22/00729/FP

Erection of two semi-detached 3 bed dwellings following demolition of existing outbuilding. Alterations to existing vehicular access to serve proposed dwellings and creation of additional vehicular access to serve Toyldfor.

Toyldfor Heathfield Road Hitchin Hertfordshire SG5 1SY

☆ Track

Total Consulted: 14
Comments Received: 8
Objections: 8
Supporting: 0

Collapse All Expand All

Mr Shakeel Yasin 92 Strathmore Avenue Hitchin Hertfordshire SG5 1ST (Objects)

Comment submitted date: Sat 16 Apr 2022

The development will result in loss of our right to light, loss of privacy with additional residents behind our property and the structure ovelooking our garden and looking into our kitchin.

For these reasons we strongly object to this development in the strongest terms.

Mr n armstrong 23 Heathfield Road Hitchin Hertfordshire SG5 1SX (Objects)

Comment submitted date: Fri 15 Apr 2022

1) Increased pressure on Parking on Heathfield Road
The proposed houses with allocated parking spaces and dropped kerb access to their properties will have a significant impact on existing residents being able to park their cars on Heathfield Road. Parking is already a premium on the residential road and due to the width of the road parking is restricted to the opposite side of the road. This access across the pavement is also a concern given the number of schools, both primary and secondary schools within the local vicinity which are accessed from this road.

2) Design of houses are not in keeping with other houses on the street
The proposed houses are significantly higher than the other houses on the street and are not in keeping with the design of other houses on the road.

3) Poor environmental design of the proposed designs
Given our need to be more environmentally compliant, it is disappointing that the new properties despite facing south have not been designed with solar panels to reduce the proposed builds' overall environmental impact.

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

Comment submitted date: Thu 14 Apr 2022

In line with the objections made in consultation with the Area Highway Development Control Manager, the proposed parking is untenable due to width proposals. When reviewing proportions on site plan (document BEY-001-PA-A) it is noted that vehicles would be end to end. Given the depth of the proposed property in comparison with all other properties on the road it is clear that two cars end to end is not possible as the driveway is not to accurate scale in the plan and therefore additional parking on the road will be required (to increase this depth would impact significantly on all other points above in relation to light and amenity areas), 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. 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. the second vehicle given the space constraints noted above). On the basis that the planned properties are each comprised of three double bedrooms, there is an increased risk of a potential third car for each property. 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 as mentioned in the consultee comments the pedestrian visibility splays are limited and virtually non-existent with the greenery imposed in the plans to provide the possibility of privacy on the overcrowded plot. The correct splays are unlikely to be viable on the side of 2 Heathfield Road as the property currently has a garage and associated fence in which I see no reason why this should be removed.

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.
(Part 2 of 2)

Comment submitted date: Thu 14 Apr 2022

We object to the proposed development of the garden of Toyldfor on a number of grounds;

The proposed properties are not in keeping with the road, the property is taller than neighbouring properties (No. 2 to 8 and Toylfdor) the dormer element of the third floor 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 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, a green space which houses a number of trees and valuable absorption of water. It is noted that there are inconsistencies within submitted documents on planned size of private amenity space (80m2 in one submitted document and 100m2 in the another). The proposed site plan (document BEY-001-PA-A) is not in proportion especially in relation to the depth of the plot, with this being around 20m in actuality but 30m per proposed plans. With the required vehicle depth of end to end cars imposed by Hertfordshire Council (of c.9 meters) and minimum depth of private amenity space of 15m (as set out in the NHDC Local Plan - Guideline 8), the proposed plan is not viable.

The proposed plans for two houses are in such in confined space, as highlighted above. The layout of GIA of 105m2 is less than the advised GIA of 108m2 (for a three double bedroom, three story property) as prescribed by the Governments technical housing standards, any increase in internal space would be of a detriment to the already small/non-compliant external amenity space as discussed above.

As mentioned above, there are no other properties in the vicinity of the proposed plan that hold a third floor direct view of neighbouring gardens. This reduces privacy significantly of a number of gardens both on Heathfield Road and Strathmore Avenue; the plans state that it offers no difference to current properties, which is simply incorrect and in an time of decreased privacy in general this should be preserved where possible.

The proposed properties sit further back from the road than the current properties, by almost the additional comparable depth of the current properties. 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 with all rear windows being impacted by the shadow of the three story property. Their kitchen and conservatory particularly will receive no light, with No 4 receiving restricted light and overshadowing from around 12 noon, which is simply unacceptable. Both properties should be able to enjoy their homes without the permanent shadow of these proposed oversized, and without the promotion of the overcrowding of this plot and much needed green space. (Part 1 of 2).

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

Comment submitted date: Thu 14 Apr 2022

This representation is available to view under Related Documents

Comment submitted date: Wed 13 Apr 2022

Thank you for your letter dated 17th March, received by all recipients on the 1st April leaving very little time to raise our objections.
Firstly, the site lay out is totally unacceptable due to the loss our right to light in our kitchen,bedroom, and conservatory.This significant over shadowing would result in no sunshine to our windows from 2pm onwards. In addition we would have no summer sun light at all with the proposed positioning.
The plot is far too small for the proposed dwellings, and the dormers at the rear are not in keeping with the surrounding houses, being 1.5m taller than existing properties.
Whilst we appreciate any one with a garden in this day and age wants to make as much money as possible,money rules. We would like to point out that this is a quiet neighbourhood with very little green land as it is ,is it really viable in this day and age of conservation to build on top of one another.The parking situation is currently unsustainable as is the proposed parking arrangement which barely offer enough space for two vehicles,therefore it is likely that one would need to park on the road.As a property with 3 double bedrooms the likelihood of more than two cars would further exacerbate the double parking on the road increasing the danger on the road and making it virtually unpassable by larger vehicles.
We object to this proposed development in the strongest of terms and hope the planning committee will take into consideration the feelings of the long standing residents in the surrounding area.
We will be delivering ,By Hand, a more detailed letter of objection.

Mr Colin Smith 21 Heathfield Road Hitchin Hertfordshire SG5 1SX (Objects)

Comment submitted date: Tue 12 Apr 2022

Objection to planning application on the following grounds:

1) Parking
Parking spaces for the two new properties is suggested top-to-tail, which is impractical; this will either result in cars belonging to the proposed properties reversing out onto Heathfield Road to let other parked cars out from their household - or more likely - will result in an additional 3-6 cars parked on to an already congested Heathfield Road.

I have noted recently a number of cars parking across other people's driveways and on public footpaths on Heathfield Road, causing access issues on pavements for prams, wheelchairs and bins, which will only be further exacerbated with this proposed development.

2) Building height
Looking at the front elevation on the plans, both proposed properties are noticeably taller than the neighbouring houses, which I do not believe is in keeping with the style of existing properties on the road.

Ms Alys Harwood 11 Heathfield Road Hitchin Hertfordshire SG5 1SX (Objects)

Comment submitted date: Tue 12 Apr 2022

The proposed buildings are disproportionate to the space available and not in keeping with the road. They are higher and deeper than the houses on Heathfield Road and will overlook to an intrusive degree the adjoining house on 2 Heathfield Road and the gardens of both Nos 2 and 4. They will cast long shadows across the adjoining gardens and will have little green space themselves. Car parking on Heathfield Road is already at a premium and two more family houses bringing 2-6 additional cars will make parking even more problematic.

Mr Lawrence Cooper 9 Heathfield Road Hitchin Hertfordshire SG5 1SX (Objects)

Comment submitted date: Mon 11 Apr 2022

Despite the plans including some parking in reality the exiting house is 4/5 bedrooms and the new properties are 3 bedrooms so we could be looking at worse case of up to 5/6 additional cars trying to find parking on the road. Heathfield road cannot cope with this potential influx.

Although not directly affecting our property the impact to our neighbours (no2 and no4) light is unacceptable

---

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

Comment submitted date: Wed 06 Apr 2022

Having rereviewed the plans submitted I am raising a number of additional objections and providing more details on previously raised objections.
Objection to planning application on the following additional grounds:
The parking arrangements shown are impractical (2 wide by 2 deep) and are likely to result in increased demand for parking on Heathfield Road. Over time this will revert to 1 deep, with the second car being parked on Heathfield Road. It should noted that Heathfield road is narrow and can only be done on one side of the road. This very limited parking means, that even in the existing situation, parking is sometimes not available near the house where people live. It is suggested that it would be better to have 4 parking spaces sided by side.
It should be noted that there is a mistake on one of the plans submitted which gives a misleading impression of the distance between the proposed development and 2 Heathfield Road. This mistake is in the "front elevation (Street scene)" Drawing number BEY-510. Scaling from this (incorrect) view the buildings are approximately 5m apart. This is correct at the front of both buildings, but at the rear of these building they are approximately 2.5m apart. This makes overshadowing significantly worse towards the rear of 2 Heathfield Road.
It should be noted that the only window on 2 Heathfield Road facing the proposed development is on the ground floor which is inline with the roof ridge of the proposed development. This together with the use of a roof gable wall, results in the overshadowing being very bad for this window. It is suggested that it would be better to have a sloping roof (on the north east side of the proposed development). This more in keeping with most of the houses in the area.
It is noted that the proposed development is approximately 1m taller than the adjacent properties, this obviously makes overshadowing worse than it would be if they were the same height.
Many of the overshadowing problems, could be substantially reduced if the proposed houses were moved approximately 3m towards Heathfield Road. Suggestions have been included to encourage the plans to be altered, so that the development is more acceptable to it neighbours.

Comment submitted date: Sat 02 Apr 2022

I Object to planning application on the following grounds:
Proposed development results in "Loss of privacy": From second floor (loft rooms referred to as bed 1 in proposed floor plan). The top of windows being approximately 8m above ground resulting in almost complete visibility of Garden of 88 Strathmore Avenue and rear of the house. It should be noted that there are currently no loft extensions overlooking the rear garden/ house of 88 Strathmore Avenue.
Proposed development results in significant increase of overshadowing in garden of 88 Strathmore Avenue. The proposed development will overshadow the north end of the garden from approximately 4pm onward. Currently overshadowing does not occur until about 8pm in midsummer.
The proposed development will also result in overshadowing the newly built conservatory of 2 Heathfield Avenue from about noon throughout the year.

Details ›
Comments (11) ⌄
› Make a Comment
› Public Comments (8)
› Consultee Comments
Related Documents ›
Related Cases (1) ›