From:	Ivan Fovarg
Sent:	07 December 2018 16:32
To:	Melissa Tyler
Cc:	Cllr Jean Green; Planning Control
Subject:	Planning Application Ref. 17/04419/FP - Land South of 1A Lower Gower Road, Royston, Hertfordshire, SG8 5EA
Attachments:	18-12-06 Planning Comments 2.pdf; 18-08-23 Planning Comments 1.pdf

For the Attention of Melissa Tyler – Senior Planning Officer

Further to the North Hertfordshire District Councils letter dated 16-11-18 (not received until 03-12-18) from Simon Ellis (Development & Conservation Manager) naming you as the contact for the above amended Planning Application, I confirm having also posted the attached letters pointing out my observations in objecting to the current application.

I trust that the attached comments and those of other residents within the area will be given due consideration in deciding the outcome of this planning application.

I reiterate that it seems wrong to me that local residents have to suffer and lose out on all they have worked for, so that developers with no interest in the area can maximise the massing on the site and therefore their return.

Hopefully you will consider the objections favourably.

Regards

Ivan

35 Stuart Drive
Royston
Hertfordshire
SG8 3ED

6th December 2018

BY POST & E-MAIL

Planning Department
North Hertfordshire District Council
PO Box 10163
Nottingham
NG6 6DH

For the Attention of Melissa Tyler – Senior Planning Officer

Planning Application Ref. 17/04419/FP (Amended 16-11-18)
Land South of 1A Lower Gower Road, Royston, Hertfordshire, SG8 5EA

Further to the above amended planning application I reiterate and support many of the points previously raised by the residents of Stuart Drive and surrounding area. It seems to me that many of the issues previously raised have just been ignored.

Can you please explain and clarify to the residents in Stuart Drive - Why a development of such massing and height is being allowed to be built so close to Stuart Drive which is primarily a traditional a road of 1-2-storey residential houses ?

The impact of such a development (which is in the main 3-storey's of what appears to be higher than normal storey heights), can be summarised as follows :

- the properties in Stuart Drive will be dwarfed by the new development, due to the shear height of the new houses within such a close proximity,
- Privacy within the existing properties and associated gardens will also be compromised,
- Noise will undoubtedly become an issue as a result of the density and proposed house types of the new development,
- The height and massing will impact significantly on natural daylight / sunlight,
- I fail to understand why this new development is considered and is not being confined to a more traditional 2-storey type housing development, bearing in mind it's close proximity to existing houses.

I reiterate that I welcome a development on this piece of land, providing it is in keeping with, sympathetic to, and reflective of the existing residential stock and respectful of the existing house owners, for the reasons previously given in my comments dated 23-08-18 (copy attached for ease of reference).

However I maintain that this is still not the case, the massing and density of the new proposed development is simply excessive due to its close proximity of the traditional 2-stoey housing prevalent in the area, there is logical reasoning behind such a proposal other than maximising profit from the development.

I attach my previous correspondence relating the original planning application as many of the points are still relevant.

Again I trust that the foregoing and previous observations will be taken into consideration before a planning decision is made.

Yours Sincerely

I Fovargue (35 Stuart Drive, Royston).