**22/01534/FP**
Erection of one 3 bed dwelling following demolition of existing outbuilding. Alterations to existing vehicular access to serve proposed dwelling and creation of additional vehicular access to serve Toyldfor (as a variation to planning application 22/00729/FP - withdrawn) - Amended site plan received on 1 September 2022.

Toyldfor Heathfield Road Hitchin Hertfordshire SG5 1SY

Track

Total Consulted: 19
Comments Received: 5
Objections: 5
Supporting: 0

Collapse All Expand All

**Mr R J And Mrs J M Warner 2 Heathfield Road Hitchin Herts SG5 1SY (Objects)**

Comment submitted date: Mon 07 Nov 2022

Further to our objection email dated 30/09/2022. More situations have arisen following the amendments.

Firstly the size of the plot has now been greatly reduced following a survey error regarding boundary fencing.
The minimum sized plot is now even smaller.

Secondly ,the new drawing shows there are provisions for dustbin storage right behind my boundary fence.This we find totally unacceptable with the smell from the bins and the inevitable attraction of vermin.

Comment submitted date: Mon 03 Oct 2022

Futher to your new application for a 1 x3 bedroom house.

We object in the strongest possible way to the new presentation on many grounds.

The first being the close proximity to my house and subsequent light deprivation,as I will have the flank wall in front of my kitchen window of the proposed property.

The overall size of plot is too small for the proposed dwelling and parking spaces, again too close to my boundary.

Parking bays are too small for the average family car.

One massive issue to us and our neighbours at 4 , Heathfield Road, will be the huge loss of natural light and more of an issue the loss of summer sunshine due to the location of dwelling.

It is noted that scaled measurements are inconsistent showing things are more in proportion than they actually are.

Also in these days of high energy prices,my electric bill would be sky high with my natural light taken from me.
I would think any government energy committee would add more substance to our objection.

The parking situation in Heathfield Road is dire at best, with the school and rugby club demanding spaces for drop off,making the situation increasingly dangerous. At the moment we have lost pets,and don't want small children to go the same way.

Hoping for a favourable outcome for our neighbourhood,and not a situation to line the pockets of the already wealthy.

Comment submitted date: Thu 14 Jul 2022

This representation is available to view under Related Documents with copy letter of 22 00729 FP and 2 photos

**Mr John Morris 88 Strathmore Avenue Hitchin Hertfordshire SG5 1ST (Objects)**

Comment submitted date: Thu 20 Oct 2022

I wish to object to the revised plans for planning permission (received 1 Sept 2022)
The grounds for objection are:

Overshadowing: The proposed development still results in excessive overshadowing of the house of 2 Heathfield Road and the gardens of 2 & 4 Heathfield Road.

Loss of Privacy: The clear glass door on the north-east side of the proposed development still directly looks into the kitchen of 2 Heathfield Road. The kitchen window and glass door are only approximately 4m apart.
The windows of the south-east side of the proposed development provide excellent visibility of the conservatory of 2 Heathfield Road (about 6 m away) and the gardens of 2, 4 Heathfield Road and the Garden of 88 Strathmore Avenue. This is particularly bad for the windows on the second floor of the proposed development.
The windows and glass doors on the south-west side of the proposed development provide excellent views of the gardens, houses and windows of 94, 92 & 90 Strathmore Avenue. The comment on the plan that existing fences will be retained is misleading and irrelevant as these fences are only 1.2m high, which results in only very limited retention in privacy from the ground floor of the proposed development.

Parking: The proposed development is a 3 bedroom house. At points in its future there are likely parked at least 3 cars of residents. (Husband, Wife and teenage children) To make this usable these 3 spaces should be side by side. It is well known there is an acute shortage of on-road parking on Heathfield Road. If parking on the proposed development proceeds with only two off-road parking spots, the on-road parking will become even worse.

Development out of character for the area: The location of the proposed development i.e. far further from Heathfield Road than adjacent properties is out of character for the area.

Comment submitted date: Tue 12 Jul 2022

This representation is available to view under Related Documents

**Helene Doonan-Jones 4 Heathfield Road Hitchin Hertfordshire SG5 1SY (Objects)**

Comment submitted date: Fri 30 Sep 2022

It has been noted that there has been additional site plans (received on 1 September 2022) to appease the Highways departments of Hertfordshire County Council challenge regarding the arrangements for parking at the existing property.

I note that the updated plans reconfigure the space to move parking arrangements to the North side of 'Toyldfor' - with two parking bays side by side. Hertfordshire County Council have failed to take into account that the site plans are significantly flawed in there scaling and general inaccuracies (which goes back to my initial comments on both the initial proposal 22/00729/FP and the amended proposal 22/01534/FP). The space between the proposed boundary for Toyldfor and the edge if the property is not 3.7m across, in fact it is only 2.7m - this against the average width of a modern car at 1.8m each (total 3.6m) is significantly deficient in space. The width available for the new dwelling is around 10 meters (from boundary to boundary) of which the gable including front access is over 5m wide per plans and therefore will already be tight for including an additional 3.7m width of parking for two cars, leaving roughly c.0.5m up to 2 Heathfield Road's boundary (and making the side door per the plans unusable). Per NHDC Policy 28 on House Extensions it is noted that plans will be refused if within 1m of the boundary. Using NHDCs own guidance and points laid out above, it is clear this is over development of land and is simply unviable with space available and certainly not for the greater good of Hitchin and its residents and I would hope NHDC would make this into account.
This brings me onto the blatant disregard for wellbeing of the residents of existing properties with these proposed plans in respect to daylight and sunlight which will be significant restricted. From what I can see from plans submitted there has been no assessment on the impact of both daylight and sunlight this will have on the existing properties in Heathfield Road (specifically no. 2 and 4), for new developments NHDC mandates the use of the DOE manual for Daylight and Sunlight (in Guideline 6 of Policy 57), without this assessment on the existing properties there is no grounds for an informed decision to be made. I therefore strongly recommend that the planning officers mandate further review into the impact on light and ensure full assessments are completed prior to allowing further approvals with regards to this plan.

I also note that the application form (resubmitted on 6 September 2022) remains erroneous, from the detail on the proposed buildings (still refers to 2 semi-detached) and the parking (states 3 current space, there are only 2) and there will not be 6 available per plans. Further supporting the lack of diligence when creating these plans.
Given the above and both mine and others existing comments against both the amended proposal and existing proposal this proposed development is simply unviable and should be denied on that basis.

Comment submitted date: Wed 13 Jul 2022

I object to the proposed development of the garden of Toyldfor on a number of grounds;
The proposed property are not in keeping with the road, the property is taller than neighbouring properties (No. 2 to 8) as well as the depth of the properties sitting further back and deeper than the neighbouring properties in situ. It is noted that the garden of the existing property was extended via purchase of gardens previously from those properties in Strathmore Avenue that currently border the plot. The proposed plans look to utilise this garden for something other than its intended use by planners previously, a green space which houses a number of trees and valuable absorption of water.
It is noted that there are significant inconsistencies within the submitted documents, the redacted Application Form and Design and access statement do not reflect the detail within the other plans submitted. These statements refer to two, three bedroom semi-detached properties, this is the first misleading an erroneous element of this application.
On review of the proposed site plan (document BEY-100-PA-D), it is evident that the plans are significantly out of proportion to the actual plot. The distance from road to garage as well as both the dept and width of both the garage and plot and are out of proportion with actual figures measured varying by up to 2m, this is further supported by the distance of our front garden (No.4) showing at 8m from the road, in which it in fact is only half this distance. It is not clear from the site plan which elements are within the proposed site, there is no detailed key to the dashed lines included and therefore this contributes to the misleading representation to allow for a fair process. It is worth noting that the proposed elevations in document BEY-510-PA-C, show a carbon copy of the current Tolydfor property on a significantly smaller plot of land again leading to the case of overdevelopment.
The inaccuracy of the plans is further shown with the proposed elevations in document (BEY-510-PA-C). The width of the proposed property to the border of No.2 boundary is around double that of actual distance and that shown on the site plan. The height of the proposed property is shown as the same height as the terraced houses No.2 to 8 when in fact there are significant height differences.
These terraced houses line both sides of the road surrounding the proposed site and this further highlights that the proposed property will be larger, more imposing and overshadowing of the current homes.
The proposed plan for a large semi detached property in such in confined space, as highlighted above. The layout of GIA of 100m2 is less than the advised GIA of 102m2 (for a three double bedroom, two story property) as prescribed by the Governments technicalhousing standards, any increase in internal space would be of a detriment to the already small external amenity space.
The reference to a three double bedroom property is on the basis of the proposed floorplans placing a misleading single bed in bedroom three, where the room is a comparable size to the other two bedrooms. These facts are insurmountable in supporting the case that this application is in accurate and misleading.
The proposed property once taking into account the inaccuracy of the proportions on the site plan, will sit further back from the road than the current properties, by almost the additional comparable depth of the current properties of which the whole terrace from No.2 to 8 will be subject to a direct view of the side of this property. The proposed plans and their aspect have a detrimental effect on the overshadowing of both houses 2 and 4 of Heathfield Road. The impact on No. 2 is unimaginable and must be taken into consideration seriously with all rear windows being impacted by the shadow of the proposed property. Their kitchen and conservatory particularly will receive no light, and will be directly looked down on by two bathroom windows, which is likely to significantly impact the occupants of No.2 and their wellbeing. No 4 will receive significantly restricted light and overshadowing from around 12 noon to both the dining room, kitchen and garden, which is simply unacceptable. Both properties should be able to enjoy their homes without the permanent shadow of the proposed oversized property, and without the promotion of the overcrowding of this plot and much needed green space.
In line with the comments made in consultation with the Area Highway Development Control Manager, it is noted that a number of restrictions have been advised on the development of the area with the use of the highway - given the over development of the site as mentioned above the current road cannot facilitate any further parking (be that builders or delivery of materials). The plot cannot facilitate storage of materials due to it being a restricted space which will further cause risks to pedestrians using the highway and associated footpath and result in a significant breach of these conditions.
When reviewing proportions on site plan (document BEY-001-PA-D) it is noted that vehicles will be set back in line with the bay window. Given the depth of the proposed property in comparison with all other properties on the road it is clear that the depth is not sufficient to
accommodate these vehicles with the requirement, per Hertfordshire County Council Environmental and Infrastructure Department it notes that a drive must be at least 4.8 meters deep per vehicle, of which the current plans (and actual space) does not allow for (to increase this depth would impact significantly on all other points above in relation to light and privacy points).
If you visit Heathfield Road on any given day you will note that there is already a chronic parking issue. With parking only permissible on one side of the road, there is no further room to accommodate further vehicles that could not otherwise fit on the driveway of these properties (i.e.
any vehicle given the space constraints noted above). It is also important to note that the current Tolydfor property more often than not has more than two vehicles and utilises the garden to the left
of the garage to cater for demands - that the plans ignore; the proposed parking provision for the current property are untenable without a vehicle encroaching on the pavement as the space is less than c.2m in width, this will also be unfeasible based on the average cars turning circle. On the basis that the planned properties are each comprised of three (contested) double bedrooms, there is an increased risk of a potential third car for each property and the proposed second vehicles for which the plans do not accommodate. The road can simply not accommodate parking for any further cars.

To build on the difficulties with parking, it must also be noted that the road is busy with pedestrians, electric scooters and young people from the local parks. The road is used as a cut through for many pedestrians and the greenery imposed in the plans to provide the possibility of privacy on the overcrowded plot will reduce the visibility splays of the property. The splays do not show that on the side of 96b Strathmore Avenue there is a fence that will make these splays unviable and a risk to those using the footpath.

The above points consider a number of areas in which the property is simply not viable, I implore you to take them account when considering the overdevelopment and overcrowding of Heathfield Road,
our home.

**Mr Nathan Young 4 Heathfield Road Hitchin Hertfordshire SG5 1SY (Objects)**

Comment submitted date: Tue 12 Jul 2022

I write to formally and in the strongest possible terms object to the proposal to erect one 3 bed dwelling and alteration to existing vehicle access to serve Toyldfor, Heathfield Road, Hitchin, Hertfordshire, SG5 1SY.

This proposed development would cause significant overshadowing to our property and a complete loss of direct sunlight to our rear garden from the middle of the afternoon. We currently enjoy direct sunlight into our rear garden late into the evening and this development would impair our ability to enjoy the use of our property. This overshadowing would also cause a material adverse impact to our next-door neighbour at 2 Heathfield Road with a loss of direct sunlight to their ground floor kitchen window and use of their newly built conservatory.

As detailed in related document 'BEY-510-PA-C Proposed elevations', the proposed elevation of the new dwelling is of equal height to that of the existing property at Toyldfor; this would be higher than the other adjacent properties (2,4,6,8 Heathfield Road) and in addition to the loss of light from overshadowing, would also result in a loss of privacy to the use of the rear garden to our property and that of our neighbours, as well as privacy of the kitchen of 2 Heathfield Road.

Related document 'BEY-100-PA-D Proposed site plan' is not to scale and there is categorically not enough space for two cars to park in front of the proposed dwelling without this being set further back from the road - thus exacerbating the loss of privacy and overshadowing to properties 2 and 4 Heathfield Road.

There is currently very limited parking that is only on one side of Heathfield Road, with no opportunity to regularly park near to our property due to the number of cars owned by existing residents of Heathfield Road. The proposed development would inevitably lead to additional parking requirements on Heathfield Road if the occupants of the additional proposed dwelling had a higher number of vehicles than their driveway could accommodate. This proposed development would therefore result in a worsening of the already limited parking availability on Heathfield Road and result in a reduced quality of life to the existing residents.

Please do let me know if you would like to discuss any of these objections further.

**Bhajneek Rai 1 Heathfield Road Hitchin Hertfordshire SG5 1SX (Objects)**

Comment submitted date: Wed 06 Jul 2022

My question is where is the street light going if you remove the existing light to make a driveway? There won't me any street lighting until further down the street. Street light is needed for the safety of people walking home in the winter also the safety of people properly.

'Street lighting provides a number of important benefits. It can be used to promote security in urban areas and to increase the quality of life by artificially extending the hours in which it is light so that activity can take place. Street lighting also improves safety for drivers, riders, and pedestrians'.

Details

Comments (10)

Make a Comment

Public Comments (5)

Consultee Comments

Related Documents

Related Cases (1)