No dup

N.H.D.C.
23 FEB 2018

Long Barn
St Ipployts
Herts
SG47NU

North Hertfordshire District Council
Planning Control,
Council Offices,
Gernon Road,
Letchworth,
Herts. SG6 3JF

18th February 2018

Dear Mr Ellis,

Change of use, extension and alterations of stable building to provide one 3-bed dwelling,
REFERENCE NUMBER: 18/00194/FP
Barn Adjacent to Brookend Farm House, Stevenage Road, St Ippolyts, Hertfordshire.

I write this letter in support of the above application. I know my neighbours Mr and Mrs Chapman will also be supporting this much improved application.

I have previously objected at every occasion to the development of a residential property on this land since the original application. I was disappointed that the last application was approved in spite of the overlooking of our property and the loss of privacy to our home and garden.

In my objection letter to the previous application I stated the following;

I reiterate that in principle I do not object to a new dwelling in St Ippolyts or the reuse of redundant rural buildings, as previously suggested, if the building was demolished and a new house built elsewhere on the site, that would be a much-preferred option for all involved. Even if the closest part of the building was removed and a larger extension added to the northern, far end of the structure, it would change the proposals significantly and dramatically improve the relationship with our properties.

This new application addresses these concerns by moving the property further from the boundary and most importantly by creating a double height space at the southerly end to avoid any overlooking from the upper floors. This means my concerns have been addressed as much as possible.

I would ask that any infilling of this double height space or any internal alterations be subject to a further planning application to protect the overlooking aspect.

A lot of thought and consultation has gone into this new design and by reducing the footprint but adding the lower level is a very clever way of making a suitable family home whilst reducing the impact on the green belt. It also goes someway to protecting the privacy of myself and my neighbours Mr and Mrs Chapman.

The slope of the land makes this a sensible and less intrusive development.

If the council are minded to approve the application, then I request that the following conditions (or wording to the effect of), are attached to any future planning permissions.

1. **'The development hereby approved shall not be carried out otherwise than in strict accordance with the submitted details.'**
2. **'The height of the new dwelling and pitch of the roof is the same as the stable block that is being removed.'**
3. **'The double height space be maintained and infilling should be subject to a further planning application.'**
4. **'No windows are to be inserted into the southernmost elevation for the lifetime of the development'.**

Further to the above, I would also request the Council's standard condition is attached, revoking the permitted development rights afforded to residential properties.

I do hope that you see the benefit of this development over the previously approved application and support me in providing something far more fitting for the local environment and its residents.

Yours Sincerely,

Ann Osborne

Mrs A Osborne

cc St Ippolyts Parish Council
Mr and Mrs Chapman