.38% in the volume compared to the volume of the original house as built. We feel that this is disproportionate to the original garden city property and represents over extension.

In addition, the double story section of the extension runs for 5610cm and this looks to be in the order of about 80% of the entire house width- which again represents over-extension.

The depth of the proposed extension is 3.775m and this will have a major impact on the amount of natural light at the rear of our property.



The aspect of our property means that we catch the early morning sun that floods our lounge. kitchen and master bedroom. The proposed double story extension will cast a shadow across the rear of our property due to its size in the early morning.



Sun rising in the early morning which would be blocked by the proposed double story extension



Early morning light in lounge



Early morning light in master bedroom

Position of window for Bedroom 1 on plans

We are opposed to the position of this window as it has moved closer to our boundary than the current master bed room window and will overlook the seating area outside of our lounge more than at present.

In summary

We are not opposed to an extension for Number 13, however the size and scale of this plan, in our view, represents over- extension. This will reduce the amount of natural light to the rear of our property and close in the rear of our property. We are opposed to moving the window for bedroom 1 to be closer to our boundary as we will be over looked.

We could accept a more modest extension, with a reductions in depth and the double story aspect not exceeding half of the property width and the window to Bedroom 1 in its original position.

Yours faithfully,

Richard and Kathryn Dearn