N.H.D.C.
23 FEB 2018

Sebago
3 Gardeners Close
Bradford on Tone
Taunton
TA4 1HT

20th Feb 2018

Ref:- Planning Application no. **14/03354/1 1 Milestone Rd Hitchin SG5 2TH.**

To Whom It May Concern

Please find enclosed our objections to the above planning application. We objected when the application was first submitted and do so again.

We also request that a condition is added that prevents any further extensions.

Yours sincerely

RE and EA Fordham

23 FEB 2018
Planning Control

We object to Plannning Application ref 14/03354/1 at 1 Milestone Road, Hitchin, Hertfordshire, on the following grounds"

General comments

The original objections below still apply, but now with the building being extended the dominance will be greater. A chimney had already been added since the original plans were submitted and now the nearest point to our property has been extended. We would like to propose that a condition is added that states that no additional extensions are allowed in the future. The over bearing nature of this new building will have a detrimental impact on our property. We brought the property because of the openness and light, and space. This will be instantly lost due to a two storey building adjacent to our rear garden.

The proposed dwelling sits well forward of the existing building line of Burford Way by approximately 2.5 to 3m and is visually obtrusive into the general street scene.

The dwelling's elevation design is not in character with the existing Burford Way dwellings.

The development is an over-development of the site, which results in an unwelcome intrusion to both the front and rear of the existing Burford Way dwellings, 3 Milestone Road, and their environs.

The development will leave a maximum of an 8 metre rear garden space which is insufficient for a 3 bedroom family home.

The applicant states disposal of surface water will be via soak away. The subsoil in this area is predominantly chalky clay - is this suitable for soak away disposal?

Comments related to existing Local Plan (1996)

Development Guidelines 7, states a privacy distance of 30metres - this proposal gives a distance of well below that figure. The privacy to the rear of 3 Milestone Road will be severely compromised, being directly overlooked by the upper rear windows of the new development.

Development Guidelines 8, indicates that a 15metre rear garden is preferable - this proposal only gives a rear garden of 8metres.

Comments related to current Draft Local Plan (2011-2031)
This proposal will contravene proposed Design Development Policy D3
- item 4 - Overlooking.
- item 6 - Dominance.

23 FEB 2015

RE and EA Fordham. Owners of 3 Milestone Road, Hitchin, SG5 2TH.
3 Gardeners Close Bradford on Tone Taunton TA4 1HT